


 REDUCED

1475 & 1489 WOODSTOCK ROAD FREDERICTON, NEW BRUNSWICK

Unique Package Opportunity – Commercial Building with Surplus Land

- Approx. 11,442 rsf, set on +/- 1.37 acres
- Combination of office, shop space and excess land
- Zoned R-2, with an exception for 'Construction Companies'

Located on the Woodstock Road near Garden Creek Elementary School, this waterfront, mixed-use property offers tremendous potential to the right buyer! Within close proximity to the city centre, lower Prospect Street and the Trans-Canada Highway, this site provides the rare advantage of working in the city, on the water, with free parking for staff and clients.

The property consists of five (5) parcels totaling approximately 1.37 acres. Two parcels have frontage on the Saint John River, which do experience some flooding in the spring, but could be enjoyed by staff or residents during the summer and fall. Buildings on the property include a two-storey (plus partial basement) office building, along with a parts shop and steel-framed workshop to the rear.

Call the listing agent today to learn more about this unique opportunity!

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FOR SALE

\$895,500 plus HST

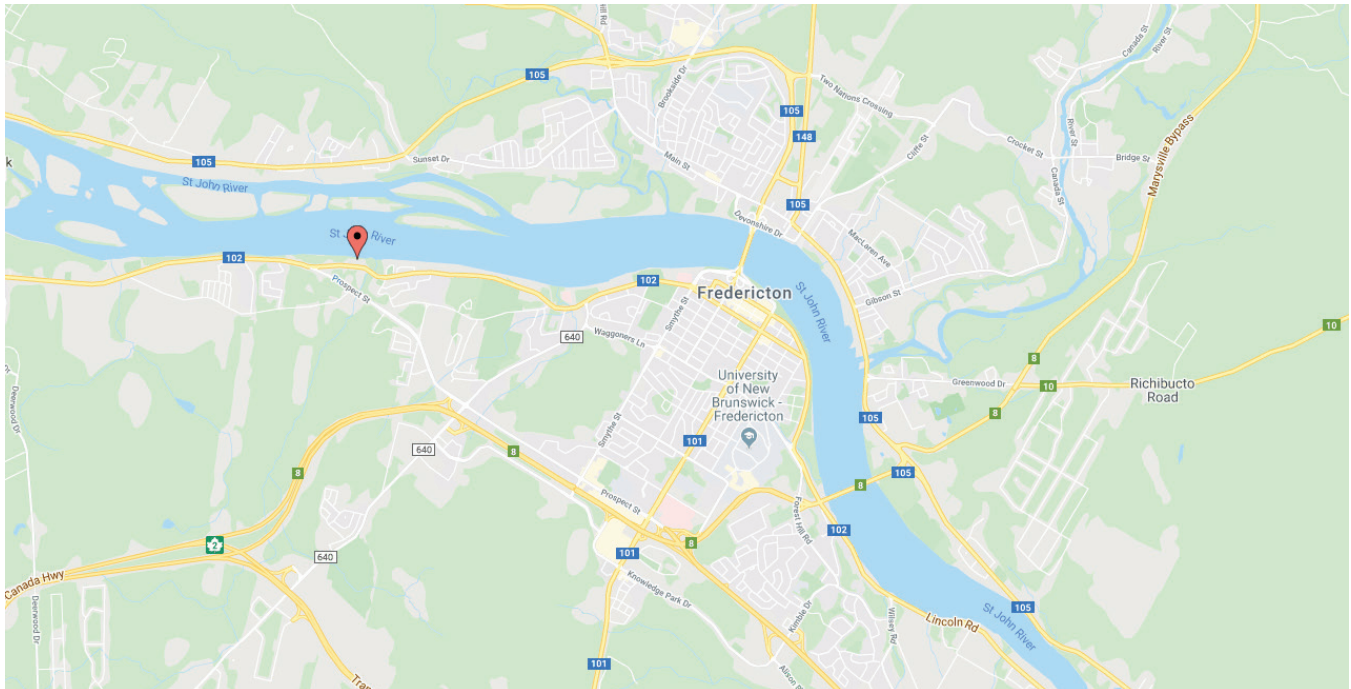
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1475 & 1489 Woodstock Road | Fredericton, New Brunswick



THE FACTS

	1475 Woodstock Road	1489 Woodstock Road
LISTING ID	25156	25156
LOCATION	Garden Creek	Garden Creek
PID	01501287, 75025817 & 75026898	01499482 & 75026864
ZONING	Residential Zone Two (R-2)	Residential Zone Two (R-2)
SITE BREAKDOWN	01501287: 25,005 sf (0.57 acres) 75025817: 5,791 sf (0.13 acres) 75026898: <u>2,906 sf (0.07 acres)</u> Total: 33,702 sf (0.77 acres)	01499482: 5,490 sf (0.13 acres) 75026864: <u>20,473 sf (0.47 acres)</u> Total: 25,963 sf (0.60 acres)
TOTAL SITE AREA	+/- 59,665 sf (1.37 acres)	
BUILDING SIZE	Approx. 11,442 sf (rentable area)	Not applicable (land)
WATER FRONTAGE	+/- 100'	+/- 100'
ASSESSED VALUE (2020)	\$497,000	\$84,800
TAXES (2020)	\$21,629.94	\$2,262.29
OFFERING PRICE	\$895,500 plus HST	

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ADDITIONAL DETAILS

There is also a city-owned trail that runs between the office building and the adjacent street-front lot. It may be possible to relocate this trail to provide for a contiguous parcel subject to city approval.

Home to Sansom Equipment for many years, the building consists of two floors of office space, each measuring +/- 2,920 sf. In addition, there is a 2,362 sf parts shop and a steel-framed, 3,240 sf work shop for a total rentable area of approximately 11,442 sf (not including the basement level).

The property is currently zoned R-2, however it operates with an exception to zoning that permits 'Construction Companies - Office, Sales & Service'. If the buyer's use does not fall within the R-2 zoning or the exception provided, then a rezoning or amendment to zoning will be required.

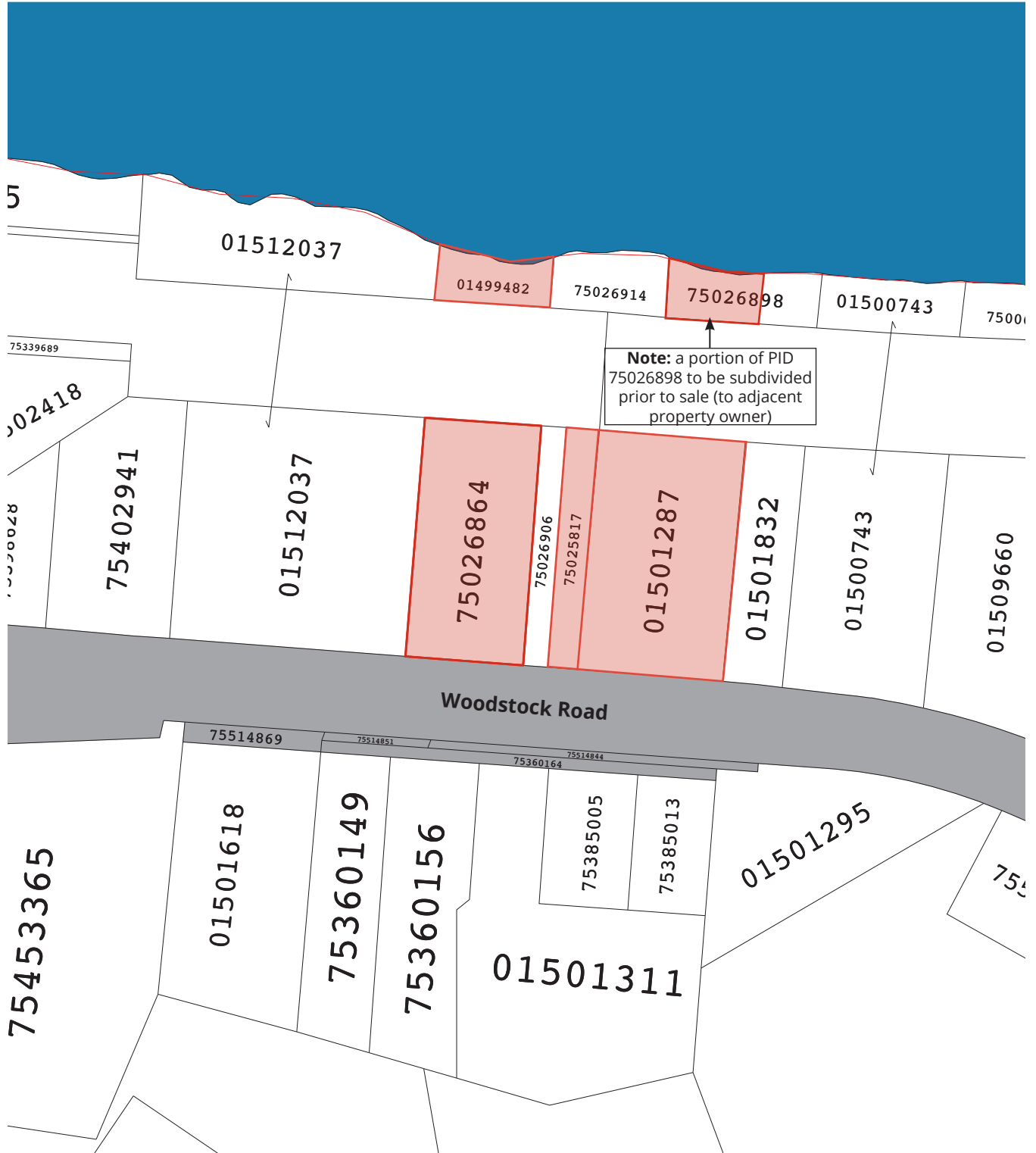
In terms of building condition, the main office building has had a recent and positive roof inspection, the work shop has a new steel roof, and the interior space has had some upgrades over the years.

THE SPECIFICS

	1475 Woodstock Road
YEAR BUILT	1964, with an addition in 1970
YEAR RENOVATED	2008
CONSTRUCTION	Concrete foundation, with wood and steel frame
NO. STOREYS	Two plus a basement
ROOF	Bitumen, steel
EXTERIOR WALLS	Brick veneer, vertical vinyl and metal siding
LOADING	Grade
CLEAR HEIGHT	8' to 17'9"
HVAC	Oil-fired hot water and supplemental perimeter baseboard heating. A/C provided through mini split and in-wall units.
ELECTRICAL	400 amps, 120/240 volts and 200 amps, 115/230 volts
LIGHTING	LED, fluorescent, pot fixtures
WASHROOMS	Three plus a shower
PARKING	Total number of available space will depend on the buyer's development plan and their specific use. If a rezoning or amendment to zoning is required, a parking plan will need to be provided to the City for approval

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SITE PLAN



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EXTERIOR PHOTOS





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