

FOR LEASE

# 771 PROSPECT STREET FREDERICTON, NEW BRUNSWICK

Rare offering in one of Fredericton's  
busiest commercial nodes



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CORPORATE REAL ESTATE



## Rare offering in one of Fredericton's busiest commercial nodes

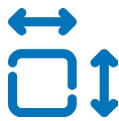
Now available for lease, 771 Prospect Street is a versatile commercial property that was formerly home to a long-standing automotive service centre. Situated on over half an acre, the building features 5,000 sq. ft. of rentable space, plus an additional mezzanine, and on-site parking.

The front of the building includes a reception desk, a comfortable customer waiting area, a staff office, kitchen, and two washrooms, all climate-controlled with a mini-split system. The service bay area spans 3,552 sq. ft., and is equipped with six grade-level manual overhead doors, 19-foot ceiling heights, radiant natural gas heating, metal-clad interior walls, and energy-efficient LED lighting.

Zoned Commercial Corridor Zone Two (COR-2), the property allows for 45 different permitted uses. With an average of 15,600 vehicles passing daily, 771 Prospect Street offers a prime mix of high visibility, functional customer-facing space, a large service bay, and plentiful parking, making it an ideal location for your business!



Full Building  
For Lease

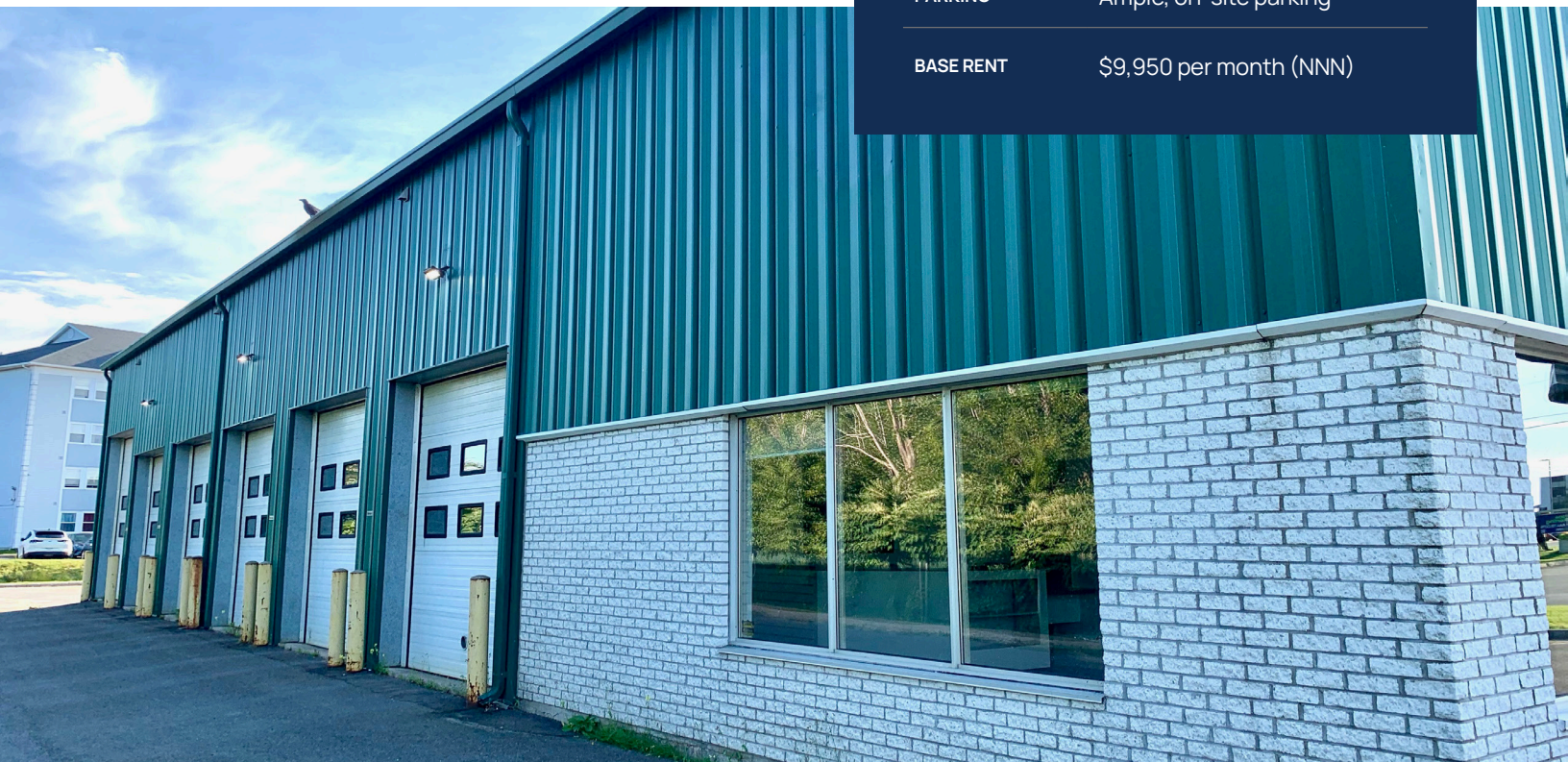


5,000 sq. ft.  
Retail/Industrial



Six Grade  
Loading Doors

LISTING ID	25241
ADDRESS	771 Prospect Street
LOCATION	Fredericton, NB
PID	75002121
PROPERTY TYPE	Industrial / Retail
LOT SIZE	27,824 sq. ft.
BUILDING SIZE	5,000 sq. ft.
AVAILABLE SPACE	5,000 sq. ft.
ZONING	Commercial Corridor Two (COR-2)
LOADING	Six (6) grade loading doors (five doors measuring 10' high and one door 12' high)
CLEAR HEIGHTS	19 ft
ELECTRICAL	120V/208 / 3-Phase / 4W(240)
PARKING	Ample, on-site parking
BASE RENT	\$9,950 per month (NNN)



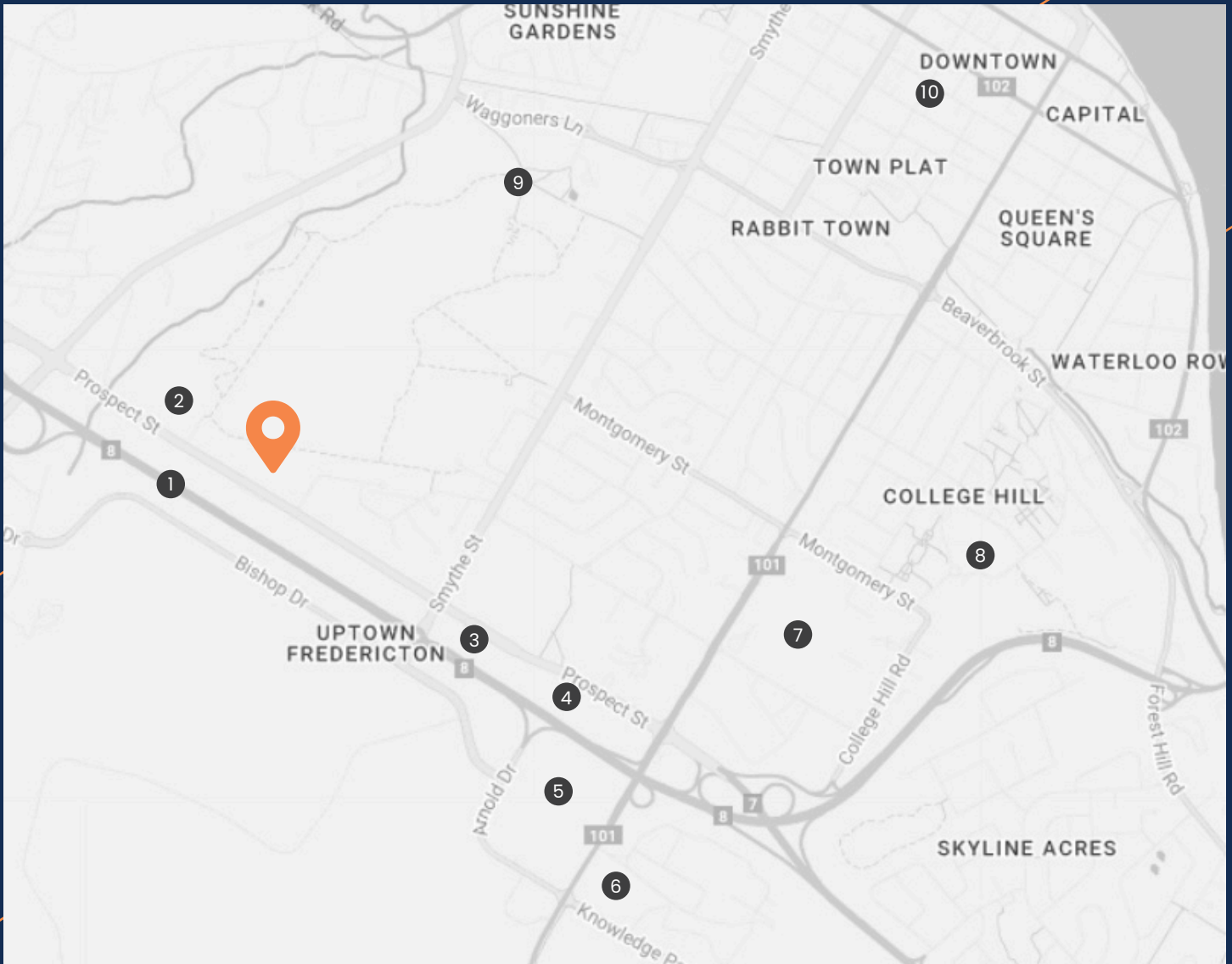


# Site View

771 Prospect Street, Fredericton, New Brunswick



# Surrounding Area



① Trans-Canada Highway

② Holiday Inn Express & Suites

③ Starbucks

④ Uptown Centre

⑤ Regent Mall

⑥ Corbett Centre

⑦ Dr. Everett Chalmers Regional Hospital

⑧ University of New Brunswick

⑨ Odell Park

⑩ Downtown Fredericton

Trans-Canada Highway  
DRIVE TIME: 2 MINUTES

Downtown Fredericton  
DRIVE TIME: 8-10 MINUTES

Northside Business District  
DRIVE TIME: 10 MINUTES

Fredericton International  
Airport  
DRIVE TIME: 15 MINUTES





**ENTRANCE / RECEPTION**



**GRADE LOADING**



**RECEPTION**



**WAREHOUSE SPACE**



**PRIVATE OFFICE**



# 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                            |         | (25) Personal Service - Apparel    |
| (2) Catering Service                    |         | (26) Personal Service - Appearance |
| (3) Commercial Recreation Establishment |         | (27) Pet Care Service              |
| (4) Convenience Store                   |         | (28) Printing Centre               |
| (5) Contractor's Shop                   | Z-5.143 | (29) Restaurant                    |
| (6) Counselling Service                 |         | (30) Restaurant - Licensed         |
| (7) Dispatch Service                    |         | (31) Retail Store                  |
| (8) Drinking Establishment              |         | (32) Sales Centre - Model Home     |
| (9) Equipment Sales & Rental - Light    |         | (33) Service & Repair - Household  |
| (10) Financial Institution              |         | (34) Social Organization           |
| (11) Fitness Centre                     |         | (35) Special Function Tent         |
| (12) Food Service - Take Out            |         | (36) Studio - Media                |
| (13) Funeral Home                       |         | (37) Studio - Photographic         |
| (14) Grocery Store                      |         | (38) Temporary Vending Facility    |
| (15) Health Services Laboratory         |         | (39) Transit Service               |
| (16) Hotel/Motel                        |         | (40) Vehicle Sales - Seasonal      |
| (17) Instructional Facility             |         | (41) Vehicle Service - Major       |
| (18) Laboratory                         | Z-5.116 | (42) Vehicle Service - Minor       |
| (19) Liquor Store                       |         | (43) Veterinary Services           |
| (20) Medical Clinic                     |         | (44) Vocational/Technical School   |
| (21) Medical Practice                   |         | (45) Warehouse - Wholesale         |
| (22) Micro-brewery                      |         |                                    |
| (23) Night Club                         |         |                                    |
| (24) Office                             |         |                                    |

#### (b) Conditional Uses

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





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