

# FREDERICTON NEW BRUNSWICK LISTING REPORT

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Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

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## FOR LEASE | COMMERCIAL

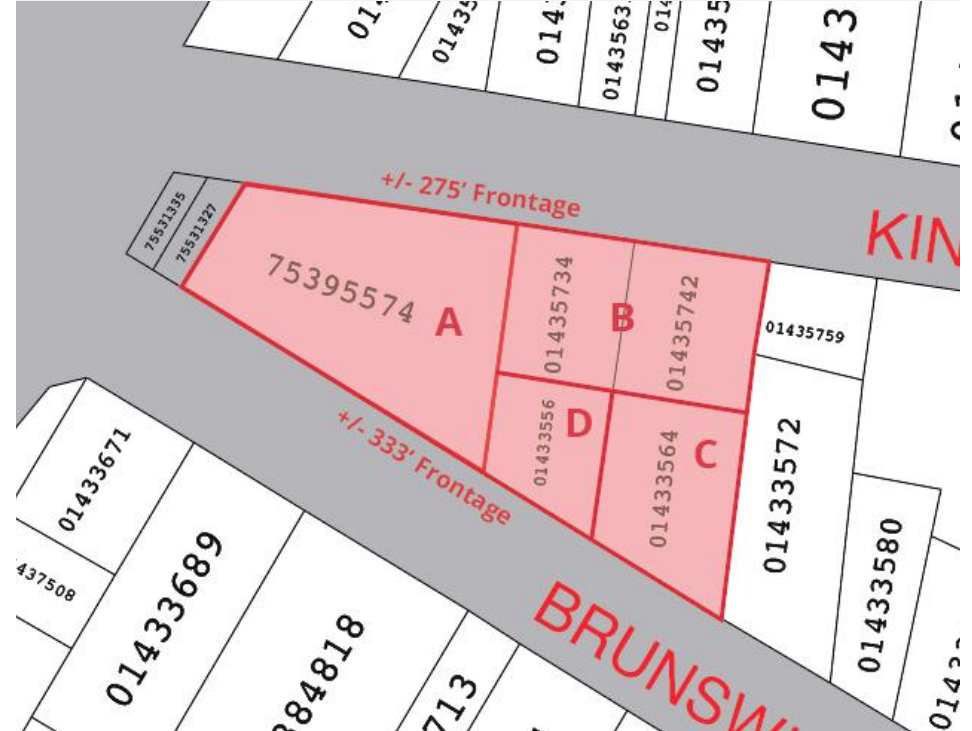
654 RIVERSIDE DRIVE, FREDERICTON



Size	Options between 1,300 sf and 3,000 sf
Price	By negotiation
Features	<ul style="list-style-type: none"> <li>Commercial space just across the river on Fredericton's Northside</li> <li>Quality leaseholds already in place</li> <li>Excellent visibility from the street</li> <li>Abundant on-site surface parking (free)</li> </ul>
Contact(s)	Mark LeBlanc

## FOR SALE | REDEVELOPMENT LAND

BRUNSWICK, KING & SMYTHE STREETS, FREDERICTON



Size	Five parcels totalling 35,266 sf (0.81 acres)
Price	Unpriced; open to offers (go to the website for more details)
Features	<ul style="list-style-type: none"> <li>Unique land assembly at the gateway to downtown</li> <li>High-profile location</li> <li>City Centre (CC) Zoning allows for a mixed-use residential and commercial development</li> </ul>
Contact(s)	Mark LeBlanc



# FOR LEASE | ALL CLASSES

Click the property photos for more information



<b>Address</b>	654 Riverside Drive, Fredericton
<b>Size</b>	Options between 1,300 sf and 3,000 sf
<b>Price</b>	By negotiation
<b>Details</b>	Ground floor, street-front opportunities on the Northside of Fredericton; quality leaseholds already in place; free on-site parking
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	385 Wilsey Road, Fredericton
<b>Size</b>	3,750 sf
<b>Price</b>	\$6.50 psf (net)
<b>Details</b>	Flexible space for industrial, office or retail purposes in Fredericton Industrial Park; well-maintained building, with 22' ceiling height and on-site parking
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	125 Whiting Road, Fredericton
<b>Size</b>	Unit 2A: 2,891 sf
<b>Price</b>	\$12.50 psf (gross)
<b>Details</b>	Move-in ready office / warehouse space in Fredericton Industrial Park available now; high-quality space with Business Industrial (BI) zoning
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	311 Doak Road, Fredericton
<b>Size</b>	+/- 4.75 acres
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Prime commercial land available for development; build-to-suit opportunity; corner property with direct access to Trans-Canada Hwy
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	230 Hodgson Road, Fredericton
<b>Size</b>	3,200 sf
<b>Price</b>	\$9.50 psf (semi-gross)
<b>Details</b>	One availability at this multi-tenant building near Vanier Highway; location offers great access and exposure; 22' clear heights and grade level loading
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	214-218 Brunswick Street, Fredericton
<b>Size</b>	Unit 202: 1,794 sf
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Highly functional, modern sublease space near downtown in mixed-use building; some on-site parking available; elevator access and ample natural light
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	160 Alison Boulevard, Fredericton
<b>Size</b>	3.83 acres
<b>Price</b>	By negotiation (contact the listing agent)
<b>Details</b>	Build-to-suit land development opportunity; available for single- or multiple-tenant occupancy; location offers easy access to highway and downtown
<b>Contact(s)</b>	Mark LeBlanc

# FOR SALE | ALL CLASSES

Click the property photos for more information



<b>Address</b>	St. Anne's Roundabout, Fredericton
<b>Size</b>	35,266 sf (0.81 acres)
<b>Price</b>	Unpriced; open to offers
<b>Details</b>	Unique land assembly positioned at the gateway to downtown; City Centre (CC) Zoning allows for a mixed-use residential and commercial development
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	642-652 Union Street, Fredericton
<b>Size</b>	16,297 sf
<b>Price</b>	\$160,000
<b>Details</b>	Vacant land on the northside with approved development agreement in place for mixed-use building; shovel-ready site in great location
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	411 Saint Mary's Street, Fredericton
<b>Size</b>	4 commercial + 8 residential units
<b>Price</b>	\$1,450,000 + HST
<b>Details</b>	Rare mixed-use investment opportunity within city limits; ground floor commercial with walk-up residential above; built in 2012; 100% occupied
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	Greenview Drive, Hanwell
<b>Size</b>	3.38 acres
<b>Price</b>	\$389,500
<b>Details</b>	High-profile commercial land in Hanwell Industrial Park; well-shaped with great visibility and exposure to the Trans-Canada Highway
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	490 Hodgson Road, Fredericton
<b>Size</b>	9,423 sf
<b>Price</b>	\$1,200,000
<b>Details</b>	Rare owner-occupier opportunity; 9,400+ sf set on close to 4.00 acres; fully-fenced facility with great access; offers additional development potential
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	91 Timothy Avenue South, Hanwell
<b>Size</b>	9,077 sf, set on 5.97 acres
<b>Price</b>	\$1,100,000
<b>Details</b>	Two parcels totalling 2.41 hectares; 9,000+ sf industrial building plus adjacent vacant land, suitable for development; zoned Industrial (I)
<b>Contact(s)</b>	Mark LeBlanc & Steve Morrison



<b>Address</b>	1475 & 1489 Woodstock, Fredericton
<b>Size</b>	+/- 11,442 rsf
<b>Price</b>	\$895,500 plus HST
<b>Details</b>	Unique package opportunity - commercial building with surplus land; set on +/- 1.37 acres; combination of office, shop space and excess land
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	Reynolds Street, Fredericton
<b>Size</b>	+/- 55 acres
<b>Price</b>	\$1,650,000
<b>Details</b>	Prime residential development with access to full city services; zoning is a combination of R-2, R-3 and R-5
<b>Contact(s)</b>	Stephanie Turner (506.333.3442; <a href="mailto:stephanie@partnersglobal.com">stephanie@partnersglobal.com</a> )

# FOR SALE | ALL CLASSES

*Click the property photos for more information*



<b>Address</b>	400 William Street, Dalhousie
<b>Size</b>	5,389 sf
<b>Price</b>	\$149,900
<b>Details</b>	Located in northern New Brunswick on a main commercial corridor; well-maintained building formerly utilized as a financial institution
<b>Contact(s)</b>	Mark LeBlanc



# CONTACT US

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