

# NEW BRUNSWICK LISTING REPORT



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**JANUARY 2021**

Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

*Click the property photos for more information*

## FOR LEASE | OFFICE

2398 ROUTE 102, LINCOLN



|                 |   |
|-----------------|---|
| <b>Size</b>     | Unit A: 8,100 sf  |
| <b>Price</b>    | \$14.00 psf (gross)   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>Well-lit end-cap space in a single-storey multi-tenanted building, suited to a variety of office uses</li> <li>Located just 15 minutes from the downtown core of Fredericton</li> <li>Features include ample free parking and grade loading</li> </ul> |
| <b>Contact</b>  | Mark LeBlanc  |

## FOR LEASE | COMMERCIAL

385 WILSEY ROAD, FREDERICTON



|                 |  |
|-----------------|--|
| <b>Size</b>     | 3,750 sf   |
| <b>Price</b>    | \$6.50 psf (net)   |
| <b>Features</b> | <ul style="list-style-type: none"> <li>One unit remaining in Fredericton Industrial Park strip plaza with excellent exposure</li> <li>Suitable for industrial, office or retail</li> <li>Features include grade loading, 9' to 22' clear heights, and on-site parking</li> </ul> |
| <b>Contact</b>  | Mark LeBlanc   |

# FOR LEASE | ALL CLASSES

Click the property photos for more information



|                |  |
|----------------|--|
| <b>Address</b> | 939 Main Street, Moncton   |
| <b>Size</b>    | 9,000 sf   |
| <b>Price</b>   | \$14.50 psf (net)  |
| <b>Details</b> | Modern, move-in ready space in high-growth west end Moncton; paved surface parking available; remaining furniture negotiable; efficient suite layout |
| <b>Contact</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> | 440 Wilsey Road, Fredericton   |
| <b>Size</b>    | 1,841 sf   |
| <b>Price</b>   | \$14.00 psf (gross)  |
| <b>Details</b> | Second floor corner office space in the Fredericton Industrial Park with lots of natural light and abundant free on-site parking |
| <b>Contact</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</b> | Mark LeBlanc  |



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



|                |  |
|----------------|--|
| <b>Address</b> | 654 Riverside Drive, Fredericton   |
| <b>Size</b>    | 800 sf   |
| <b>Price</b>   | By negotiation   |
| <b>Details</b> | Small footprint with big street-frontage on the Northside of Fredericton; open warehouse with two (2) 10' overhead doors; free on-site parking |
| <b>Contact</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</b> | Mark LeBlanc  |

# FOR SALE | ALL CLASSES

Click the property photos for more information



|                |   |
|----------------|---|
| <b>Address</b> | 67 Main Street, Fredericton   |
| <b>Size</b>    | 5,200 sf  |
| <b>Price</b>   | \$777,000   |
| <b>Details</b> | Ideal owner-occupier opportunity in high-profile location with excellent exposure; office / warehouse combination; ample paved parking and a fenced-in compound |
| <b>Contact</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</b> | Mark LeBlanc  |



|                |   |
|----------------|---|
| <b>Address</b> | 14 East Main Street, Port Elgin   |
| <b>Size</b>    | 1,616 sf  |
| <b>Price</b>   | \$75,000  |
| <b>Details</b> | Commercial property on main corridor in the village of Port Elgin; well-maintained building, formerly utilized as a post office branch; flexible mixed-use zoning |
| <b>Contact</b> | Mark LeBlanc & Connie Amero   |



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



|                |  |
|----------------|--|
| <b>Address</b> | 1475 & 1489 Woodstock Rd, 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</b> | Mark LeBlanc   |



|                |  |
|----------------|--|
| <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</b> | Mark LeBlanc & Connie Amero  |



|                |   |
|----------------|---|
| <b>Address</b> | 642-652 Union Street, Fredericton   |
| <b>Size</b>    | 16,297 sf   |
| <b>Price</b>   | \$160,000 \$149,500   |
| <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</b> | Mark LeBlanc  |

# CONTACT US

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