NEW BRUNSWICK LISTING REPORT

July 2024

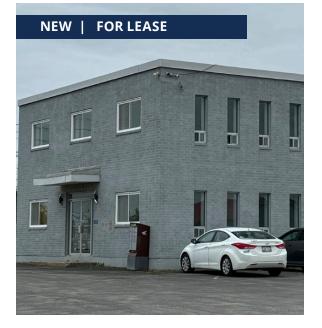
Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201
Fredericton, NB, E3B 3L6
(506) 453-7880
fredericton@partnersglobal.com



partnersglobal.com

FEATURED LISTINGS



1749 HANWELL ROAD, HANWELL

Size	1,600 sq. ft.
Price	Price by negotiation (contact listing agent)
Features	 Office space for lease conveniently located at the corner of Hanwell Road and Greenview Drive
	 Space features three private offices, a large open workspace, and washrooms
	 Ample, on-site parking
	 Supported by Commercial & Light Industrial 3 Zoning
Contact	John Bigger

LAND | FOR SALE



LOT 2008-3 MURRAY AVENUE, BATHURST

Size	Lot: 11.70 acres
Price	\$1,250,000
Features	 Exceptional redevelopment opportunity in Bathurst's charming downtown
	 Wide array of development possibilities
	 Well-located, surrounded by various amenities
	 Supported by Medium Density Residential (R-3)
Contact	Mark LeBlanc



160 ALISON BOULEVARD, FREDERICTON

Size	Lot: 3.83 acres
Price	\$975,000
Features	 Prime development land in the rapidly growing Alison Boulevard Corridor
	 Supported by General Industrial (GI) Zoning, permitting a wide array of uses
	 Quick and convenient access to downtown Fredericton and Vanier Highway
Contacts	Mark LeBlanc



FOR LEASE | ALL CLASSES



1749 Hanwell Road, Hanwell

1,600 sq. ft.	
Price by negotiation (contact listing agent)	
Office	

Well-maintained office building; space features three private offices and open workspace; on-site parking

Contact John Bigger



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



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





385 Wilsey 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



Contact John Bigger



FOR LEASE | ALL CLASSES



214 Brunswick Street, Fredericton

Up to +/- 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 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



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



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



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 Industri

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

Contact John Bigger





Gallop Court, Woodstock

Lot: 4.94 acres

\$399.500 \$299,000

Land

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

Contact Mark LeBlanc



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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

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

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





