

# NEW BRUNSWICK LISTING REPORT

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September 2023

**Partners Global Corporate Real Estate**

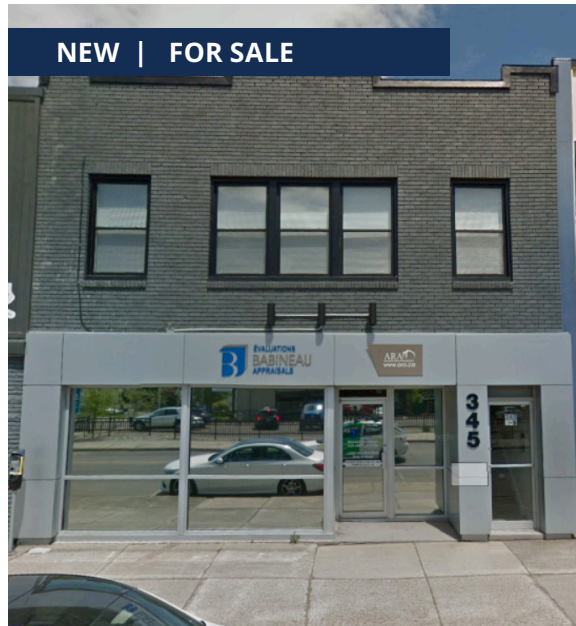
181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

## FEATURED LISTINGS



### 345 ST. GEORGE STREET, MONCTON

<b>Size</b>	Building: 4,905 sf; Lot: 3,229 sf
<b>Price</b>	\$620,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Charming mixed-use property minutes from downtown Moncton</li> <li>• Main level features beautifully finished commercial space; second level features two 2-bedroom apartments</li> <li>• On-site parking</li> <li>• Natural gas and central air conditioning</li> </ul>
<b>Contact</b>	Mark LeBlanc



### 633 READY STREET, SAINT JOHN

<b>Size</b>	Building: 7,230 sf; Lot: 22,078 sf
<b>Price</b>	\$612,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• 7,230 sf (plus mezzanine area) light industrial building</li> <li>• Home to three commercial tenants and four self-serve car wash bays</li> <li>• 16' ceilings, garage doors, and large paved parking area</li> <li>• Great opportunity for long-term investor or flexible alternative for owner-occupier arrangement</li> </ul>
<b>Contact</b>	Mark LeBlanc



### 364 YORK STREET, FREDERICTON

<b>Size</b>	450 - 1,374 sf
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>• Five office spaces for lease in multi-tenant professional business centre</li> <li>• Minutes from Fredericton's vibrant downtown</li> <li>• Building recently renovated in 2018</li> <li>• Free, on-street parking</li> <li>• Available immediately</li> </ul>
<b>Contacts</b>	John Bigger



# FOR LEASE | ALL CLASSES



**NEW LISTING**

## 364 York Street, Fredericton

450 - 1,374 sf

Price by negotiation (contact listing agent)

Office Property

Five office spaces available for lease in business centre; steps from downtown Fredericton; free parking

**Contact** John Bigger



**SUBLEASE**

## 527 Queen Street, Fredericton

8,366 sf

\$24.26 psf (gross)

Office Property

Located in downtown Fredericton; modern and functional space; paid parking available; available immediately

**Contact** Mark LeBlanc



**SUBLEASE**

## 12 Millennium Boulevard, Moncton

10,129 sf

\$31.48 psf (gross)

Office Property

Turnkey, modern office space in Class A building; ample, on-site parking; open workspace and private offices

**Contact** Mark LeBlanc



**LEASED**

## 354 King Street, Suite 250, Fredericton

3,397 sf

Price by negotiation (contact listing agent)

Office Property

Located in downtown Fredericton; office space situated on top floor; paid parking on-site; available immediately

**Contact** Mark LeBlanc



**SUBLEASE**

## 50 Crowther Lane, Fredericton

8,885 sf - 25,000 sf

\$29.50 psf

Office Property

Located in Knowledge Park; turnkey space; perfect blend of private offices and open work space; on-site parking

**Contact** Mark LeBlanc



## 214 Brunswick Street, Fredericton

Up to +/- 3,500 sf

Price by negotiation (contact listing agent)

Office Property

Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sf; space ready for tenant improvement

**Contact** John Bigger



**SUBLEASE**

## 364 Argyle Street, Fredericton

6,500 sf

\$29.00 psf (gross)

Office Property

Architecturally renovated office space for sublet; fully furnished; large open work spaces and collaborative areas

**Contact** Mark LeBlanc



## 245 Hilton Road, Fredericton

3,892 sf

\$12.92 psf (gross)

Industrial Property

Recently renovated commercial space; one grade level loading door; ample parking and loading area

**Contact** John Bigger

## FOR LEASE | ALL CLASSES

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### **515 King Street, Fredericton**

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6,856 sf

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\$18.00 psf (net)

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Office Property

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Downtown, wheelchair accessible; great visibility and high ceilings; City Centre Zoning

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**Contact** John Bigger



### **Cyber Centre, Fredericton**

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5,000 sf - 31,570 sf

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Price by negotiation (contact listing agent)

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Office Property

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

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**Contact** Mark LeBlanc & John Bigger

# FOR SALE | ALL CLASSES



## 345 St. George Street, Moncton

Building: 4,905 sf; Lot: 3,229 sf

\$620,000

Mixed-Use Property

Main floor commercial, second floor 2 two-bedroom apartments; minutes from downtown Moncton; fully leased

**Contact** Mark LeBlanc



## 633 Ready Street, Saint John

Building: 7,230 sf; Lot: 22,078 sf

\$612,000

Industrial Property

One-storey industrial property well-located in Saint John; three commercial tenants; four self-serve car wash bays

**Contact** Mark LeBlanc



## 110 Timothy Avenue South, Hanwell

Building: 4,318 sf; Lot: 1.00 acre

\$1,195,000

Industrial Property

Turnkey building for share sale in Hanwell Industrial Park; three grade-level overhead doors; 16' ceilings

**Contact** Mark LeBlanc



## 364 Victoria Street, Fredericton

Building: 500 sf; Lot: 958 sf

\$189,500

Commercial Property

Excellent central location; free on-street parking; mini-split A/C unit; approx. \$20,000 in recent improvements

**Contact** Mark LeBlanc



## Gallop Court, Woodstock

Lot: 4.94 acres

\$499,500

Land

Exposure from Trans-Canada Hwy; 250' of frontage on Gallop Court; supported by Corridor Commercial Zoning

**Contact** Mark LeBlanc



## 160 Alison Boulevard, Fredericton

Lot: 3.83 acres

\$975,000

Land

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

**Contact** Mark LeBlanc



## Lot 18-7 Divot Drive, Hanwell

Lot: 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



## 140 Blizzard Street, Fredericton

Lot: 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

Click the property photos for more information



## FOR SALE | ALL CLASSES

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

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Lot: 3.00 acres

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\$225,000

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Land

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

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**Contact** Mark LeBlanc



### **Greer Street, Hanwell**

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Lot: 27.80 acres

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\$700,000

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Land

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Development land located in one of the New Brunswick's fastest growing areas; supported by Residential Zone Five

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**Contact** Mark LeBlanc

# CONTACT US

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## Mark LeBlanc

*Principal & Broker*

📞 (506) 260-7203

✉️ mark@partnersglobal.com

## John Bigger

*Senior Advisor*

📞 (506) 470-5057

✉️ john@partnersglobal.com

## Alison Sowerby

*Sales & Marketing Coordinator*

📞 (902) 580-0577

✉️ alison@partnersglobal.com

## Mona Cockburn

*Office Administrator*

📞 (506) 453-0067

✉️ mona@partnersglobal.com

## Andrew LeBlanc

*Executive Coordinator*

📞 (506) 478-0011

✉️ andrew@partnersglobal.com

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