

For Lease

61 CARLETON STREET

FREDERICTON, NEW BRUNSWICK



John Bigger

☎ (506) 470-5057

✉ john@partnersglobal.com

partnersglobal.com



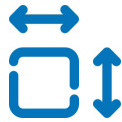
1,800 sq. ft. of versatile space for lease in downtown Fredericton

Discover Unit 2 at 61 Carleton Street, a bright and open 1,800 sq. ft. space designed for versatility. Featuring large street-facing windows, abundant natural light, and a flexible open layout, this unit serves as the perfect blank canvas for retail or office use. The space includes a generous main showroom, wash-room, and two storage rooms, all with excellent street frontage and visibility. Zoned City Centre.

Located on the main level and nestled between King and Queen Streets, the property enjoys high exposure and steady foot traffic. Benefit from easy access to nearby shops, restaurants, and professional services in the heart of Fredericton's cultural and business district. Recent upgrades throughout the building enhance comfort and functionality, including refreshed interiors and air conditioning. The entire building spans approximately 6,000 sq. ft. and hosts a mix of office, retail, and service-oriented tenants. Whether you're looking to establish a new venture or expand a business, 61 Carleton Street will deliver!



Flooded with Natural Light



1,800 sq. ft of Space



Desired, Central Location

LISTING ID	25269
ADDRESS	61 Carleton Street
PID	75026880
LOCATION	Downtown Fredericton
PROPERTY TYPE	Retail / Office
LOT SIZE	4,650 sq. ft.
BUILDING SIZE	6,000 sq. ft.
SIZES AVAILABLE	1,800 sq. ft.
PARKING	Paid street and lots nearby
ZONING	City Centre (CC)
AVAILABILITY	Immediately
GROSS RENT	\$25.00 psf
NOTES	Utilities are extra





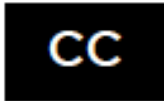
City Centre Zoning

Section 11

Commercial Zones

CC

11.14 CITY CENTRE ZONE



11.14(1) PURPOSE

The CC Zone:

- accommodates a wide variety of commercial, office, residential and institutional development in the city's downtown core;
- is generally characterized primarily by storefront commercial buildings that are close to each other and oriented to the street; and,
- allows dwelling units above ground floor commercial uses in the building as well as apartment buildings in the downtown's West End.



11.14(2) USES

(a) Permitted Uses

- | | |
|---|---|
| (1) Apartment Building | (23) Hotel/Motel |
| (2) Adult Care Centre | (24) Instructional Facility |
| (3) Assisted Living | (25) Liquor Store |
| (4) Catering Service | (26) Medical Clinic |
| (5) Child Care Centre - Large | (27) Medical Practice |
| (6) Cinema | (28) Micro-brewery/distillery |
| (7) Community Centre | (29) Night Club |
| (8) Conference & Event Facility | (30) Office Z-5.113 |
| (9) Commercial Recreation Establishment | (31) Personal Service - Apparel |
| (10) Convenience Store | (32) Personal Service - Appearance |
| (11) Counselling Service | (33) Pet Care Service |
| (12) Cultural Establishment | (34) Place of Worship |
| (13) Drinking Establishment | (35) Printing Centre |
| (14) Dwelling Unit | (36) Recreation Facility - Indoor |
| (15) Emergency Shelter Z-5.216 | (37) Research & Advanced Technology Z-5.143 |
| (16) Entertainment Estab. | (38) Restaurant |
| (17) Financial Institution | (39) Restaurant - Licensed |
| (18) Fitness Centre | (40) Retail Store |
| (19) Food Service - Take-out | (41) School (K-12) |
| (20) Funeral Home | (42) Service Centre |
| (21) Grocery Store | (43) Service & Repair - Household |
| (22) Health Services Laboratory | (44) Social Organization |
| | (45) Special Function Tent |

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- | | |
|--|---|
| <ul style="list-style-type: none"> (46) <i>Studio - Artisan</i> (47) <i>Studio - Media</i> (48) <i>Studio - Photographic</i> (49) <i>Temporary Vending Facility</i> (50) <i>University & College</i> (51) <i>Vocational/Technical School</i> | <ul style="list-style-type: none"> (b) Conditional Uses (1) <i>Dispatch Service</i> (2) <i>Hostel</i> (3) <i>Market</i> (4) <i>Parking Structure</i> (5) <i>Transit Service</i> (6) <i>Vehicle Rental</i> (7) <i>Single Room Occupancy</i> Z-5.253 |
|--|---|

11.14(3) USE RULES

All uses shall comply with the Regulations Applying to All Uses (Section 4). All non-residential uses shall comply with the Regulations Applying to Commercial Uses (Section 10). *Apartment building, assisted living, dwelling units and single room occupancy* shall comply with Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.253

- (a) *dwelling units and single room occupancy* shall: Z-5.253
 - (i) not be located on the ground floor *frontage* of a *building*;
 - (ii) not share an internal hallway with any commercial uses in the *building*; and,
 - (iii) have an entrance separate from that of any commercial use in the *building*. Z-5.16
- (b) *apartment buildings* shall only be permitted in the blocks bounded by Smythe Street, Ste-Anne Pointe Drive, Northumberland Street and Brunswick Street.
- (c) *parking structures* shall be designed so that at least 50% of the length of a *façade* facing a public *street* incorporates commercial and/or office uses with direct pedestrian access to the *street*.
- (d) *dispatch service* shall:
 - (i) not be permitted west of Westmorland Street; and, Z-5.82
 - (ii) not include *outdoor storage* of any kind or repair of fleet vehicles. Z-5.59

11.14(4) STANDARDS

(a) Building Setbacks	Z-5.197 Z-5.143
(i) From a <i>front property line</i> :	MIN 0 metres AND MAX 3 metres, except:
(A) where a <i>lot</i> fronts on Smythe Street or the south side of Brunswick Street:	MIN 3 metres

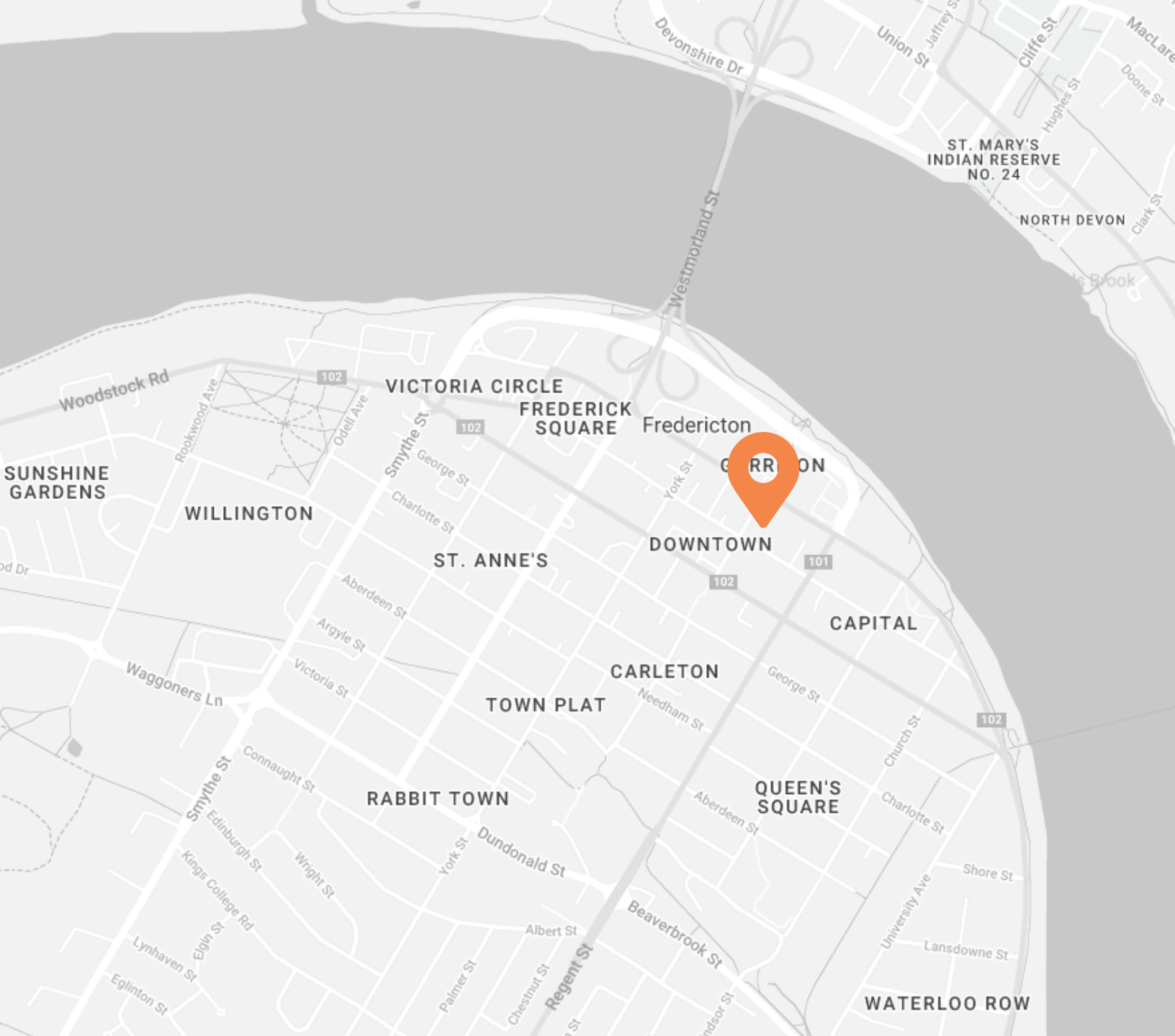
City Centre Zoning

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Commercial Zones

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(ii) From a <i>side property line</i> :	MIN 0 metres AND MAX 2 metres, except:
(A) for a driveway	3.6 metres Z-5.216
(iii) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	MIN 0 metres AND MAX 2 metres Z-5.216 Z-5.312
(iv) From a <i>rear property line</i> :	MIN 0 metres, except:
(A) for apartment buildings:	MIN 3 metres
(b) Building Height	Z-5.16
(i) Minimum <i>building height</i> :	MIN 10 metres
(ii) Maximum building height shall comply with Schedule 2: Maximum Building Height (in storeys) .	Z-5.113 Z-5.197
(iii) Maximum <i>storey height</i> :	
(A) ground floor:	MAX 4.5 metres
(B) above ground floor:	MAX 3.5 metres
(c) Building Design	Z-5.182
(i) <i>Buildings</i> that are more than four (4) <i>storeys</i> in <i>height</i> shall incorporate a continuous step-back at the fourth or fifth <i>storey</i> level to a minimum depth of 2.0 metres on any <i>façade</i> that faces a <i>public street</i> .	Z-5.197 Z-5.143
(d) Floor Area (MAX)	
(i) Seating area for <i>food service - take out</i> :	15 m ²
(e) Parking	
(i) In accordance with Section 5	
(ii) <i>Dispatch service</i> shall be limited to a maximum of 3 fleet vehicles in a surface <i>parking lot</i> .	Z-5.59
(iii) <i>Vehicle rental</i> shall be limited to a maximum of 6 rental vehicles in a surface <i>parking lot</i> .	



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