

NEW BRUNSWICK LISTING REPORT



April 2025

Partners Global Corporate Real Estate

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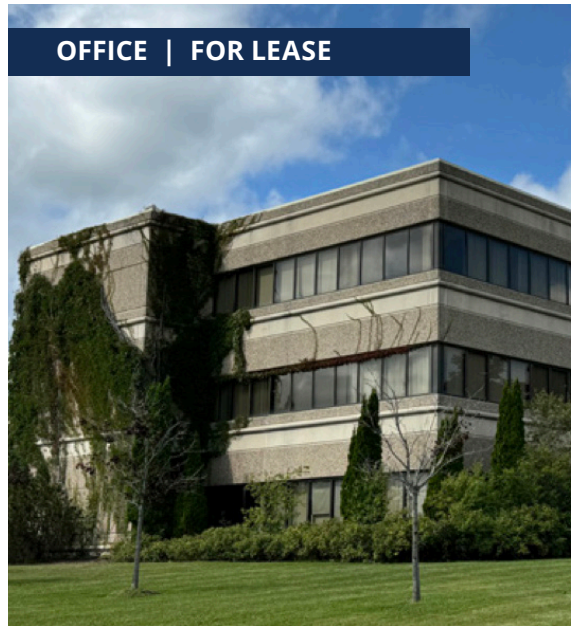
FEATURED LISTINGS



COMMERCIAL | NEW PRICE

445 URQUHART CRESCENT, FREDERICTON

Size	Building: 4,500 sq. ft. / Lot: 0.96-acres	
Price	\$749,500	\$699,500
Features	<ul style="list-style-type: none"> • Well-maintained office and warehouse building in Vanier Industry Park with two grade-level loading doors • Recently renovated office space with high-quality warehouse • Lennox heating system with digital controls • On-site parking available 	
Contacts	Mark LeBlanc & Andrew LeBlanc	



OFFICE | FOR LEASE

71 ALISON BOULEVARD, FREDERICTON

Size	6,000 sq. ft.
Price	\$31.25 psf (gross)
Features	<ul style="list-style-type: none"> • Large, open concept office space with lots of natural light and ground floor, tree-lined views • Prime leasing location in the city's fastest growing area • Easy access to major transit routes, downtown, and essential amenities • Convenient on-site free parking • General Industrial (GI) zoning
Contact	John Bigger



INDUSTRIAL | INCENTIVE

95 GALLOWAY STREET, MONCTON

Size	5,334 sq. ft.
Price	9.95 psf (net)
Features	<ul style="list-style-type: none"> • Offering broker incentive for accepted offer • Opportunity to sublease a large facility in Caledonia Industrial Park • Secure, gated property on 6.97 acre corner lot • Two-level updated office area includes kitchenette, offices, and meeting room
Contact	Mark LeBlanc & Andrew LeBlanc

FOR LEASE | ALL CLASSES



181 Westmorland Street, Fredericton

419 - 522 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Three-storey office building in downtown; on-site parking available; ideal for small professional practices

Contact John Bigger



231 Regent Street, Fredericton

742 - 3,154 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Charming office building at edge of downtown; paved, on-site parking; various leasing options available

Contact John Bigger



385 Wilsey Road, Unit 11, Fredericton

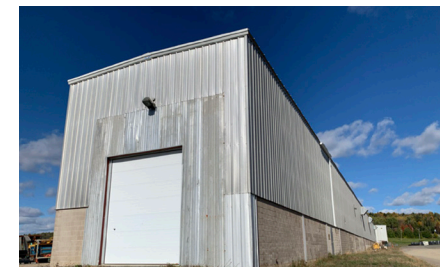
1,000 sq. ft.

\$15.00 psf (gross)

Retail / Warehouse Property

Unit features a private office, a spacious open work area, and warehouse section in the rear; ample on-site parking

Contact John Bigger



819 Royal Road, Bldg H2, Fredericton

5,000 - 14,658 sq. ft.

\$15.00 psf (semi-gross)

Industrial / Warehouse Property

Entire building for lease in MIRA Industrial Park; two (2) grade loading doors; 28-foot clear heights;

Contact Mark LeBlanc & Andrew LeBlanc



819 Royal Road, Bldg E, Fredericton

6,346 sq. ft.

\$15.00 psf (semi-gross)

Industrial / Warehouse Property

Two (2) grade loading doors; L-shaped structure with a large 5,050 sq. ft. bay and a smaller 1,296 bay

Contact Mark LeBlanc & Andrew LeBlanc



71 Alison Boulevard, Fredericton

6,000 sq. ft.

\$31.25 psf (gross)

Office Property

Fully-built out office space located within a meticulously maintained building; on-site parking; available immediately

Contact John Bigger



95 Galloway Street, Moncton

5,334 sq. ft.

\$9.95 psf (net)

Industrial Property

Full building for sublease; situated on a 6.97-acre corner lot; grade loading; head lease expires May 31, 2028

Contact Mark LeBlanc & Andrew LeBlanc



140 Carleton Street, Fredericton

1,500 sq. ft.

\$32.00 psf (gross)

Office / Retail Property

Class "A" building in downtown Fredericton; office space on fifth floor for lease; connected parkade

Contact John Bigger

FOR LEASE | ALL CLASSES



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



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



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



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

Office Property

Located in Knowledge Park; turnkey space for sublease; on-site parking; available July 2025

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



527 King Street, Fredericton

Building: 45,206 sq. ft. / Lot: 13,951 sq. ft.

\$7,495,000

Office Property

Landmark, downtown office building for sale; offered as a vacant property presenting unique opportunities

Contact Mark LeBlanc & Brian Toole



Restaurant Business, Stanley

1,550 sq. ft. main level + 700 basement

\$295,000

Restaurant Business

Full-service restaurant with dedicated customer base; includes commercial-grade equipment and furnishings

Contact John Bigger



445 Urquhart Crescent, Fredericton

Building: 4,500 sq. ft. / Lot: 0.96-acres

~~\$749,500~~ \$699,500 + HST

Industrial / Office Property

Versatile building for sale; two (2) grade loading doors; on-site parking; priced competitively

Contact Mark LeBlanc & Andrew LeBlanc



61 Halifax Street, Moncton

Building: 13,000 sq. ft. / Lot: 1.03-acres

\$2,600,000

Industrial Property

Well-maintained property featuring a versatile layout with grade and dock loading; vacant possession Spring 2025

Contact Mark LeBlanc & Brian Toole



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



330 Munroe Street, Bathurst

Lot: 11.70 acres

~~\$1,250,000~~ \$1,195,00 + HST

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

FOR SALE | ALL CLASSES



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



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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