

NEW BRUNSWICK LISTING REPORT

May 2025

Partners Global Corporate Real Estate

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FEATURED LISTINGS

NEW | FOR SALE



21 FAIRWAY DRIVE, HANWELL

Size	Building: 15,462 sq. ft Lot: 1 acre
Price	\$2,495,000.00
Features	<ul style="list-style-type: none"> » Well-maintained property in the rapidly growing Greenview Business Park » Fully leased industrial and office property with potential for owner occupancy » Built in 2021, the two-storey building has exceptional curb appeal and a well-thought-out design

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011

NEW | FOR LEASE



231 REGENT STREET, FREDERICTON

Size	742 to 3,154 sq. ft.
Price	By negotiation, contact listing agent
Features	<ul style="list-style-type: none"> » Charming three-storey walk-up office building at the edge of downtown Fredericton » Corner, high-visibility lot » The property accommodates a wide array of professional uses, including office, medical, and instructional facilities » Paved-on-site parking

John Bigger | 506-470-5057

NEW | FOR LEASE



525 BISHOP DRIVE, FREDERICTON

Size	7,500 sq. ft.
Price	Base: \$20.00 psf Additional: \$9.88 psf
Features	<ul style="list-style-type: none"> » Prime industrial and retail space with private offices, lunchroom and efficient mezzanine. » Industrial portion includes one 12-foot grade level loading door and generous clear heights » Conveniently located in Uptown Fredericton, just a ten minute drive downtown Fredericton

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FOR LEASE

FOR SALE

OFFICE

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INDUSTRIAL

ALL CLASSES

**181 WESTMORLAND STREET, FREDERICTON****Size** 522 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

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

John Bigger | 506-470-5057

**231 REGENT STREET, FREDERICTON****Size** 742 to 3,154 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

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

John Bigger | 506-470-5057

**819 ROYAL ROAD, BLDG H2, FREDERICTON****Size** 5,000 to 14,658 sq. ft.**Price** \$15.00 psf (semi-gross)**Type** Industrial / Warehouse

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

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**819 ROYAL ROAD, BLDG E, FREDERICTON****Size** 6,346 sq. ft.**Price** \$15.00 psf (semi-gross)**Type** Industrial / Warehouse

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

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**71 ALISON BOULEVARD, FREDERICTON****Size** 6,000 to 12,000 sq. ft.**Price** \$25.25 psf (gross)**Type** Office

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

John Bigger | 506-470-5057

**95 GALLOWAY STREET, FREDERICTON****Size** 5,334 sq. ft.**Price** \$9.95 psf (gross)**Type** Industrial

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

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**14 CARLETON STREET, FREDERICTON****Size** 1,500 sq. ft.**Price** \$32.00 psf (gross)**Type** Office / Retail

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

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**771 PROSPECT STREET, FREDERICTON****Size** 5,000 sq. ft.**Price** \$9.950 per month (NNN)**Type** Retail / Industrial

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

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**1250 HANWELL ROAD, FREDERICTON**

Size	Building: 2,100 sq. ft. Lot: 2.10 acres
Price	By negotiation, contact listing agent
Type	Office / Retail / Industrial
1,300 sq. ft. office property and 800 sq. ft. garage on a 2.10-acre lot; located at a busy intersection; excellent exposure	

Andrew LeBlanc | 506-478-0011

**525 BISHOP DRIVE, FREDERICTON**

Size	7,500 sq. ft. plus mezzanine
Price	\$29.88 psf (gross)
Type	Retail / Industrial
Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q3 2025 for occupancy	

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**41 FRONT STREET, GAGETOWN**

Size	1,152 sq. ft.
Price	\$15.00 psf (net)
Type	Industrial / Warehouse
Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River	

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**50 CROWTHER LANE FREDERICTON**

Size	16,294 sq. ft.
Price	\$29.50 psf (gross)
Type	Industrial / Warehouse
Located in Knowledge Park; turnkey space for sublease; on-site parking; available July 2025	

Mark LeBlanc | 506-260-7203

**214 BRUNSWICK STREET, FREDERICTON**

Size	Up to +/- 3,500 sq. ft.
Price	By negotiation, contact listing agent
Type	Office
Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sq. ft.; space ready for tenant improvement	

John Bigger | 506-470-5057

**82 WESTMORLAND STREET, FREDERICTON**

Size	16,000 sq. ft.
Price	\$24.30 psf (gross)
Type	Office
Bright, energy-efficient office space for lease in Fredericton's downtown core; entire second floor of the building	

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**527 KING STREET, FREDERICTON**

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

Price \$7,485,000

Type Office

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

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

**RESTAURANT BUSINESS, STANLEY**

Size Main level: 1,550 sq. ft.
Basement: 700 sq. ft.

Price \$295,000

Type Restaurant Business

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

John Bigger | 506-470-5057

REDUCED

**445 URQUHART CRESCENT, FREDERICTON**

Size 742 to 3,154 sq. ft.

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

Type Office / Industrial

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

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Andrew LeBlanc | 506-478-0011

**61 HALIFAX STREET, MONCTON**

Size 5,000 to 14,658 sq. ft.

Price \$2,600,000

Type Industrial

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

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

**21 FAIRWAY DRIVE, HANWELL**

Size Building: 15,460 sq. ft.
Lot: 1.00 acre

Price \$2,495,000

Type Office / Industrial

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

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UNDER OFFER

330 MUNROE STREET, BATHURST

Size Lot: 11.70 acres

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

Type Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 Zoning

Mark LeBlanc | 506-260-7203

**330 ALISON BOULEVARD, FREDERICTON**

Size Building: 11,636 sq. ft.
Lot: 31,799 sq. ft.

Price \$3,400,000

Type Commercial

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

Mark LeBlanc | 506-260-7203

**160 ALISON BOULEVARD, FREDERICTON**

Size Lot: 2.3.82 acres

Price \$975,000

Type Land

Prime development land with easy access downtown Fredericton and the highway; flexible zoning

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**LOT 18-7 DIVOT DRIVE, HANWELL****Size** Lot: 4.00 acres**Price** \$895,000**Type** Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

Mark LeBlanc | 506-260-7203

UNDER OFFER**140 BLIZZARD STREET, FREDERICTON****Size** Lot: 2.83 acres**Price** \$211,500**Type** Land

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

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CONTACT US

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