

NEW BRUNSWICK LISTING REPORT

SEPTEMBER 2020

Partners Global Corporate Real Estate
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FEATURED LISTINGS

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NEW | FOR SALE

311 DOAK ROAD, FREDERICTON



Size	+/- 4.75 acres
Price	\$500,000
Features	<ul style="list-style-type: none"> • Prime commercial land available for development • Land is cleared and leveled, ready for construction • Zoned Business Industrial (BI) in a rapidly developing area of Fredericton • Direct access to the Trans-Canada
Contact	Mark LeBlanc

NEW | FOR LEASE

2398 ROUTE 102, LINCOLN



Size	Unit A: 8,100 sf
Price	\$14.00 psf (gross)
Features	<ul style="list-style-type: none"> • Well-lit end-cap office space in a single-storey, multi-tenanted building • Good street-front visibility and ample on-site parking • Currently built-out with a blend of open and enclosed offices • Flexible zoning allocation
Contact	Mark LeBlanc

FOR SALE | INVESTMENT

411 SAINT MARY'S STREET, FREDERICTON



Size	Four (4) commercial units + eight (8) residential units
Price	\$1,450,000
Features	<ul style="list-style-type: none"> • Fully-occupied mixed-use investment opportunity within city limits • Ground floor commercial with apartments above • Newer construction with great curb appeal and modern finishes
Contact	Mark LeBlanc

FOR LEASE | ALL CLASSES

Click the property photos for more information



Address	2398 Route 102, Lincoln
Size	Unit A: 8,100 sf
Price	\$14.00 psf (gross)
Details	Well-lit end-cap office space in a single-storey, multi-tenanted buildings; good street-front visibility; abundant free on-site parking
Contact	Mark LeBlanc



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



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



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



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



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



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

FOR SALE | ALL CLASSES

Click the property photos for more information



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



Address	642-652 Union Street, Fredericton
Size	16,297 sf
Price	\$160,000 \$149,500
Details	Vacant land on the northside with approved development agreement in place for mixed-use building; shovel-ready site in great location
Contact	Mark LeBlanc



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



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



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



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



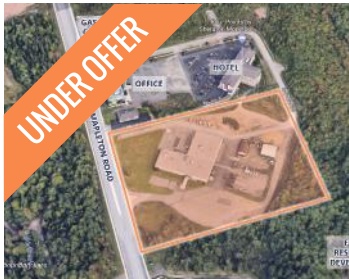
Address	1475 & 1489 Woodstock, Fredericton
Size	+/- 11,442 rsf
Price	\$895,500 plus HST
Details	Unique package opportunity - commercial building with surplus land; set on +/- 1.37 acres; combination of office, shop space and excess land
Contact	Mark LeBlanc



Address	311 Doak Road, Fredericton
Size	+/- 4.75 acres
Price	\$500,000
Details	Prime commercial land available for development; land is cleared and leveled, ready for construction; corner property with direct access to Trans-Canada Hwy
Contact	Mark LeBlanc

FOR SALE | ALL CLASSES

Click the property photos for more information



Address	555 Mapleton Road, Moncton
Size	9.83 acres
Price	\$3,400,000
Details	Rare opportunity - large redevelopment site in high-growth retail hub; close proximity to Trans Canada Highway and Trinity Power Centre
Contact	Mark LeBlanc



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

CONTACT US

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