

FOR SALE

90 LEONARD DRIVE

SUSSEX, NEW BRUNSWICK

Opportunity to own a fully leased office building
with a five-year government lease in place

THE OPPORTUNITY

This is your opportunity to own a high-quality, stand-alone asset, fully leased to the Province of New Brunswick for the next five years.

Sitting on approximately 1.0-acre, this single-storey 4,177 sq. ft. office building is strategically positioned on the corner of Leonard Drive and Vail Court. The Zoning is Light Industrial (LI) which permits the current office use, as well as a host of others uses. The building has a pleasant appeal and provides ample on-site parking for staff and customers.

The building has 200 feet of frontage on Leonard Drive, and 273 feet on Vail Court providing excellent exposure and visibility. Originally constructed in 1975, the property is a pre-engineered steel frame with reinforced concrete structural slab, concrete block, exterior being face brick and metal accents. The property has a metal roof along with commercial grade double paned glass windows, doors in aluminum frames. Heating and cooling are provided via heat pumps and perimeter electric baseboards. A wet sprinkler system is also in place.

Don't miss this chance to buy a quality property in a stable economy with a AAA tenant!

OFFERING PRICE:

\$750,000 + HST

PROPERTY DETAILS

90 Leonard Drive		ID: 25261
PROPERTY TYPE	Office / Light Industrial	
PID	Portion of 00439950	
YEAR BUILT	1975	
LOT SIZE	Approximately 1.0-acre	
TOTAL BUILDING AREA	4,177 sq. ft.	
ZONING	Light Industrial (LI)	
NET OPERATING INCOME	\$64,843	
SALE PRICE	\$750,000 + HST	



HIGHLIGHTS

LOCATION	Located in an industrial and services area of Sussex; Two minutes from the downtown core; Three minute drive to the Trans-Canada Highway
ASSESSED VALUE	\$1,170,800 (2025) Full Site. Parcel to be sub-divided.
TAXES	\$43,435.52 (2025) Full Site. Parcel to be sub-divided. NOI Assumes \$22,000 taxes for subject property.
NET OPERATING INCOME	\$64,472 (2025)
LAND	Lush lot with mature greenery
PARKING	Ample on-site parking lot
BUILDING CONFIGURATION	Combination of customer area and enclosed offices
AVAILABILITY	Immediate closing subject to sub-division of property from larger parcel





BUILDING DETAILS

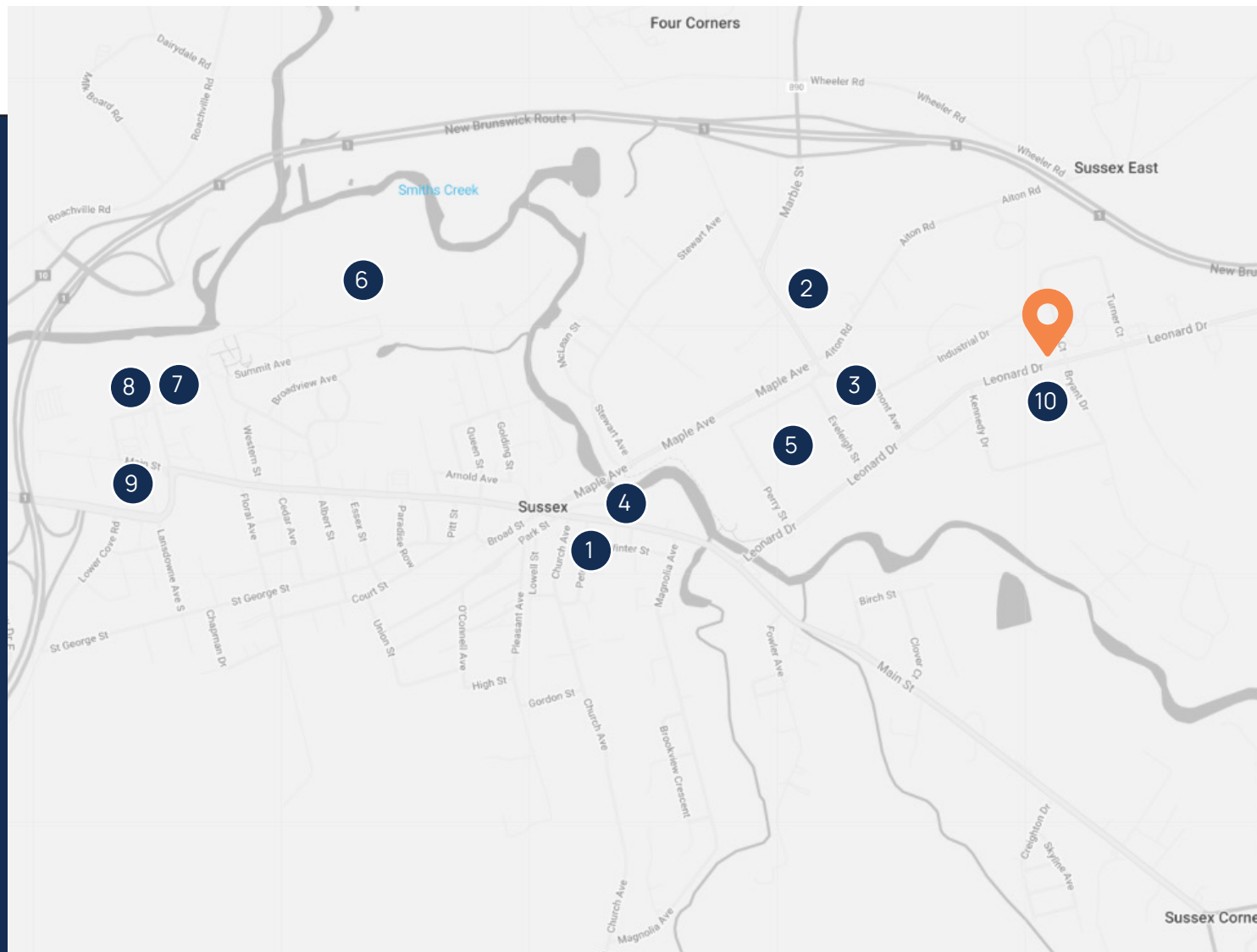
CONDITION	Good
FOUNDATION	Reinforced concrete structural slabs
STRUCTURE	Structural steel framework
ELEVATOR	None
LIGHTING	Florescent and LED fixtures
EXTERIOR WALLS	Brick and metal
ROOF	Metal roofing system
WINDOWS / DOORS	Commercial grade double paned glass units in modern aluminum frames
HEATING & COOLING	Heat pumps and perimeter electric baseboards in place
SPRINKLERS	Wet sprinkler system in place

AERIAL VIEW



Boundaries are approximate

SURROUNDING OVERVIEW



LEGEND

- 1 Sussex Ale Works
- 2 Fudge Factory
- 3 Picadilly Coffee Roasters
- 4 Tim Horton's
- 5 Princess Louise Park
- 6 Benson Athletic Complex
- 7 Canadian Tire
- 8 Sobeys
- 9 Amsterdam Inn & Suites
- 10 Sussex Health Centre

TRAVEL TIME

Downtown Sussex
DRIVE TIME: 10-14 MINUTES

Saint John
DRIVE TIME: 45-48 MINUTES

Moncton
DRIVE TIME: 54-60 MINUTES

Fredericton
DRIVE TIME: 85 - 90 MINUTES

LOCATION OVERVIEW

Sussex, New Brunswick, is a small town nestled in the heart of Kings County, known for its rich agricultural heritage, scenic rolling hills, and strong sense of community. Often referred to as the “Covered Bridge Capital of Atlantic Canada,” Sussex combines rural charm with modern convenience, offering residents and visitors a peaceful lifestyle surrounded by natural beauty.

Conveniently located between Saint John, Moncton, and Fredericton, Sussex serves as a central hub with easy access to major highways, making it an ideal home base for exploring southern New Brunswick. The town is also known for its vibrant downtown, local boutiques, cozy coffee shops, and growing craft beverage scene. Outdoor enthusiasts enjoy nearby attractions like Poley Mountain, the Bluff hiking trails, and the Sussex Golf & Curling Club. With its festivals, including the renowned Balloon Fiesta and agricultural fair, Sussex blends tradition, recreation, and community spirit in a scenic and accessible setting.



TOTAL
POPULATION

4,440
2021

POPULATION
GROWTH

3.7%
2016-2021



Sussex Ale Works



Covered Bridge Chips



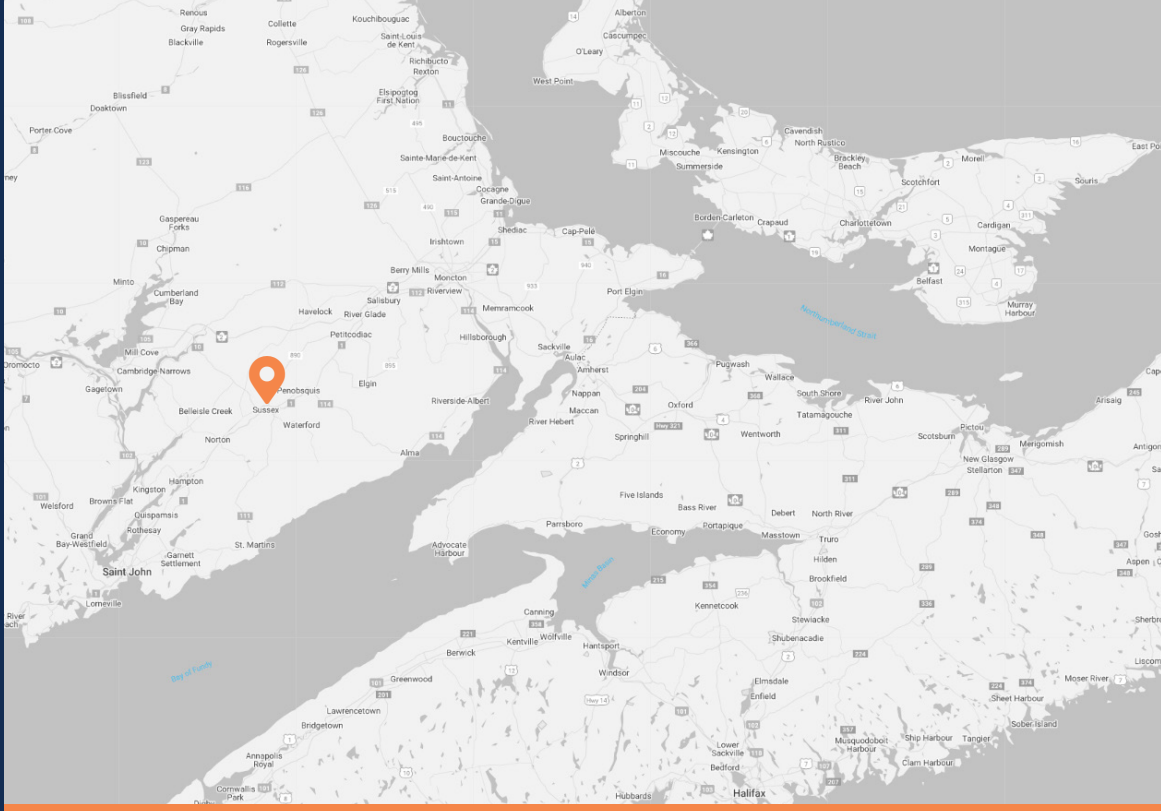
Picadilly Coffee Roasters

SOURCE: STATISTICS CANADA



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