



891 RIVERSIDE DRIVE FREDERICTON, NEW BRUNSWICK

Office Space for Lease in Convenient Location

- Leasing opportunities ranging from 1,200 sf - 3,072 sf
- Available immediately
- Free on-site parking

Conveniently located, 891 Riverside Drive comprises two well-maintained buildings, with available office space located on the second level of the main building and on ground level of the annex. With quick access to Princess Margaret Bridge and Oromocto, this property is perfect for all commuter types.

The property is currently supported by Residential Zone Two (R-2); however, a zoning amendment permits additional uses including counselling services, contractor's service shops and more. Additional features include several skylights and exterior signage opportunities.

FOR LEASE

\$14.00 - \$16.00 per month +
utilities

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891 Riverside Drive | Fredericton, New Brunswick



LISTING ID	25175
ADDRESS	891 Riverside Drive, Fredericton, New Brunswick
PROPERTY TYPE	Office
ZONING	Residential Zone Two (R-2)
SIZE AVAILABLE (MAIN BUILDING)	Suite 1: 1,872 sf Suite 2: 1,200 sf *Note: Suites can be combined to create a contiguous rentable area of 3,072 sf
SIZE AVAILABLE (ANNEX)	1,700 sf
EXISTING LAYOUT (MAIN BUILDING)	Spacious offices, washrooms, kitchen and storage area
EXISTING LAYOUT (ANNEX)	Offices
TOTAL NO. FLOORS	Two
AVAILABILITY	Immediately
PARKING	Ample free on-site paved surface parking
HVAC	Central air throughout premises
RENT (MAIN BUILDING)	\$14.00 psf + utilities
RENT (ANNEX)	\$16.00 psf + utilities

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