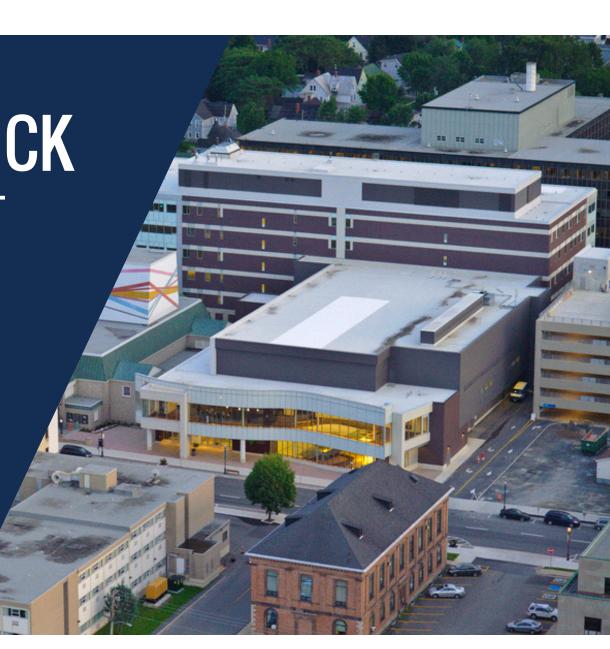
# **NEW BRUNSWICK** LISTING REPORT

# September 2021

**Partners Global Corporate Real Estate Inc.** 364 York Street, Suite 205, Fredericton, NB

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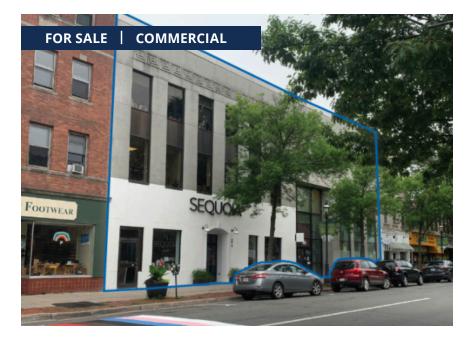
# FEATURED LISTINGS



## 212 HODGSON ROAD, FREDERICTON

Size	2,160 sf
Price	\$18.00 psf (gross)
Features	Convenient location
	Available immediately for tenant fit-up
	<ul> <li>Equipped with a 14' grade-level overhead door, an insulated roof and natural gas on site</li> </ul>
	Offering fantastic visibility from the Vanier Highway
	Additional storage available
	<ul> <li>Supported by General Industrial Zoning</li> </ul>
-	

**Contact** Mark LeBlanc



## 490-494 QUEEN STREET, FREDERICTON

Size	15,857 sf
Price	\$2,100,000
Features	Three-storey building comprising of 15,857 sf
	<ul> <li>Central location with excellent connectivity</li> </ul>
	<ul> <li>Well-maintained with recent upgrades</li> </ul>
	<ul> <li>Offering exceptional exposure with 92' of frontage along historic Queen Street</li> </ul>
	Building is over 90% leased
	City Centre (CC) Zoning



## FOR LEASE | ALL CLASSES



#### 212 Hodgson Road, Fredericton

2,1	60	sf

\$18.00 psf (gross)

Industrial property

Conveniently located; built-to-suit; 14' grade-level overhead door; natural gas on-site; fantastic exposure

#### Contact Mark LeBlanc



**891 Riverside Drive, Fredericton** Options ranging from 1,200 sf to 3,072 sf \$14.00 - \$16.00 psf + utilities Commercial property

Convenient location; leasing availability on ground level and second level; on-site paved parking; available immediately

Contact John Bigger



#### 21 Fairway Drive, Hanwell

Unit E: 1,766 sf

\$14.00 psf (semi-gross)

Commercial property

Newly constructed; 17' ceiling heights; on-site parking; build-to-suit options for tenants

Contact Mark LeBlanc



100 Woodside Lane, Fredericton

Up to 3,000 sf

\$18.00 psf + utilities

Commercial property

Bright space features open work space, offices and kitchenette; on-site parking; zoned Commercial Corridor Zone Two

Contact John Bigger



#### 150 Smythe Street, Fredericton

1,687 sf

\$4,000 per month + utilities

Commercial property

Flexible space in city centre; highexposure location; grade loading; suitable for office or retail

Contact John Bigger



102 Main Street, Fredericton

2,200 sf

\$21.00 psf (gross)

Commercial property

Sublet opportunity in busy Nashwaaksis Plaza; shadow-anchored by Atlantic Superstore; ample on-site parking

**Contact** John Bigger



855 Bayside Drive, Saint John

14,092 sf
\$6.50 psf (net)
347 1

Warehouse property

Quality single-user warehouse for sublet in Grandview Industrial Park; grade and dock level loading

Contact John Bigger



939 Main Street, Moncton

9,000 sf

\$14.50 psf (net)

Office property

Modern, move-in ready space; paved parking available; remaining furniture negotiable; efficient suite layout



## FOR LEASE | ALL CLASSES



440 Wilsey Road, Fredericton

1,841 sf

\$14.00 psf (gross)

Office property

Second floor corner office space in the Fredericton Industrial Park; ample natural light; free on-site parking

Contact Mark LeBlanc



2398 Route 102, Lincoln
+/- 8,000 sf
\$14.00 psf (gross)
Office property
Well-lit single storey leasing opportunity; good street-front visibility; free on-site parking; options to demise

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

Build-to-suit

Build-to-suit land development; available for single or multiple tenant occupancy; convenient location

**Contact** Mark LeBlanc



385 Wilsey Road, Fredericton

3,750 sf

\$6.50 psf (net)

Commercial property

Flexible space for industrial, office or retail; well-maintained building; 22' ceiling height; on-site parking

Contact Mark LeBlanc



214-218 Brunswick Street, Fredericton

Unit 202: 1,794 sf

Price by negotiation (contact listing agent)

Office property

Highly functional, modern sublease space near downtown; some on-site parking available; elevator access



# FOR SALE | ALL CLASSES



576 New Maryland Hwy, New Maryland

1,500 sf plus twenty (20) storage units	
+005 000	

\$325,000

Industrial property

Twenty fully leased storage units; grade level overhead doors; additional freestanding 1,500 sf steel building

#### **Contact** Mark LeBlanc



367 Union Street, Fredericton
4,090 sf
\$640,000
Retail / land / multi-residential property
Situated within close proximity to downtown; excellent multi-family redevelopment opportunity
Contact Mark LeBlanc



231 Saunders Street, Fredericton	Greer
3,875 sf	27.80
\$459,000	\$700,0
Mixed-use property	Land
Located just outside the downtown core; offers ton of charm and character; zoned Residential Town Plat (TP-4)	Develo New E Reside

**Contact** Mark LeBlanc



Greer Street, Hanwell
27.80 acres
\$700,000
Land
Development land located in one of New Brunswick's fastest growing areas; Residential Zone Five zoning

**Contact** Mark LeBlanc



#### Lot 14-2 Timothy Ave South, Hanwell

3.00 acres
\$225,000
Land

Cleared land located in Greenview Industrial Park; guick access to Trans-Canada Hwy, Industrial Zoning

**Contact** Mark LeBlanc



Lot 13-1 Timothy Ave South, Hanwell

1.00 acre	
\$75,000	

Land

Cleared land located in Greenview Industrial Park; premium land and excellent location, Industrial Zoning

**Contact** Mark LeBlanc



#### 21 Fairway Drive, Hanwell

14,281 sf
\$2,100,000
Commercial property

Recently completed, high-quality construction with easy access to Trans-Canada Hwy; multi-tenanted building

**Contact** Mark LeBlanc



#### 490-494 Queen Street, Fredericton

14,357 sf	
\$2,100,000	

Mixed-use property

Multi-tenant, mixed-used building centrally located; well maintained with recent upgrades, excellent exposure



# FOR SALE | ALL CLASSES



#### **67 Main Street, Fredericton**

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#### Industrial property

Ideal owner-occupier opportunity with excellent exposure; office / warehouse combination; fenced-in compound

Contact Mark LeBlanc



14 East Main Street, Port Elgin
1,616 sf
\$75,000
Commercial property
Commercial property on main corridor in Port Elgin; well-maintained building; flexible mixed-use zoning
Contacts Mark LeBlanc & Connie Amero



#### **Greenview Drive, Hanwell**

3.38 acres
\$389,500
Land

High-profile land in Hanwell Industrial Park; well-shaped with great visibility and exposure to Trans-Canada Hwy

Contact Mark LeBlanc



#### 400 William Street, Dalhousie

5,389 sf	
\$89,000	
Commercial property	

Located on main commercial corridor in Dalhousie; well-maintained building formerly utilized as financial institution

**Contacts** Mark LeBlanc & Connie Amero



# **CONTACT US**

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