

NEW BRUNSWICK LISTING REPORT

July 2022

Partners Global Corporate Real Estate

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FEATURED LISTINGS



FOR SALE | NEW

99 WESTMORLAND STREET, FREDERICTON

Size	0.65 acres
Price	\$1,950,000
Features	<ul style="list-style-type: none"> • Rare development opportunity in downtown Fredericton • Site previously approved for a 9-storey mixed-use development • Surrounded by a high level of new development • Currently rented as a 95 space parking lot

Contacts Mark LeBlanc



FOR SALE | COMMERCIAL

95 GALLOWAY STREET, MONCTON

Size	5,334 sf (building), 7.00 acres (lot)
Price	\$1,475,000
Features	<ul style="list-style-type: none"> • First-class industrial opportunity in Caledonia Industrial Park • Heavy Industrial (HI) zoning • CN Rail spur area on-site • 2 acres of paved parking area • Building features grade-level overhead door & 5 ton crane

Contacts Mark LeBlanc



FOR LEASE | NEW

10 DIVOT DRIVE, HANWELL

Size	1,600 sf
Price	\$12.00 psf + utilities
Features	<ul style="list-style-type: none"> • Newly constructed industrial space • Interior ready for tenant improvements • 16' ceilings • 12' x 14' overhead door • Ample on-site parking

Contact John Bigger

FOR LEASE | ALL CLASSES



212 Hodgson Road, Fredericton

2,160 sf

\$18.00 psf (gross)

Industrial Property

Well located industrial space; ample parking; grade level overhead door; flexible zoning

Contact Mark LeBlanc



10 Divot Drive, Hanwell

1,600 sf

\$12.00 psf + utilities

Retail/Industrial property

Newly constructed industrial space; ready for final improvements by tenant; 16' ceilings; 12' x 14' overhead door

Contact John Bigger



380 Alison Blvd, Fredericton

2,020 sf

\$24.00 psf + utilities

Office property

High visibility location; well laid out office space; available lower level storage if required; ample on-site parking

Contact Mark LeBlanc



385 Wilsey Road, Unit 17, Fredericton

3,750 sf

\$10.78 psf (gross)

Industrial property (Office & Warehouse)

Fredericton Industrial Park; dock loading with 12' loading door; ample on-site parking; 18' clear heights

Contact Mark LeBlanc



542 Riverside Drive, Fredericton

2,200 sf

\$16.00 psf (net)

Commercial Property

High traffic location; mix of high-end office and workshop area; fenced in yard and ample on-site parking

Contact John Bigger



515 King Street, Fredericton

6,856 sf

\$18.00 psf (net)

Office property

Downtown, wheelchair accessible, great visibility and high ceilings; City Centre Zoning, available February 1, 2022

Contact John Bigger



140 Alison Blvd, Unit 4, Fredericton

7,200 sf

\$12.00 psf (net)

Office property

Fully built-out modern office space; 18' ceiling heights; exterior signage opportunities; available immediately

Contact Mark LeBlanc



Cyber Centre, Fredericton

5,000 - 31,570 sf

Price by negotiation (contact listing agent)

Office property

Class A office facility; resilient building design and infrastructure; build-to-suit space; tenant inducements available

Contacts Mark LeBlanc & John Bigger

FOR LEASE | ALL CLASSES



891 Riverside Drive, Fredericton

1,700 sf

Commercial property

Convenient location; ground-level office and storage space available immediately; paved on-site parking

Contact John Bigger



21 Fairway Drive, Hanwell

Unit B: 2,061 sf, Unit C: 2,061 sf

\$14.00 psf + utilities

Commercial property

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

Contact John Bigger



100 Woodside Lane, Fredericton

Up to 3,000 sf

Commercial property

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

Contact John Bigger



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



855 Bayside Drive, Saint John

14,092 sf

\$6.50 psf (net)

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

Contact Mark LeBlanc



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

FOR SALE | ALL CLASSES



99 Westmorland Drive, Fredericton

0.65 acres

\$1,950,000

Land

Rare development opportunity in downtown Fredericton; previously approved for 9-storey mixed-use project

Contact Mark LeBlanc



380 Saint Mary's Street, Fredericton

2,500 sf (building) 0.88 acres (lot)

\$650,000

Commercial building

High visibility commercial building with mix of showroom/office space and garage; fenced and paved compound

Contact Mark LeBlanc



668 Rue Principale, Neguac

~1,000 sf

\$25,000

Former Canada Post office

Located on Highway 11, a major provincial artery; flexible zoning; rock-solid construction; close to amenities

Contact Connie Amero & Mark LeBlanc



160 Alison Boulevard, Fredericton

3.83 acres

\$975,000

Land

Prime development land with easy access to downtown Fredericton and the highway; flexible zoning

Contact Mark LeBlanc



Lot 18-7 Divot Drive, Hanwell

4.00 acres

\$895,000

Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

Contact Mark LeBlanc



95 Galloway Street, Moncton

5,334 sf building, 7.00 acre lot

\$1,495,000

Industrial

Industrial building with additional land for future development; nearly 2 acres of paved parking

Contact Mark LeBlanc



385 Urquhart Crescent, Fredericton

2.00 acres

\$184,900

Land

Located moments from the Trans-Canada and Vanier Highways; flexible zoning and 230 ft of road frontage

Contact John Bigger



140 Blizzard Street, Fredericton

2.83 acres

\$211,500

Land

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

Contact John Bigger

FOR SALE | ALL CLASSES



SOLD

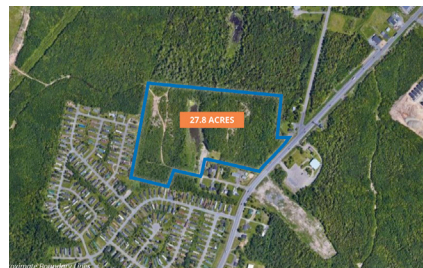
25 Gillis Road, Fredericton

16,571 sf building, 3.36 acre lot

Industrial incl. offices, warehouse, shop

Fortress-built in prime location; full suite of amenities on site and municipal services; Unicorn opportunity

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; quick access to Trans-Canada Hwy, Industrial Zoning

Contact Mark LeBlanc



UNDER OFFER

380 Alison Boulevard, Fredericton

3,940 sf

\$650,000

Office permitted as primary use

Ideally-located commercial property; leverage potential rental income to offset mortgage payments

Contact Mark LeBlanc



400 William Street, Dalhousie

5,389 sf (building) 6,803 sf (Land)

\$89,000

Commercial Property

Located on main commercial corridor in town of Dalhousie; Single unit partial two storey building built in 1965

Contact Mark LeBlanc



UNDER OFFER

Greenview Drive, Hanwell

3.44 acres

\$389,500

Land

Excellent opportunity in Hanwell Industrial Park, easy access to Trans Canada Highway; fantastic visibility

Contact Mark LeBlanc

CONTACT US

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