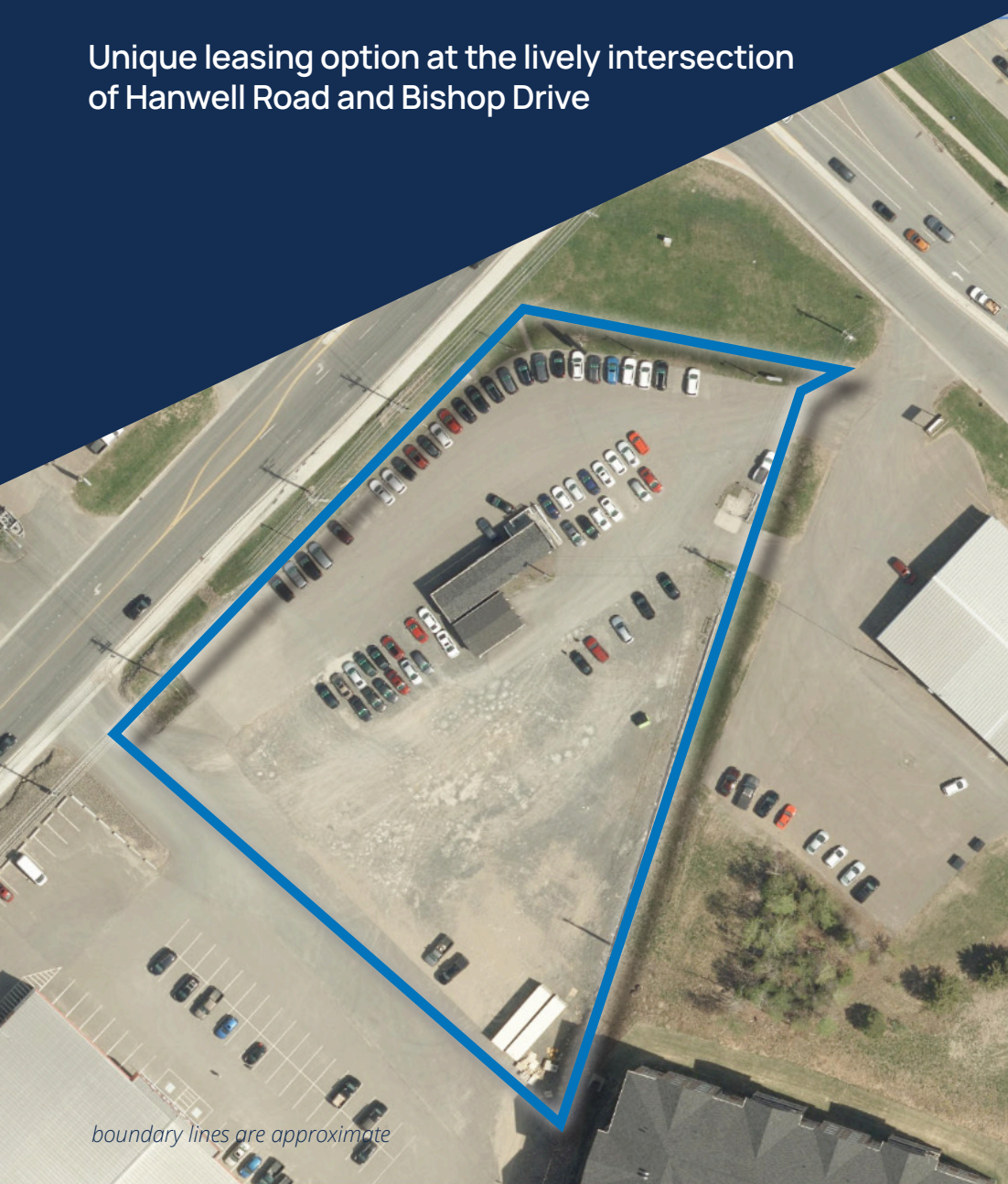


FOR LEASE

1250 HANWELL ROAD FREDERICTON, NEW BRUNSWICK

Unique leasing option at the lively intersection
of Hanwell Road and Bishop Drive



Andrew LeBlanc

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✉ andrew@partnersglobal.com

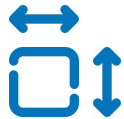
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Unique leasing option at the lively intersection of Hanwell Road and Bishop Drive

Discover the potential at 1250 Hanwell Road, a prime commercial leasing opportunity at the busy intersection of Hanwell Road and Bishop Drive. This expansive 2.10-acre paved lot, formerly operating as a car dealership, is now available for lease. The site includes two on-site buildings: a 1,300 sq. ft. property with a reception area, four offices, and a washroom, along with an 800 sq. ft. garage equipped with a 12 ft overhead grade-level door, perfect for storage or operational needs.

With abundant parking and exceptional visibility, this property is supported by Commercial Corridor Zone Two (COR-2), permitting a wide range of uses and business opportunities. Do not miss the chance to establish your business on this prime, high-traffic 2.10-acre lot today!



Expansive 2.10-acre Lot



Convenient Highway Access



Excellent Exposure

LISTING ID	25236
ADDRESS	1250 Hanwell Road
LOCATION	Hanwell, New Brunswick
PROPERTY TYPE	Retail / Office
LOT SIZE	91,476 sq. ft. (2.10-acres)
SIZE AVAILABLE	Building One: 1,300 sq. ft. Building Two: 800 sq. ft. Total: 2,100 sq. ft.
NO. OF FLOORS	One (1)
ZONING	Commercial Corridor Zone Two (COR-2)
PARKING	Free, on-site parking
AVAILABILITY	Immediately
GROSS RENT	By negotiation (contact the listing agent)



Aerial View





FRONT EXTERIOR & PAVED LOT



PRIVATE OFFICE



GARAGE STORAGE



PRIVATE OFFICE



HALLWAY

Zoning - COR-2

11.9 COMMERCIAL CORRIDOR ZONE TWO

COR-2

11.9(1) PURPOSE

The COR-2 Zone:

- accommodates commercial *development* including auto-oriented services;
- is generally located along major roads within primary commercial areas;
- is generally characterized by *buildings* located far back from the *street* with *parking* surrounding the *building*; and,
- allows more than 1 main commercial *building* on a *lot*.



11.9(2) USES

(a) Permitted Uses

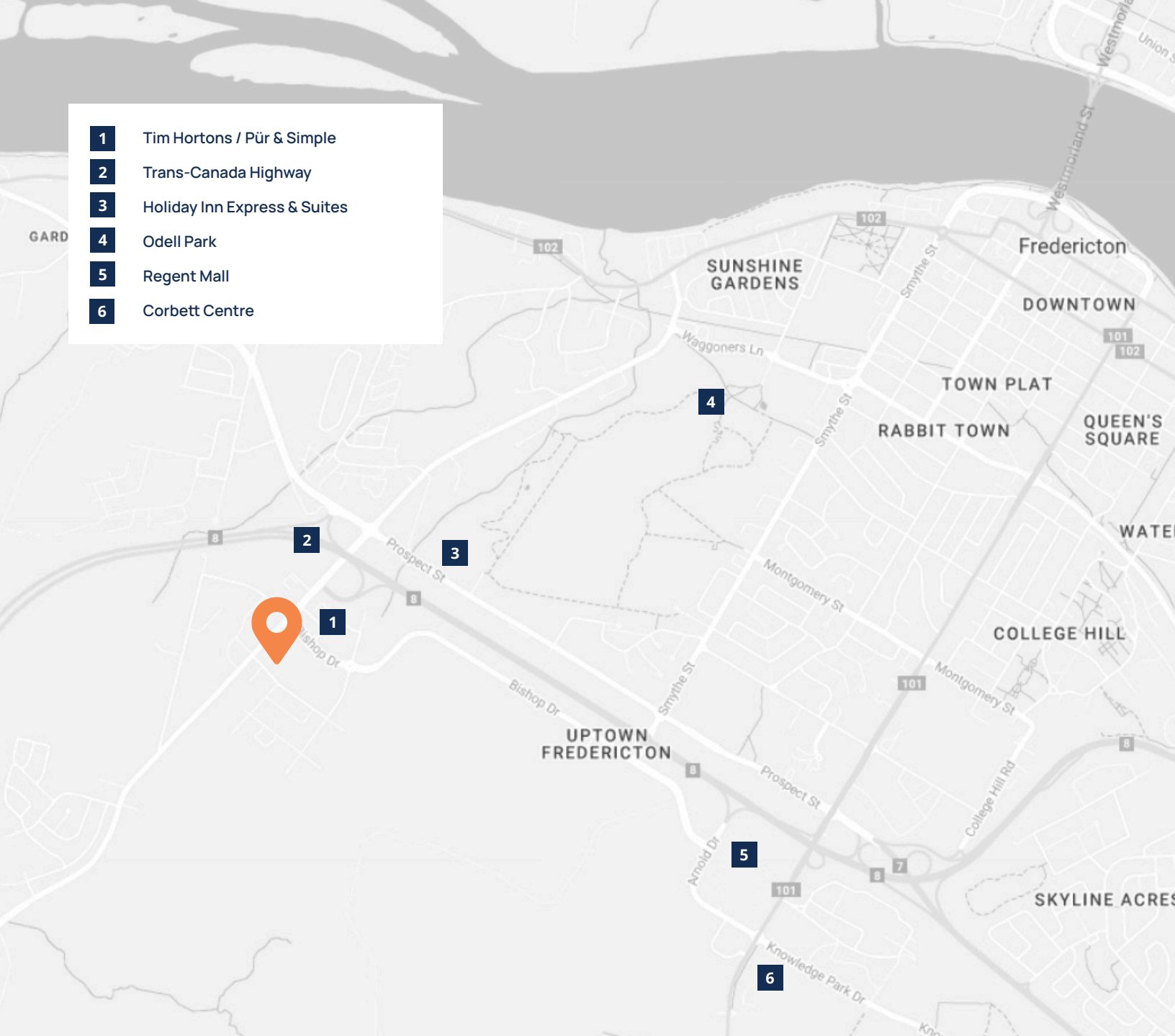
- (1) Car Wash
- (2) Catering Service
- (3) Commercial Recreation Establishment
- (4) Convenience Store
- (5) Contractor's Shop Z-5.143
- (6) Counselling Service
- (7) Dispatch Service
- (8) Drinking Establishment
- (9) Equipment Sales & Rental - Light
- (10) Financial Institution
- (11) Fitness Centre
- (12) Food Service - Take Out
- (13) Funeral Home
- (14) Grocery Store
- (15) Health Services Laboratory
- (16) Hotel/Motel
- (17) Instructional Facility
- (18) Laboratory Z-5.116
- (19) Liquor Store
- (20) Medical Clinic
- (21) Medical Practice
- (22) Micro-brewery
- (23) Night Club
- (24) Office

- (25) Personal Service - Apparel
- (26) Personal Service - Appearance
- (27) Pet Care Service
- (28) Printing Centre
- (29) Restaurant
- (30) Restaurant - Licensed
- (31) Retail Store
- (32) Sales Centre - Model Home
- (33) Service & Repair - Household
- (34) Social Organization
- (35) Special Function Tent
- (36) Studio - Media
- (37) Studio - Photographic
- (38) Temporary Vending Facility
- (39) Transit Service Z-5.16
- (40) Vehicle Sales - Seasonal
- (41) Vehicle Service - Major
- (42) Vehicle Service - Minor
- (43) Veterinary Services
- (44) Vocational/Technical School
- (45) Warehouse - Wholesale

(b) Conditional Uses

- (1) Drive-thru Facility
- (2) Gas Bar
- (3) Vehicle Rental
- (4) Vehicle Sales

- 1 Tim Hortons / Pür & Simple
- 2 Trans-Canada Highway
- 3 Holiday Inn Express & Suites
- 4 Odell Park
- 5 Regent Mall
- 6 Corbett Centre



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