

# NEW BRUNSWICK LISTING REPORT

August 2022

**Partners Global Corporate Real Estate**

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# FEATURED LISTINGS



## 464 GOLF CLUB ROAD, FREDERICTON

<b>Size</b>	+/- 37 acres
<b>Price</b>	\$7,500,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Rare development opportunity 7 mins from downtown Fredericton</li> <li>• 37 acres with frontage on two busy roadways</li> <li>• Surrounded by high quality residential developments</li> <li>• Mostly cleared site</li> </ul>

**Contacts** Mark LeBlanc



## 231 REGENT STREET, FREDERICTON

<b>Size</b>	12,600 sf (building), 0.52 acres (lot)
<b>Price</b>	\$2,295,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• 3 storey walk-up office building</li> <li>• Flexible zoning</li> <li>• 30 on-site parking spaces</li> <li>• Common washroom on each floor</li> </ul>

**Contacts** Mark LeBlanc



## 515 KING STREET, FREDERICTON

<b>Size</b>	6,856 sf
<b>Price</b>	\$18.00 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Large ground level office space with fantastic exposure and signage potential</li> <li>• Functional open concept layout</li> <li>• Wheelchair accessible</li> <li>• City Centre zoning</li> </ul>

**Contact** John Bigger



# FOR LEASE | ALL CLASSES



## 212 Hodgson Road, Fredericton

2,160 sf

\$18.00 psf (gross)

Industrial Property

Well located industrial space; ample parking; grade level overhead door; flexible zoning

**Contact** Mark LeBlanc



## 10 Divot Drive, Hanwell

1,600 sf

\$12.00 psf + utilities

Retail/Industrial property

Newly constructed industrial space; ready for final improvements by tenant; 16' ceilings; 12' x 14' overhead door

**Contact** John Bigger



## 380 Alison Blvd, Fredericton

2,020 sf

\$24.00 psf + utilities

Office property

High visibility location; well laid out office space; great signage potential; ample on-site parking

**Contact** Mark LeBlanc



## 385 Wilsey Road, Unit 17, Fredericton

3,750 sf

\$10.78 psf (gross)

Industrial property (Office & Warehouse)

Fredericton Industrial Park; dock loading with 12' loading door; ample on-site parking; 18' clear heights

**Contact** Mark LeBlanc



## 542 Riverside Drive, Fredericton

2,200 sf

\$16.00 psf (net)

Commercial Property

High traffic location; mix of high-end office and workshop area; fenced in yard and ample on-site parking

**Contact** John Bigger



## 515 King Street, Fredericton

6,856 sf

\$18.00 psf (net)

Office property

Downtown, wheelchair accessible, great visibility and high ceilings; City Centre Zoning

**Contact** John Bigger



## 140 Alison Blvd, Unit 4, Fredericton

7,200 sf

\$12.00 psf (net)

Office property

Fully built-out modern office space; 18' ceiling heights; exterior signage opportunities; available immediately

**Contact** Mark LeBlanc



## Cyber Centre, Fredericton

5,000 - 31,570 sf

Price by negotiation (contact listing agent)

Office property

Class A office facility; resilient building design and infrastructure; build-to-suit space; tenant inducements available

**Contacts** Mark LeBlanc & John Bigger

# FOR LEASE | ALL CLASSES



## 160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

Build-to-suit

Build-to-suit land development; available for single or multiple tenant occupancy; convenient location

**Contact** Mark LeBlanc



## 855 Bayside Drive, Saint John

14,092 sf

\$6.50 psf (net)

Warehouse property

Quality single-user warehouse for sublet in Grandview Industrial Park; grade and dock level loading

**Contact** John Bigger



## 939 Main Street, Moncton

9,000 sf

\$14.50 psf (net)

Office property

Modern, move-in ready space; paved parking available; remaining furniture negotiable; efficient suite layout

**Contact** Mark LeBlanc



## 440 Wilsey Road, Fredericton

1,841 sf

\$14.00 psf (gross)

Office property

Second floor corner office space in the Fredericton Industrial Park; ample natural light; free on-site parking

**Contact** Mark LeBlanc



# FOR SALE | ALL CLASSES



## 464 Golf Club Road, Fredericton

+/- 37 acres

\$7,500,000

Office Building

Rare development opportunity in Fredericton; approx. 37 cleared acres in residential area minutes to downtown

**Contact** Mark LeBlanc



## 231 Regent Street, Fredericton

12,600 sf (building) 0.52 acres (lot)

\$2,295,000

Office Building

Three storey walk-up office building; 30 on-site parking spaces; located in residential area steps from downtown

**Contact** Mark LeBlanc



## 642 Union Street, Fredericton

Two lots totaling 16,297 sf

\$229,900

Land

Two lots on opposite corners; development agreement for mixed use building on one lot & parking on other

**Contact** Mark LeBlanc



## 99 Westmorland Drive, Fredericton

0.65 acres

\$1,950,000

Land

Rare development opportunity in downtown Fredericton; previously approved for 9-storey mixed-use project

**Contact** Mark LeBlanc



## 380 Saint Mary's Street, Fredericton

2,500 sf (building) 0.88 acres (lot)

\$650,000

Commercial building

High visibility commercial building with mix of showroom/office space and garage; fenced and paved compound

**Contact** Mark LeBlanc



## 668 Rue Principale, Neguac

~1,000 sf

\$25,000

Former Canada Post office

Located on Highway 11, a major provincial artery; flexible zoning; rock-solid construction; close to amenities

**Contact** Connie Amero & Mark LeBlanc



## 160 Alison Boulevard, Fredericton

3.83 acres

\$975,000

Land

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

**Contact** Mark LeBlanc



## Lot 18-7 Divot Drive, Hanwell

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

# FOR SALE | ALL CLASSES



## 95 Galloway Street, Moncton

5,334 sf building, 7.00 acre lot

\$1,495,000

Industrial

Industrial building with additional land for future development; nearly 2 acres of paved parking

**Contact** Mark LeBlanc



## 385 Urquhart Crescent, Fredericton

2.00 acres

\$184,900

Land

Located moments from the Trans-Canada and Vanier Highways; flexible zoning and 230 ft of road frontage

**Contact** John Bigger



## 140 Blizzard Street, Fredericton

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



## Greer Street, Hanwell

27.80 acres

\$700,000

Land

Development land located in one of New Brunswick's fastest growing areas; Residential Zone Five zoning

**Contact** Mark LeBlanc



## Lot 14-2 Timothy Ave South, Hanwell

3.00 acres

\$225,000

Land

Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Hwy, Industrial Zoning

**Contact** Mark LeBlanc



## 380 Alison Boulevard, Fredericton

3,940 sf

\$650,000

Office permitted as primary use

Ideally-located commercial property; leverage potential rental income to offset mortgage payments

**Contact** Mark LeBlanc



## 400 William Street, Dalhousie

5,389 sf (building) 6,803 sf (Land)

\$89,000

Commercial Property

Located on main commercial corridor in town of Dalhousie; Single unit partial two storey building built in 1965

**Contact** Mark LeBlanc



## Greenview Drive, Hanwell

3.44 acres

\$389,500

Land

Excellent opportunity in Hanwell Industrial Park, easy access to Trans Canada Highway; fantastic visibility

**Contact** Mark LeBlanc

Click the property photos for more information



# CONTACT US

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