

June 2024

Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201 Fredericton, NB, E3B 3L6

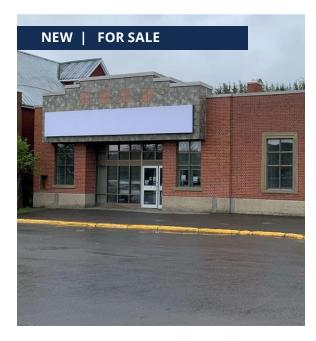
(506) 453-7880

▼ fredericton@partnersglobal.com



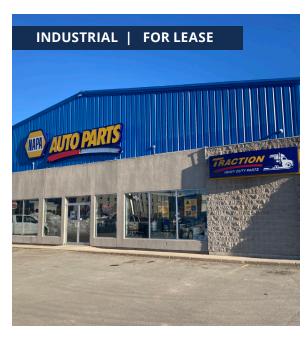


FEATURED LISTINGS





Size	Building: 2,500 sq. ft. / Lot: 13,606 sq. ft.
Price	\$195,000
Features	• 2,500 sq. ft. retail and office building for sale, formerly operated as a financial institution
	 High visibility location
	 Seventeen on-site parking spots
	 Full basement with electrical room and kitchenette
	Exterior brick and commercial glaze finish
Contact	Mark LeBlanc



525 BISHOP DRIVE, FREDERICTON

Size	7,500 sq. ft. plus mezzanine
Price	\$29.88 psf (gross)
Features	Standalone, full building leasing opportunity in uptown Fredericton
	 Versatile layout featuring a blend of retail and industrial space
	 12' grade level loading door
	 Powered by 400 amps and 240 volts of three-phase electricity
	Ample, on-site parking
Contact	Mark LeBlanc



385 WILSEY ROAD, FREDERICTON

Size	2,270 sq. ft.
Price	\$14.25 psf (gross)
Features	Well-located within Fredericton Industrial Park
	 Space features open reception and work area featuring dropped T-bar ceiling grid
	 Grade loading door
	On-site parking
	 Exterior signage opportunities





FOR LEASE | ALL CLASSES



212 Hodgson Road, Fredericton

2,360 - 4,720 sq. ft.

\$18.00 psf (gross)

Retail / Industrial

Located in Fredericton Business Park; two 8-foot grade-level loading doors; three-phase power; on-site parking

Contact John Bigger



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial

Versatile layout featuring blend of retail and industrial; 12' foot grade level loading door; ample on-site parking

Contact Mark LeBlanc



41 Front Street, Gagetown

1,152 sq. ft.

\$15.00 psf (net)

Office Property

Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River

Contact John Bigger



385 Wilsev Road, Fredericton

2,270 sq. ft.

\$14.25 psf (gross)

Industrial Property

Located within Fredericton Industrial Park; one grade loading door; on-site parking; exterior signage opportunities

Contact John Bigger



1133 Regent Street, Fredericton

21,000 sq. ft.

Price by negotiation (contact listing agent)

Office Property

21,000 sq. ft. for sublease in highly desired area; occupying the entire third floor; free, on-site parking

Contact Mark LeBlanc



364 York Street, Fredericton

Two offices: 450 and 744 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Five office spaces available for lease in business centre; free parking; three spaces leased in last 30 days

Contact John Bigger



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

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 $\pm -3,500$ sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact John Bigger



FOR LEASE | ALL CLASSES



Cyber Centre, Fredericton

5,000 sf - 31,570 sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact Mark LeBlanc & John Bigger



FOR SALE | ALL CLASSES



686 Perth Main Street, Perth-Andover

Building: 2,500 sq. ft. / Lot: 13,606 sq. ft.

\$195,000

Office / Retail Building

High-profile service retail location previously operated as a financial institution; on-site parking

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

\$499.500 \$399,500

Land

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

Contact Mark LeBlanc



Lot 2008-3 Murray Avenue, Bathurst

Lot: 11.70 acres

\$1,250,000

Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 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



330 Alison Boulevard, Fredericton

Building: 11,636 sq. ft; Lot: 31,799 sq. ft.

\$3,400,000

Commercial Property

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

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



374 Main Street, Fredericton

Building: 3,560 sq. ft; Lot: 15,866 sq. ft.

\$715,000

Office Property

Two-storey well-maintained property; on-site parking; located in a rapidly growing area; excellent exposure

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



CONTACT US

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

Andrew LeBlanc

Associate Advisor

- (506) 478-0011
- andrew@partnersglobal.com

Mona Cockburn

Office Administrator

- **(506)** 453-0067
- mona@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.

