

# NEW BRUNSWICK LISTING REPORT

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# FEATURED LISTINGS

*Click the property photos for more information*

## NEW | FOR LEASE | COMMERCIAL

150 SMYTHE STREET, FREDERICTON



<b>Size</b>	1,687 sf
<b>Price</b>	\$4,000 per month + utilities
<b>Features</b>	<ul style="list-style-type: none"> <li>• Flexible commercial space for lease in Fredericton's City Centre</li> <li>• High exposure location at the Victoria Circle roundabout</li> <li>• Features include ample parking and grade loading</li> </ul>
<b>Contact</b>	John Bigger

## 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 this Fredericton Industrial Park strip plaza with excellent exposure</li> <li>• Suitable for industrial, office, or service-type 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

**COMMERCIAL**



<b>Address</b>	150 Smythe Street, Fredericton
<b>Size</b>	1,687 sf
<b>Price</b>	\$4,000 per month + utilities
<b>Details</b>	Flexible commercial space for lease in Fredericton's City Centre; high-exposure location at the Victoria Circle roundabout; grade loading; suitable for office or retail
<b>Contact</b>	John Bigger

**OFFICE**



<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

**COMMERCIAL**



<b>Address</b>	102 Main Street, Fredericton
<b>Size</b>	2,200 sf
<b>Price</b>	\$21.00 psf (gross)
<b>Details</b>	Commercial sublet opportunity in busy Nashwaaksis Plaza, shadow-anchored by Atlantic Superstore; suitable to a variety of uses; ample on-site parking
<b>Contact</b>	John Bigger

**OFFICE**



<b>Address</b>	2398 Route 102, Lincoln
<b>Size</b>	Up to 15,000 sf
<b>Price</b>	\$14.00 psf (gross)
<b>Details</b>	Full building opportunity; well-lit single-storey office; good street-front visibility; abundant free on-site parking; affordable rent; options to demise
<b>Contact</b>	Mark LeBlanc

**WAREHOUSE**



<b>Address</b>	855 Bayside Drive, Saint John
<b>Size</b>	14,092 sf
<b>Price</b>	\$6.50 psf (net)
<b>Details</b>	Quality single-user warehouse for sublet in Grandview Industrial Park; majority warehouse space with small office / showroom; grade and dock level loading
<b>Contact</b>	John Bigger

**WAREHOUSE**



<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

**OFFICE**



<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

**INDUSTRIAL**



<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

# FOR LEASE | ALL CLASSES

*Click the property photos for more information*



<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>	694 Riverside Drive, Fredericton
<b>Size</b>	Approx. 5,600 sf
<b>Price</b>	Contact the listing agent
<b>Details</b>	Industrial warehouse space for lease on Fredericton's Northside; grade loading, 9' to 22' ceiling heights; available immediately; call for more details
<b>Contact</b>	John Bigger



<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>	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



<b>Address</b>	541 Riverside Drive, Fredericton
<b>Size</b>	Approx. 2,950 sf total
<b>Price</b>	Contact the listing agent
<b>Details</b>	Great combination of office, workshop and storage space on Fredericton's Northside; ample parking; available immediately; call for more details
<b>Contact</b>	John Bigger

# 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>	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>	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>	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



<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



# CONTACT US

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