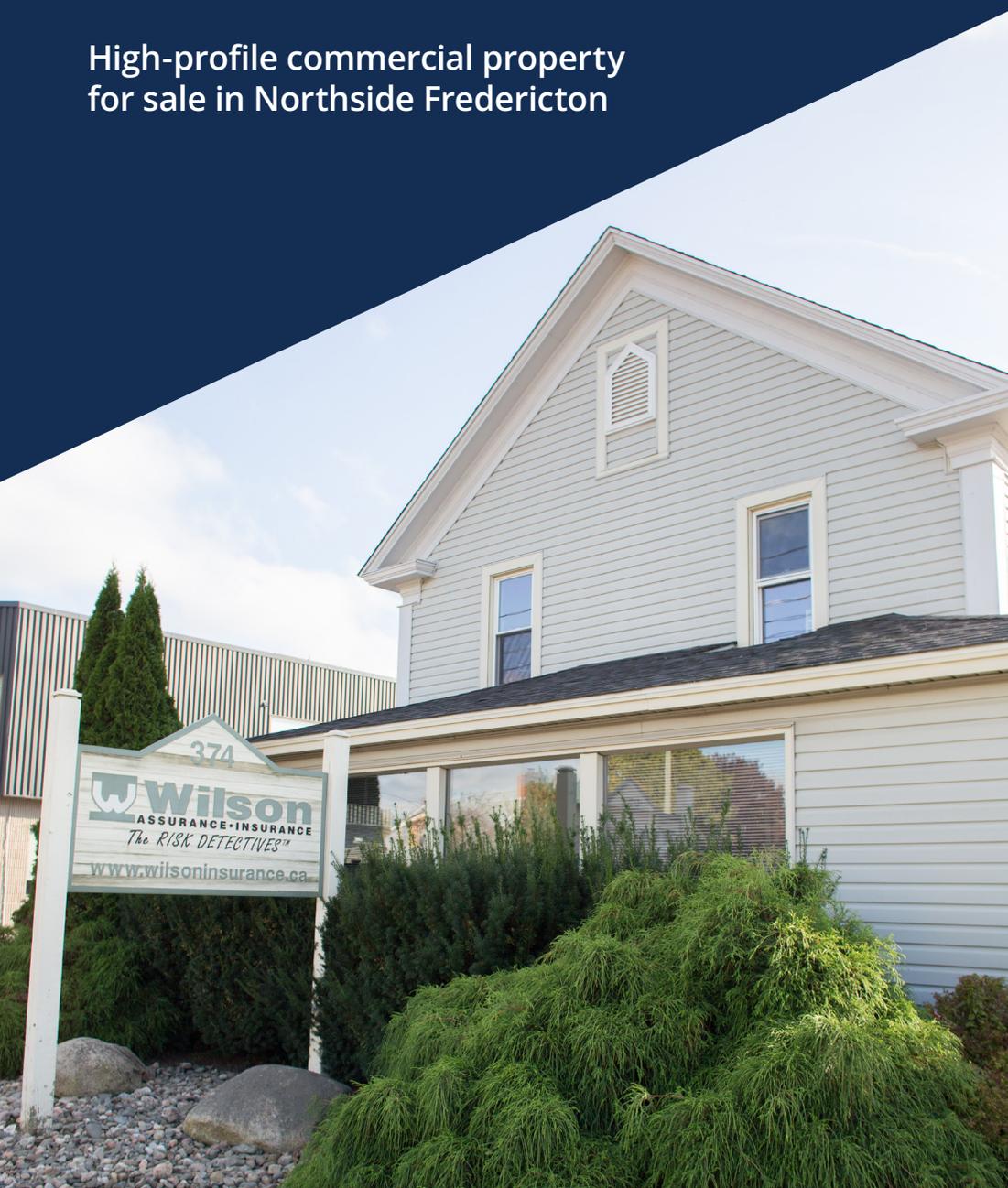


FOR SALE | REDUCED PRICE

374 MAIN STREET FREDERICTON, NEW BRUNSWICK

High-profile commercial property
for sale in Northside Fredericton



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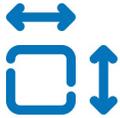
374 MAIN STREET | FREDERICTON, NB

High-profile commercial property for sale in Northside Fredericton

Welcome to 374 Main Street, a high-profile commercial property, perfectly situated off the Westmorland Street Bridge in Fredericton's Northside Business District. This two-storey building boasts a strategic location, allowing buyers to maximize their visibility and brand recognition.

Inside, take advantage of the vendor's pride of ownership and functional office layout. A rear building addition to the original structure is characterized by an abundance of natural light and high ceilings. There is a dry, well-lit basement, ideal for storage. Additionally, the property offers a distinctive advantage by providing approximately twenty on-site parking spaces, a highly sought-after feature in today's office environment.

Price competitively at \$699,500, the property will allow buyers to benefit from Fredericton's growing economy. Contact the listing agent for a viewing today!



3,560 sq. ft.
Building



Rapidly
Growing Area



On-Site Parking

LISTING ID	25225
ADDRESS	374 Main Street
LOCATION	Fredericton
PROPERTY TYPE	Commercial / Office
PID	75248948
LOT SIZE	15,866 sq. ft.
BUILDING SIZE	3,560 sq. ft.
NO. OF FLOORS	Two (2)
PARKING	Approximately 20 on-site surface stalls
ZONING	Commercial Corridor Zone One (COR-1)
ASSESSMENT (2023)	\$572,400
TAXES (2023)	\$24,905
OFFERING PRICE	\$699,500



374 MAIN STREET | FREDERICTON, NB

- ✓ Building features perfect blend of seven private offices and spacious open workspace
- ✓ Close proximity to a vast array of amenities
- ✓ Quick access to Westmorland Street Bridge
- ✓ Strategic location with high exposure
- ✓ Wood frame construction with asphalt shingle and flat rubber membrane roof cover
- ✓ Two 2-piece washrooms
- ✓ Dry, clean useable basement ideal for storage
- ✓ Heat pump, electric baseboard heat, electric hot air furnace and natural gas hot air furnace
- ✓ Rear addition to original structure, featuring high ceilings and an abundance of natural light
- ✓ Emergency lighting and security system installed





OPEN WORKSPACE



MEETING AREA



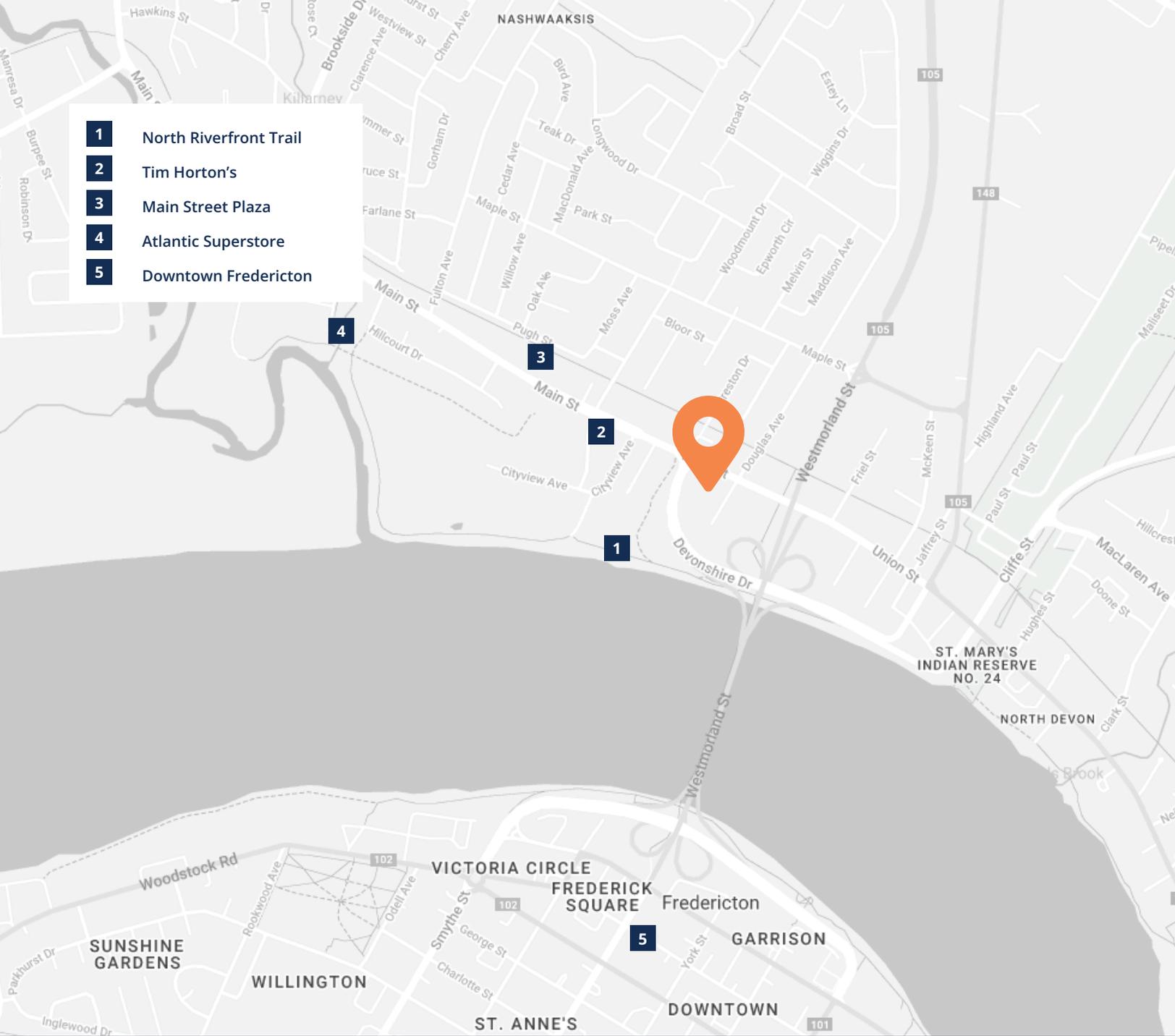
KITCHENETTE



PRIVATE OFFICES



REAR ADDITION



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