

NEW BRUNSWICK LISTING REPORT

November 2025

Partners Global Corporate Real Estate

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FEATURED LISTINGS

NEW | FOR LEASE



364 ARGYLE STREET, FREDERICTON

Size 3,000 sq. ft.

Price \$28.00 psf

- Features**
- » Fully accessible building with on-site parking
 - » Features seven private offices, two washrooms, a common area, and a kitchen
 - » Located within walking distance of downtown Fredericton
 - » Bright, second floor unit that blends modern and historic charm

John Bigger | 506-470-5057

NEW | FOR SALE



850 ST. PETER AVENUE, BATHURST

Size Building: 18,124 sq. ft. | Lot: 2.34-acres

Price By Bid - Due November 7

- Features**
- » High-visibility commercial property on a major arterial route in Bathurst.
 - » Flexible layout including retail, warehouse, and office space
 - » Located in a growing service and retail corridor surrounded by established neighborhoods
 - » Zoned Highway Commercial

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

INDUSTRIAL | FOR LEASE



525 BISHOP DRIVE, FREDERICTON

Size Building: 7,500 sq. ft. | Lot: 0.75-acres

Price \$20.00 psf

- Features**
- » Standalone, versatile building with retail and industrial space
 - » Excellent signage opportunity and visibility along major commercial artery in Uptown Fredericton
 - » 12' grade-level loading door
 - » Ample, on-site free parking
 - » Powered by 400 amps and 240 volts of three-phase electric

Mark LeBlanc | 506-260-7203

FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

NEW LISTING

**364 ARGYLE STREET, FREDERICTON****Size** 3,000 sq. ft.**Price** \$28.50 psf (gross)**Type** Office

Bright, well-appointed office space; fully accessible building with on-site parking; prime downtown location

John Bigger | 506-470-5057

**33 WINTER STREET, SUSSEX****Size** 33,500 sq. ft.**Price** \$10.95 psf**Type** Industrial / Commercial

18' clear heights; one (1) 16' grade-level loading door; ample on-site parking; new roof scheduled Fall 2025; central location

Andrew LeBlanc | 506-478-0011

**190 ALISON BOULEVARD, FREDERICTON****Size** Up to 12,012 sq. ft.**Price** By negotiation, contact listing agent**Type** Office / Retail / Industrial

Blend of retail and industrial; signage opportunities; two rear dock doors; 20' to 22' clear heights

John Bigger | 506-470-5057

**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 Q4 2025 for occupancy

Mark LeBlanc | 506-260-7203

**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

John Bigger | 506-470-5057 Andrew LeBlanc | 506-478-0011

**320 WILSEY ROAD, FREDERICTON****Size** 2,400 sq. ft.**Price** \$18.00 psf (gross)**Type** Industrial

Located in the Fredericton Industrial Park; one grade-loading door and shared fenced lot for enhanced security

John Bigger | 506-470-5057

**231 REGENT STREET, FREDERICTON****Size** 742 to 1,500 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

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

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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

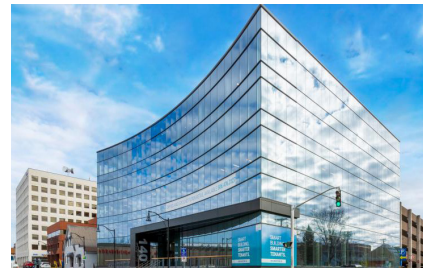
John Bigger | 506-470-5057

INCENTIVES**95 GALLOWAY STREET, FREDERICTON**

Size	5,334 sq. ft.
Price	\$9.95 psf (net)
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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**140 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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**50 CROWTHER LANE FREDERICTON**

Size	16,294 sq. ft.
Price	\$29.50 psf (gross)
Type	Class "A" office

Located in Knowledge Park; turnkey space for sublease; on-site parking; immediate availability

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**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

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COMING SOON**520 KING STREET, FREDERICTON**

Size	3,000 sq. ft.
Price	\$31.50 psf (gross)
Type	Office

Suite 1002 is a modern versatile office space; property has had recent upgrades; central location; adjacent parking lot

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Size	Building: 18,124 sq. ft. Lot: 2.34-acres
Price	By Bid - Due Nov. 7
Type	Retail / Industrial / Warehouse

Blend of retail, warehouse, and office space; zoned Highway Commercial; ideally located in commercial corridor

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**THE CHARLOTTE MALL, ST. STEPHEN**

Size	115,953 sq. ft.
Price	By Bid
Type	Retail

Retail investment property with national tenants; staple shopping centre; highly -visible location

Mark LeBlanc | 506-260-7203 Brian Toole | 902-476-6898

**527 KING STREET, FREDERICTON**

Size	45,206 sq. ft.
Price	By Bid
Type	Office

Fully-built out office building; head lease potential for immediate income; excellent access to amenities.

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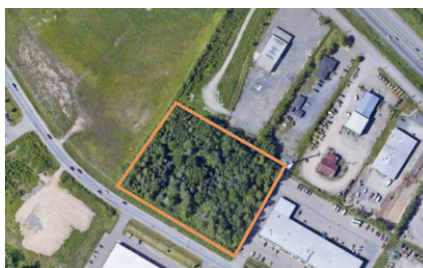
NEW PRICE

**45 PROGRESS DRIVE, ST. STEPHEN**

Size	Building: 10,976 sq. ft. Lot: 1.75-acres
Price	\$995,000
Type	Industrial

Located minutes from the Canada-U.S. boarder; ideal for logistics, distribution and cross-boarder operations

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**185 ALISON BOULEVARD, FREDERICTON**

Size	3.4-acres
Price	\$995,000
Type	Land

Flexible General Industrial zoning; opportunity to purchase adjacent lot for total of 17 acres

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**165 ALISON BOULEVARD, FREDERICTON**

Size	13.5-acres
Price	\$3,995,000
Type	Land

Prime development land with easy access to downtown and Highway 7; flexible General Industrial zoning

John Bigger | 506-470-5057

SOLD

**25 MILTON LANE, SACKVILLE**

Size	Building: 10,800 sq. ft. Lot: 5.51-acres
Price	\$350,000
Type	Office / Mixed-Use

5.51 acres spanning two parcels of land; 10,800 sq. ft. of office space ready for re-development; institutional zoned

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UNDER OFFER

**61 HALIFAX STREET, MONCTON**

Size	13,000 sq. ft.
Price	\$2,600,000
Type	Industrial

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

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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

Mark LeBlanc | 506-260-7203



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 sq. ft. industrial building

Mark LeBlanc | 506-260-7203

CONTACT US

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