

FOR SALE

334 QUEEN STREET FREDERICTON, NEW BRUNSWICK

17,340 sf Office Building in the
Heart of Downtown Fredericton



Mark LeBlanc

- 📞 (506) 453-1119
- 📠 (506) 260-7203
- ✉️ mark@partnersglobal.com

partnersglobal.com



334 QUEEN STREET | FREDERICTON, NEW BRUNSWICK

17,340 sf Office Building in the Heart of Downtown Fredericton

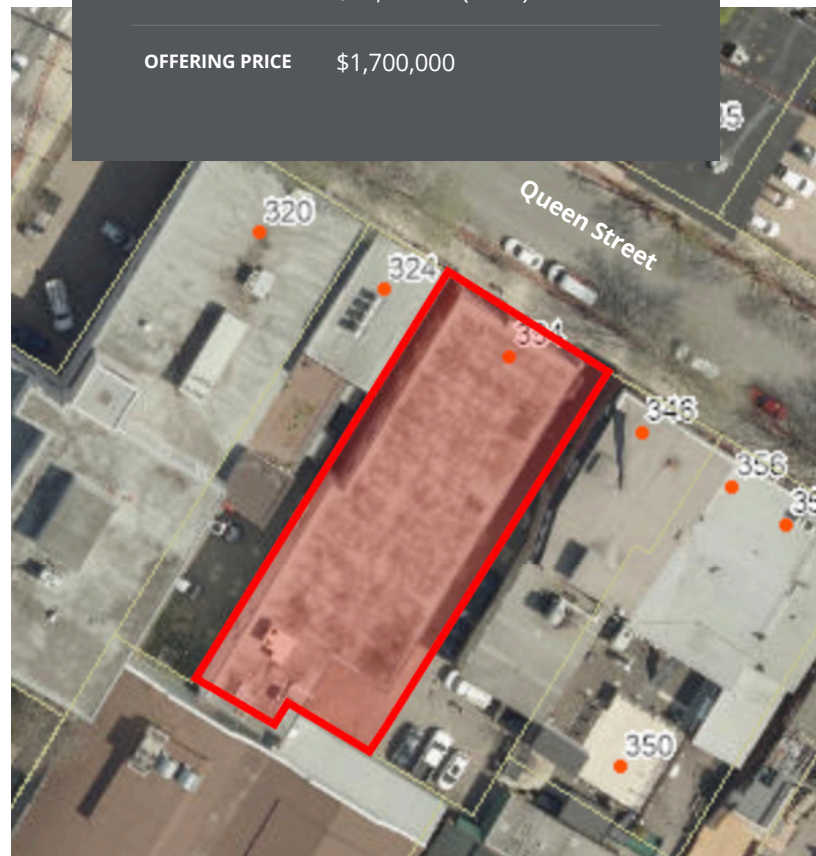
With over 17,000 square feet of finished office space over two floors, 334 Queen Street has been well maintained over the years. The building sits on 0.25 acres and offers above-average ceiling height, plenty of natural light and an abundance of quality existing leaseholds ready for re-use.

Built with concrete block and steel frame, the building is also sprinklered and offers spacious common areas which will be appealing to both tenants and employees alike. Although very limited on-site parking is provided, being in the downtown core will provide access to an abundance of municipal and private parking lots. Street parking is also available. With City Centre (CC) zoning, a wide variety of uses are permitted.

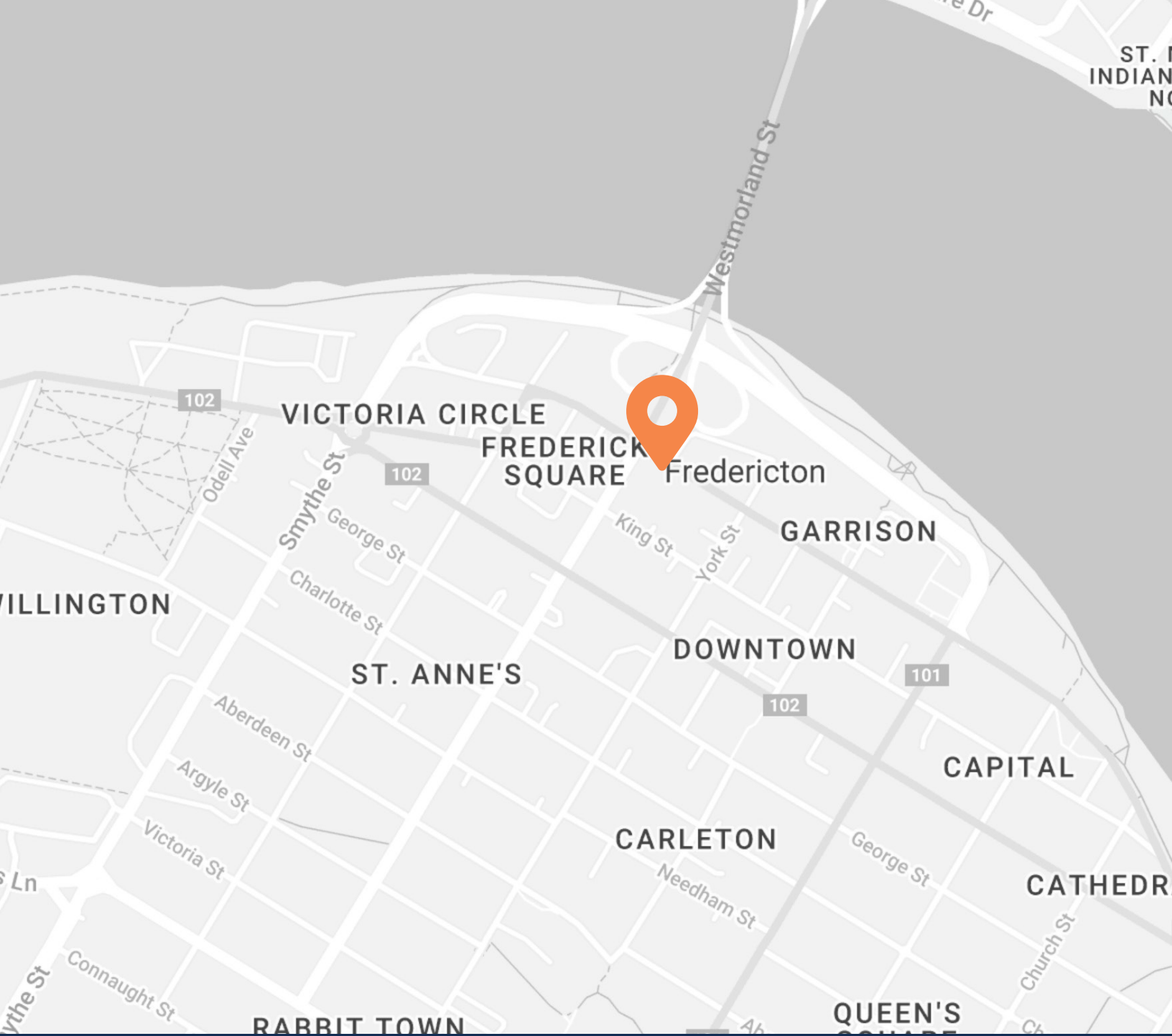
There is a significant amount of new residential development occurring in the downtown core and specifically in the immediate proximity of this building. This will no doubt prove desirable to those users living in or near the downtown core, thus boosting the appeal that this location provides.

Contact the listing agent to arrange a tour!

LISTING ID	25200
ADDRESS	334 Queen Street
LOCATION	Downtown Fredericton
PID	1446475
ZONING	City Centre (CC)
PROPERTY TYPE	Office
BUILDING CLASS	B
BUILDING SIZE	17,370 sf (above grade)
NO. OF STORY'S	Two (2) plus basement
TYPICAL FLOOR SIZE	8,500 sf
PARKING	Two (2) stalls plus street parking & nearby lots
ASSESSED VALUE	\$969,200 (2022)
PROPERTY TAXES	\$42,725.24 (2022)
OFFERING PRICE	\$1,700,000







Mark LeBlanc

- ☎ (506) 453-1119
- 📠 (506) 260-7203
- ✉ mark@partnersglobal.com

partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

