

NEW BRUNSWICK LISTING REPORT

October 2024

Partners Global Corporate Real Estate

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FEATURED LISTINGS



140 CARLETON STREET, FREDERICTON

Size	1,500 - 4,500 sq. ft.
Price	\$32.00 psf (gross)
Features	<ul style="list-style-type: none"> • Class "A" building well-located in downtown Fredericton • Retail ground floor space totalling 4,500 sq. ft. • 1,500 sq. ft. office space available on fifth floor • Connected parkade • Floor to ceiling windows throughout
Contacts	John Bigger



771 PROSPECT STREET, FREDERICTON

Size	5,000 sq. ft.
Price	\$9,950 per month (NNN)
Features	<ul style="list-style-type: none"> • Full 5,000 sq. ft. building for lease • Versatile commercial property with retail / office and warehouse • Six grade loading doors • 19-foot ceiling heights • Supported by COR-2 Zoning, permitting 45 different uses • On-site parking
Contact	Mark LeBlanc & Andrew LeBlanc



518 SAINT MARYS STREET, FREDERICTON

Size	1,050 sq. ft.
Price	\$1,479 per month (gross)
Features	<ul style="list-style-type: none"> • Retail / office corner unit nestled within a well-established strip plaza • Excellent visibility • Exceptional signage opportunities including a prominent roadside back-lit pylon sign • Ample, free on-site parking • Available November 1, 2024
Contact	Andrew LeBlanc

FOR LEASE | ALL CLASSES



NEW LISTING

140 Carleton Street, Fredericton

1,500 - 4,500 sq. ft.

\$32.00 psf (gross)

Office / Retail Property

Class "A" building in downtown Fredericton; office and retail options for lease; connected parkade

Contact John Bigger



NEW LISTING

771 Prospect Street, Fredericton

5,000 sq. ft.

\$9,950 per month (NNN)

Retail / Industrial Property

Full building for lease; six grade loading doors, front portion is retail / office with warehouse back portion

Contact Mark LeBlanc & Andrew LeBlanc



NEW LISTING

518 Saint Marys Street, Fredericton

1,050 sq. ft.

\$1,479 per month (gross)

Retail / Office Property

Located within a well-established strip plaza; excellent visibility; dedicated ducted heat pump

Contact Andrew LeBlanc



1015 Regent Street, Unit 408, Fredericton

1,077 sq. ft.

\$3,320 per month (gross)

Office / Medical Property

Bright medical space for sublease; located with The Fredericton Medical Centre; on-site parking

Contact Mark LeBlanc



1250 Hanwell Road, Fredericton

Building: 2,100 sq. ft. / Lot: 2.10-acres

Price by negotiation (contact listing agent)

Office / Retail / Land Property

1,300 sq. ft. office property and 800 sq. ft. garage on a 2.10-acre lot; located at a busy intersection; excellent exposure

Contact Andrew LeBlanc



1749 Hanwell Road, Hanwell

800 sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact John Bigger



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial Property

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q3 2025 for occupancy

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

FOR LEASE | ALL CLASSES



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



SUBLEASE

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

977 sq. ft.

Price by negotiation (contact listing agent)

Office Property

One suite left in professional office building in downtown Fredericton; recently renovated in 2018

Contact John Bigger



SUBLEASE

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 +/- 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



668 Brunswick Street, Fredericton

Building: 10,800 sq. ft. / Lot: 18,492 sq. ft.

\$1,195,000

Mixed-Use Property

Well-maintained 10,800 sq. ft. heritage building; well-located in downtown Fredericton; on-site parking

Contact Mark LeBlanc



21 Fairway Drive, Hanwell

Building: 15,460 sq. ft. / Lot: 1.00-acre

\$2,495,000

Office / Industrial Property

Currently fully leased, with owner occupier potential; built in 2021; grade loading

Contact Mark LeBlanc



230 Industrial Park Road, Minto

Building: 96,000 sq. ft. / Lot: 15.07-acres

\$499,500

Industrial Property

Expansive warehouse for sale; two dock doors and one grade overhead door; upgraded electrical system

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



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



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

FOR SALE | ALL CLASSES



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

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