

FOR SALE



67 MAIN STREET FREDERICTON, NEW BRUNSWICK

Ideal Owner-Occupier Opportunity with Proximity to Downtown

- 5,200 sf office / warehouse combination
- Zoned Commercial Corridor Zone One (COR-1)
- High traffic location with excellent exposure

Tired of leasing, or need to expand or downsize? With increasing costs of construction, now is your time to leverage historically low interest rates and invest in this rare find! 67 Main Street is strategically situated in Fredericton North, one of the fastest growing commercial districts in the province, which is home to 200+ businesses and employs more than 2,950 people.

This well-maintained 5,200 sf building is ideally laid out for a single user, with a combination of clean warehouse / workshop space and built-out space comprising a showroom / reception area, four private offices, and washrooms. Additional property features include ample paved parking and a fenced-in storage compound.

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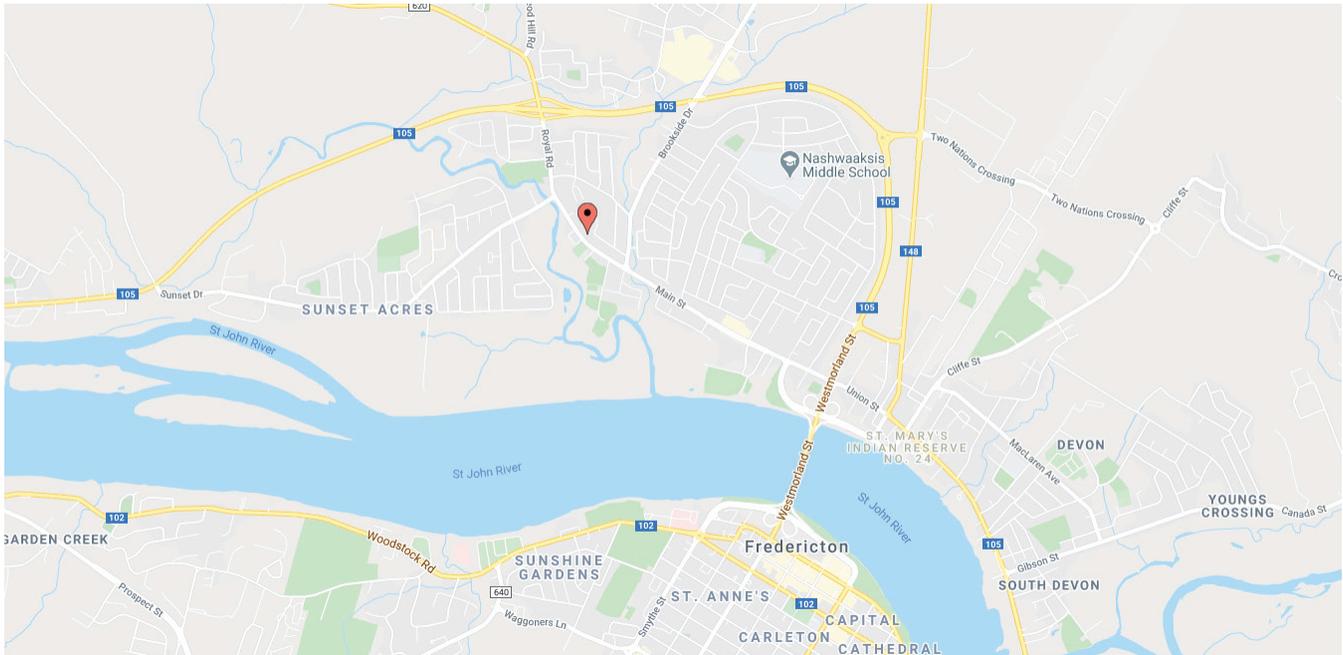
FOR SALE

\$777,000

Mark LeBlanc
D (506) 453-1119
M (506) 260-7203
mark@partnersglobal.com



67 Main Street | Fredericton, New Brunswick



LISTING ID	25162	
ADDRESS	67 Main Street, Fredericton, New Brunswick	
PID	01405117	
LOT SIZE	19,407 sf (0.45 acres)	
ZONING	Commercial Corridor Zone One (COR-1)	
BUILDING SIZE	Office	+/- 1,700 sf
	Warehouse	+/- 3,500 sf
	Total	+/- 5,200 sf
YEAR BUILT	Circa 1980	
NO. STOREYS	One (1)	
CEILING HEIGHT	10'-12'	
PARKING	On-site paved surface stalls	
ASSESSED VALUE	\$394,100 (2020)	
PROPERTY TAX (2020)	\$17,939.83 (2020)	
OFFERING PRICE	\$777,000	
DAILY TRAFFIC VOLUME	19,000+	

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AERIAL VIEW



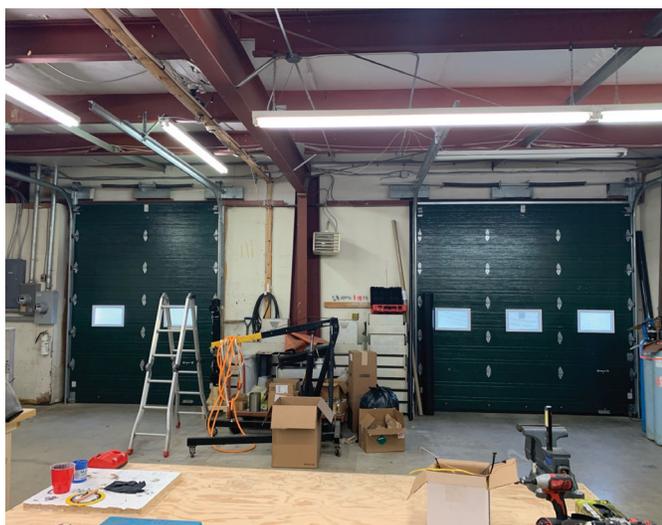
EXTERIOR VIEW



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ADDITIONAL DETAILS

STRUCTURE	Metal on concrete slab foundation
EXTERIOR	Metal siding
ROOF	Metal
ELECTRICAL	400 Amps
HVAC	Natural gas heating
WASHROOMS	Two (2) x 2-piece washrooms
LOADING	Three (3) x grade level O/H doors
YARD SPACE	Fenced-in compound (approx. 12' x 120')





For more information please contact:

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