



150 SMYTHE STREET FREDERICTON, NEW BRUNSWICK

Flexible Commercial Space for Lease in City Centre!

- 1,687 sf available now
- High exposure
- Free on-site parking

Perfectly situated on Victoria Circle, with quick access to Brunswick Street and the downtown core, 150 Smythe Street offers a unique, standalone leasing opportunity with great visibility.

This well-maintained building, comprising of 1,687 sf, offers a bright, open work area, kitchenette and large storage area. Additional features include a ground level loading area and ample paved on-site parking. Ideal uses include office and service retail.

FOR LEASE

\$4,000 per month + utilities

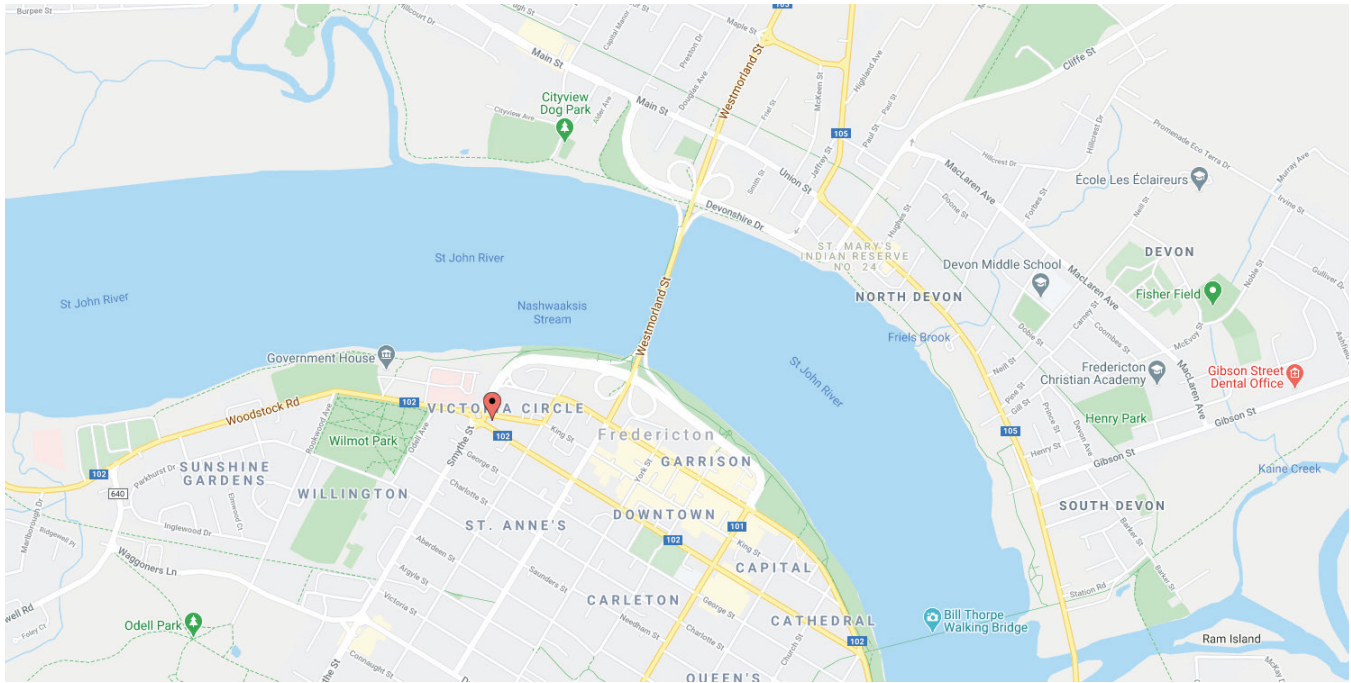
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150 Smythe Street | Fredericton, New Brunswick



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| LISTING ID | 25164 |
| ADDRESS | 150 Smythe Street, Fredericton, New Brunswick |
| ZONING | City Centre (CC) - Click link for full zoning details |
| PROPERTY TYPE | Retail, Office |
| SIZE AVAILABLE | 1,687 sf |
| LOT SIZE | 14,384 sf |
| FLOOR LOCATION | Ground |
| AVAILABILITY | Immediately |
| PARKING | Ample free on-site paved surface parking |
| RENT | \$4,000 per month + utilities |

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