

FOR SALE



\$365,000.00

488 Water Street
St. John's, NL



Downtown St. John's with convenient access to major highways via Pitts Memorial Drive.



Current zoning :
Commercial Downtown (CD)



Well located in historic downtown St. John's with excellent visibility on Water Street, this property offers opportunity for a variety of uses. Currently, owner-occupied with a pharmaceutical museum on the main and lower levels, and a commercial tenant on the main & upper floors, this iconic landmark property provides a unique opportunity for the real estate investor or business owner seeking a prominent Registered Heritage Building. With existing unique and attractive interior finishes, there may be a possibility to obtain restoration grants from The Heritage Foundation of Newfoundland and Labrador to assist with future building work.

OFFERED BY:

Ed Nash

ENash@Martek.ca

Cell: 709-687-7720

Fax: 709-754-7409

Box 80, Atlantic Place
215 Water Street
St. John's, NL A1C 6C9

BUILDING DETAILS



Building Information

Age:

Built in 1922 with extension in 1980's

Site Area:

2,540 sq. ft.

Storeys:

Two (2) storeys.

Total Rentable Area:

2,935 sq. ft.



Property Assessment (2026)

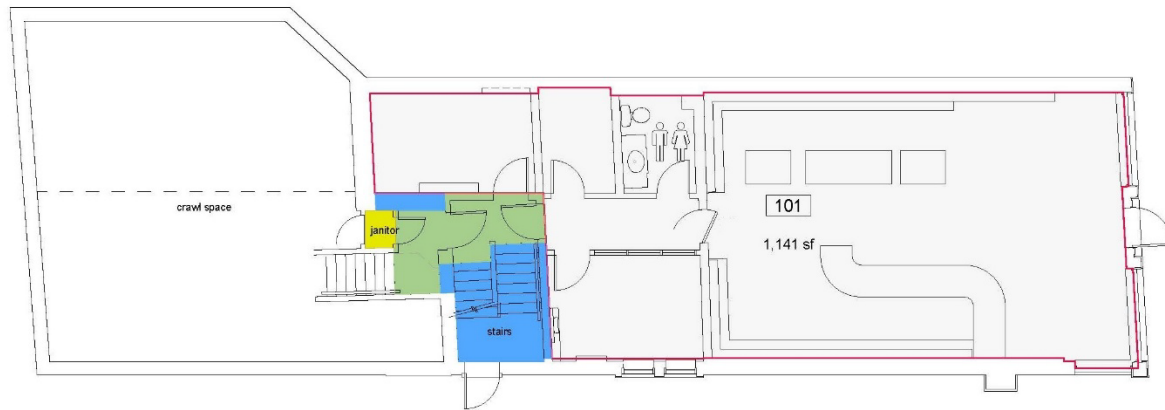
\$380,000.00

Municipal Taxes (2026)

Property	\$11,210.00
Water	Metered

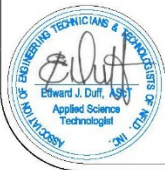
The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.

FLOOR PLATE - Main



- LEGEND**
- OCCUPANT AREA
 - STORAGE AREA
 - MAJOR VERTICAL OPENING
 - FLOOR SERVICE & AMENITY AREA
 - BUILDING SERVICE AREA

NOTE:
All Tenant areas shown on plan are Tenant Rentable Area



I hereby certify that the usable and rentable areas shown were calculated from site measurements taken in accordance with methods described in 'BOMA 2017 For Office Buildings, Standard Methods of Measurement' - ANS/BOMA 265-1-2017

CADDRAFT
ILLUSTRATORS
709 738-2233
caddraft@bell.ca

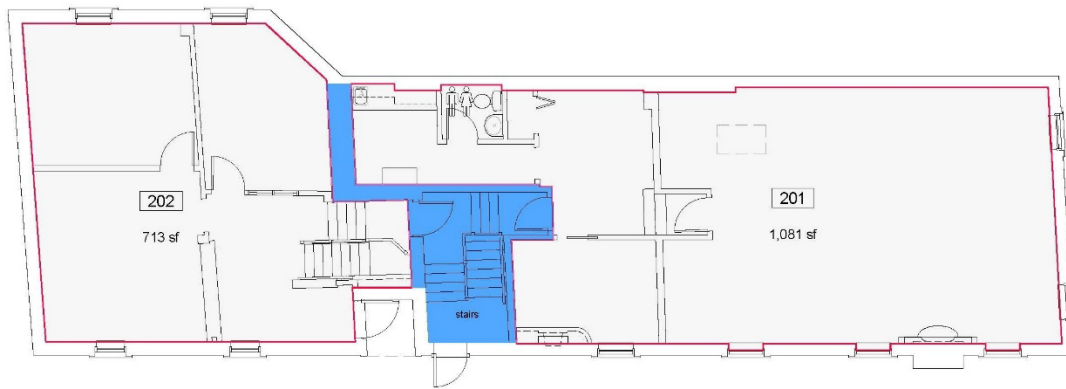
**Newfoundland & Labrador
Pharmacy Board**

Apothecary Hall
488 Water Street
St. John's, NL

Total Rentable Floor Area		1,141 sf	Total Usable Floor Area		984 sf	Floor Load Factor		1,1589
Floor Service & Amenity Area		0 sf	Building Service Area		7 sf	Floor		
Measured	Drawn	Scale	Date	Main				
June 2020	ED.	1/8"=1'-0"	25 June 20					

488 Water Street
St. John's, NL

FLOOR PLATE – 2nd Floor



- LEGEND**
- OCCUPANT AREA
 - STORAGE AREA
 - MAJOR VERTICAL OPENING
 - FLOOR SERVICE & AMENITY AREA
 - BUILDING SERVICE AREA

NOTE:
All Tenant areas shown on plan are Tenant Rentable Area



I hereby certify that the usable and rentable areas shown were calculated from site measurements taken in accordance with methods described in 'BOMA 2017 For Office Buildings, Standard Methods of Measurement' - ANSVBOMA Z85.1-2017

CADDRAFT
ILLUSTRATORS
709.730.2223
caddraft@bell.ca

**Newfoundland & Labrador
Pharmacy Board**

**Apothecary Hall
488 Water Street
St. John's, NL**

Total Rentable Floor Area	1,794 sf	Total Usable Floor Area	1,637 sf	Floor Load Factor	1.0960
Floor Service & Amenity Area	0 sf	Building Service Area	0 sf		
Measured June 2020	Drawn: ED	Scale 1/8"=1'-0"	Date 25 June 20	Second	

The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.

488 Water Street
St. John's, NL

PHOTOS



The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.

488 Water Street
St. John's, NL

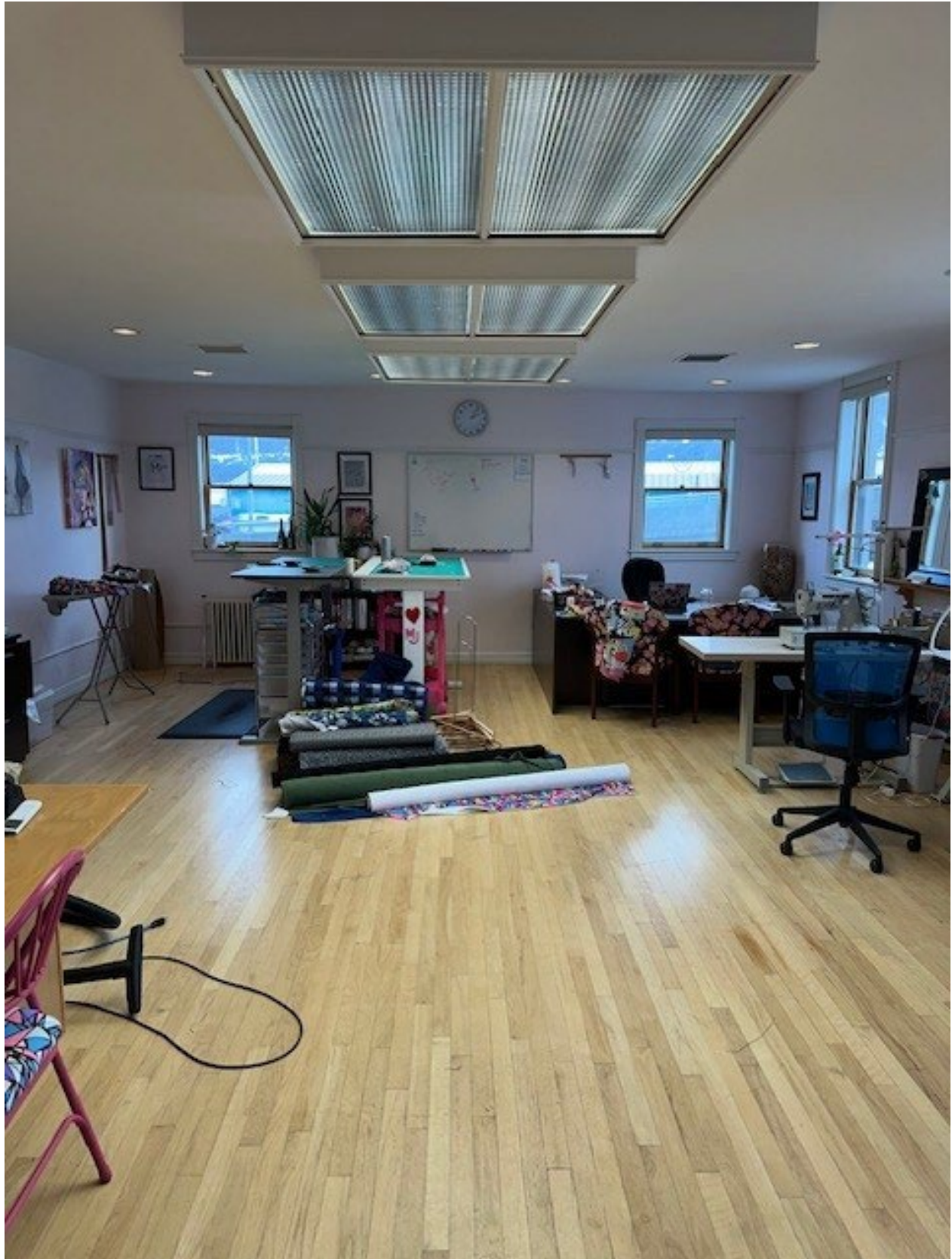
PHOTOS



The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.

488 Water Street
St. John's, NL

PHOTOS



The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.

488 Water Street
St. John's, NL

PHOTOS



The information contained herein is confidential. This document is not to be reproduced in whole or in part without the express written consent of Martek. The information presented herein was obtained from sources deemed reliable. However, no representation or warranties are given or implied by Martek as to its accuracy or completeness. The owner reserves the right to remove this offering from the market at any time.