FOR SALE

330 ALISON BOULEVARD
FREDERICTON, NEW BRUNSWICK

Fantastic investment opportunity in well-connected area

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PARTNERS GLOBAL
CORPORATE REAL ESTATE

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Fantastic investment opportunity in well-connected area

Welcome to 330 Alison Boulevard – an outstanding investment opportunity well-positioned in Fredericton. This meticulously maintained 11,636 sq. ft. building occupies a 0.73-acre parcel of land, stands as a beacon of opportunity. The building is fully occupied and is home to a well-established international engineering firm. Constructed in 2008 and tastefully renovated in 2019, this building showcases thoughtful design, incorporating 33% dedicated office space with 9' ceilings. Complementing this, there is a garage/lab area featuring a 14' overhead door and lofty 23' ceilings.

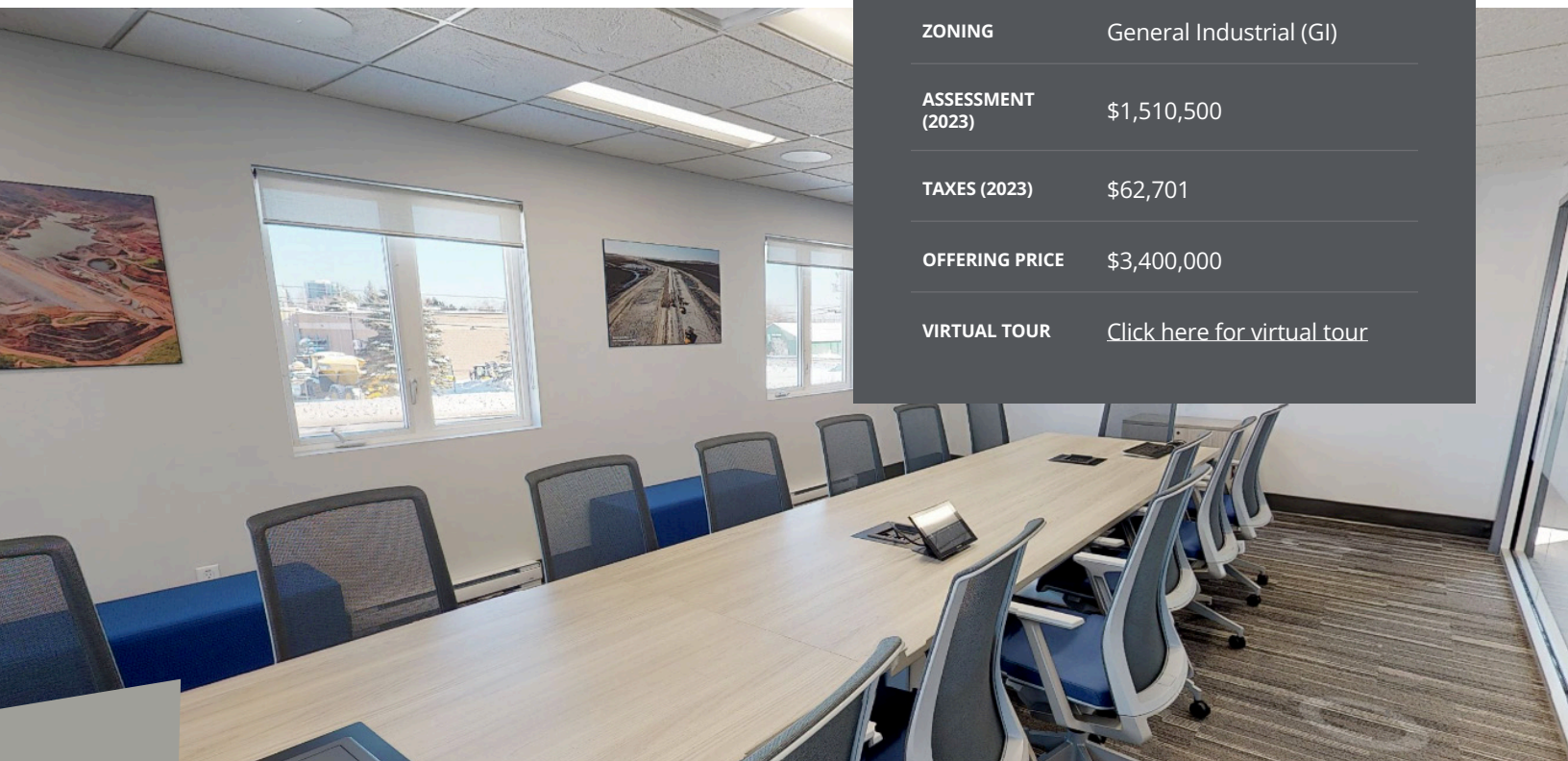
Convenience and accessibility are key attributes of this location, offering swift access to downtown, major highways, and essential amenities. The property offers 110 feet of street frontage and on-site parking spaces. Additionally, it's equipped with a robust electrical system, a clean Phase I Environmental Site Assessment from 2019, and modern security features, making it both environmentally compliant and secure.

11,636 sq. ft. Property

Investment Opportunity

On-Site Parking

LISTING ID	25226
ADDRESS	330 Alison Boulevard, Fredericton
PROPERTY TYPE	Office / Industrial
PID	75446500
LOT SIZE	31,799 sq. ft. (0.73-acre)
BUILDING SIZE	11,636 sq. ft. Ground level: 6,641 sq. ft. Second level: 4,995 sq. ft.
NO. OF FLOORS	Two (2)
YEAR BUILT / RENOVATED	2008 / 2019
LEASE DETAILS	Twelve (12) years expiring May 31, 2031. Additional details available upon execution of Non-Disclosure Agreement
PARKING	Seventeen (17) on-site parking stalls
ZONING	General Industrial (GI)
ASSESSMENT (2023)	$1,510,500
TAXES (2023)	$62,701
OFFERING PRICE	$3,400,000
VIRTUAL TOUR	Click here for virtual tour



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- Exceptional investment opportunity
- Long-term lease with excellent covenant
- Meticulously maintained property in excellent condition
- Wood frame construction completed in 2008; renovated in 2019
- 400 amp; three phase power
- Approximately one-third of the building is dedicated office space, featuring 9' ceilings
- Property includes garage/lab area with 14' overhead door and 23' ceilings
- Aluminum and brick siding; flat roof with membrane cover
- Sound proofing insulation between first and second floors as well as the street front wall
- Security system with seven cameras and office phone system
- Electric baseboard heating on all levels; heat pump for cooling on second level only
- Click here for virtual tour

Approximate boundary lines

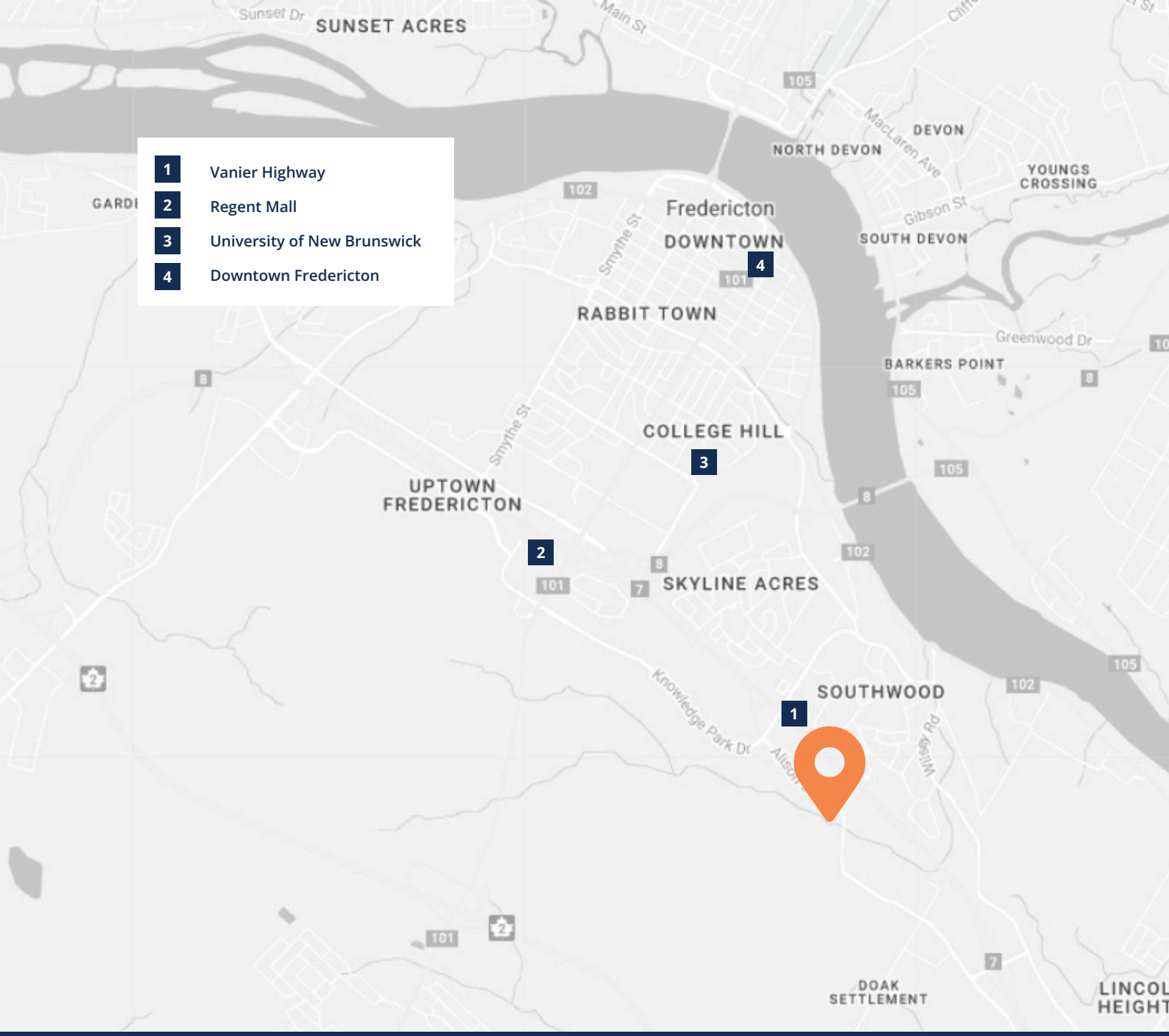
LAB AREA

GARAGE AREA

KITCHEN AREA

OPEN WORKSPACE

PRIVATE OFFICES



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