



654 RIVERSIDE DRIVE FREDERICTON, NEW BRUNSWICK

Quality Construction Just Across the River – One Unit Remaining!

- Approximately 800 sf of warehouse space
- Excellent visibility from street
- Abundant free on-site surface parking

Located just half a mile off Princess Margaret Bridge on Fredericton's Northside, this ground floor opportunity boasts quality construction, excellent street-front visibility and ample free on-site parking.

Unit 2 comprises open warehouse space with two (2) 10' overhead doors and a private washroom.

The property's Commercial Corridor Two (COR-2) zoning permits 44 uses including office and retail, along with various service / repair and warehouse type uses.

FOR LEASE

By negotiation

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654 Riverside Drive | Fredericton, NB



LISTING ID	25136
ADDRESS	654 Riverside Drive, Fredericton, New Brunswick
ZONING	Commercial Corridor Zone Two (COR-2)
SIZE(S) AVAILABLE	Unit 2: +/- 800 sf
FLOOR LOCATION	Ground of 1
LOADING	2 x 10' overhead grade-level loading doors
CLEAR HEIGHT	12' to warehouse portions
PLUMBING FIXTURES	Two-piece washroom
PARKING	Abundant on-site surface parking at front (free)
AVAILABILITY	Immediately
BASE RENT	By negotiation (contact the listing agent for more information)

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