

FOR LEASE

41 FRONT STREET GAGETOWN, NEW BRUNSWICK

Commercial property for lease in
historic Village of Gagetown



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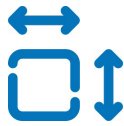


41 FRONT STREET | GAGETOWN, NEW BRUNSWICK

Commercial property for lease in historic Village of Gagetown

Welcome to 41 Front Street, a leasing opportunity nestled in the heart of the historic and charming Village of Gagetown. Positioned at the corner of Mill and Front Street in the town centre, this commercial property is strategically located within the community's business district, providing convenient access to Route 102 and the Trans-Canada Highway.

This impeccably maintained single-story professional structure is approximately 1,152 sq. ft., boasting a rich history as the former home to financial institutions and local municipal offices. The space features high ceilings, inviting office areas with abundant natural light, and expansive windows that offer views of the Saint John River. Furthermore, the building is fully accessible, equipped with automatic door operators and easy access to and from the on-site paved parking lot.



1,152 sq. ft.
Property



Located in
Town's Centre



On-Site Paved
Parking Lot

LISTING ID	25230
ADDRESS	41 Front Street
LOCATION	Gagetown, Fredericton
PROPERTY TYPE	Standalone office / commercial building
LOT SIZE	20,236 sq. ft.
BUILDING SIZE	1,152 sq. ft.
SIZE AVAILABLE	1,152 sq. ft.
NO. OF FLOORS	One
CLEAR HEIGHTS	9'
AVAILABILITY	Immediately
PARKING	Paved on-site parking
BASE RENT	\$15.00 psf

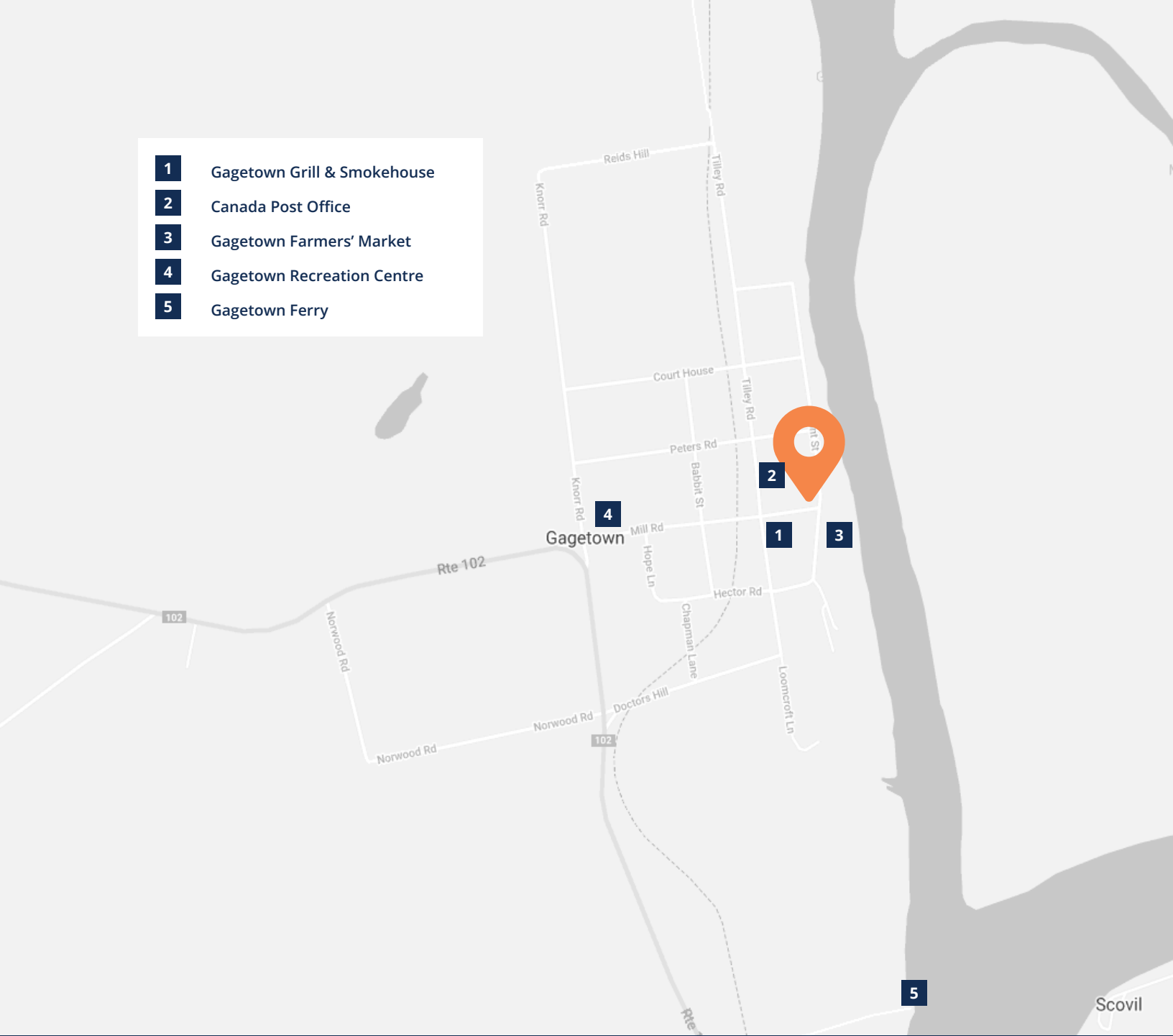


Property Highlights

- Meticulously maintained 1,152 sq. ft. commercial property situated on a 20,236 sq. ft. corner lot
- Paved, on-site parking lot
- Wood frame construction with vinyl siding
- Fully accessible building with one barrier free washroom on site
- Powered by 200 amps
- Views of Saint John River
- 9-foot clear heights
- Building constructed in 1985
- Building equipped with mini-split heat pumps
- Walking distance to town's amenities, including Gagetown Grill & Smokehouse, Gagetown Farmers' Market, and Canada Post Office
- Convenient access to Route 102 and Trans-Canada Highway



- 1** Gagetown Grill & Smokehouse
- 2** Canada Post Office
- 3** Gagetown Farmers' Market
- 4** Gagetown Recreation Centre
- 5** Gagetown Ferry



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