

FOR LEASE

518 SAINT MARY'S STREET FREDERICTON, NEW BRUNSWICK

Prime 1,050 sq. ft. office / retail corner
space in well-established strip plaza



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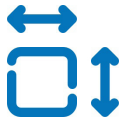
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Prime 1,050 sq. ft. office / retail corner space in well-established strip plaza

Now available for lease, this well-appointed 1,050 sq. ft. corner unit is nestled within a well-established strip plaza along busy Saint Mary's Street. Offering excellent visibility, free parking, and a clean and professional atmosphere, this open-concept space is perfect for office or retail space. The front area is customer facing, while the rear section includes a small kitchenette and rear exit, making it a practical and versatile space for business operations. Furthermore, the property offers exceptional signage opportunities including a prominent roadside back-lit pylon sign, perfect for businesses to showcase their brand.

The space includes a dedicated ducted heat pump, bright ceiling grid, and a combination of VCT and ceramic tile flooring, ensuring a modern feel throughout. With COR-2 zoning, the property offers immense flexibility with up to forty-five permitted uses, including medical practices, personal service, retail, and more. Utilities are separately metered, and unit will be available November 1, 2024.



1,050 sq. ft.
Office / Retail



High Vehicular
Area



Commercial
Corridor-2 Zone

LISTING ID	25242
ADDRESS	518 Saint Mary's Street
LOCATION	Fredericton, NB
PID	75529149
PROPERTY TYPE	Office / Retail
LOT SIZE	26,490 sq. ft.
BUILDING SIZE	4,000 sq. ft.
AVAILABLE SPACE	1,050 sq. ft.
FLOOR LOCATION	Ground floor
ZONING	Commercial Corridor Two (COR-2)
HVAC	Dedicated, ducted heat pump
PARKING	Ample, free on-site parking
AVAILABILITY	November 1, 2024
BASE RENT	\$12.00 psf
ADDITIONAL RENT	\$4.90 psf (utilities separately metered)

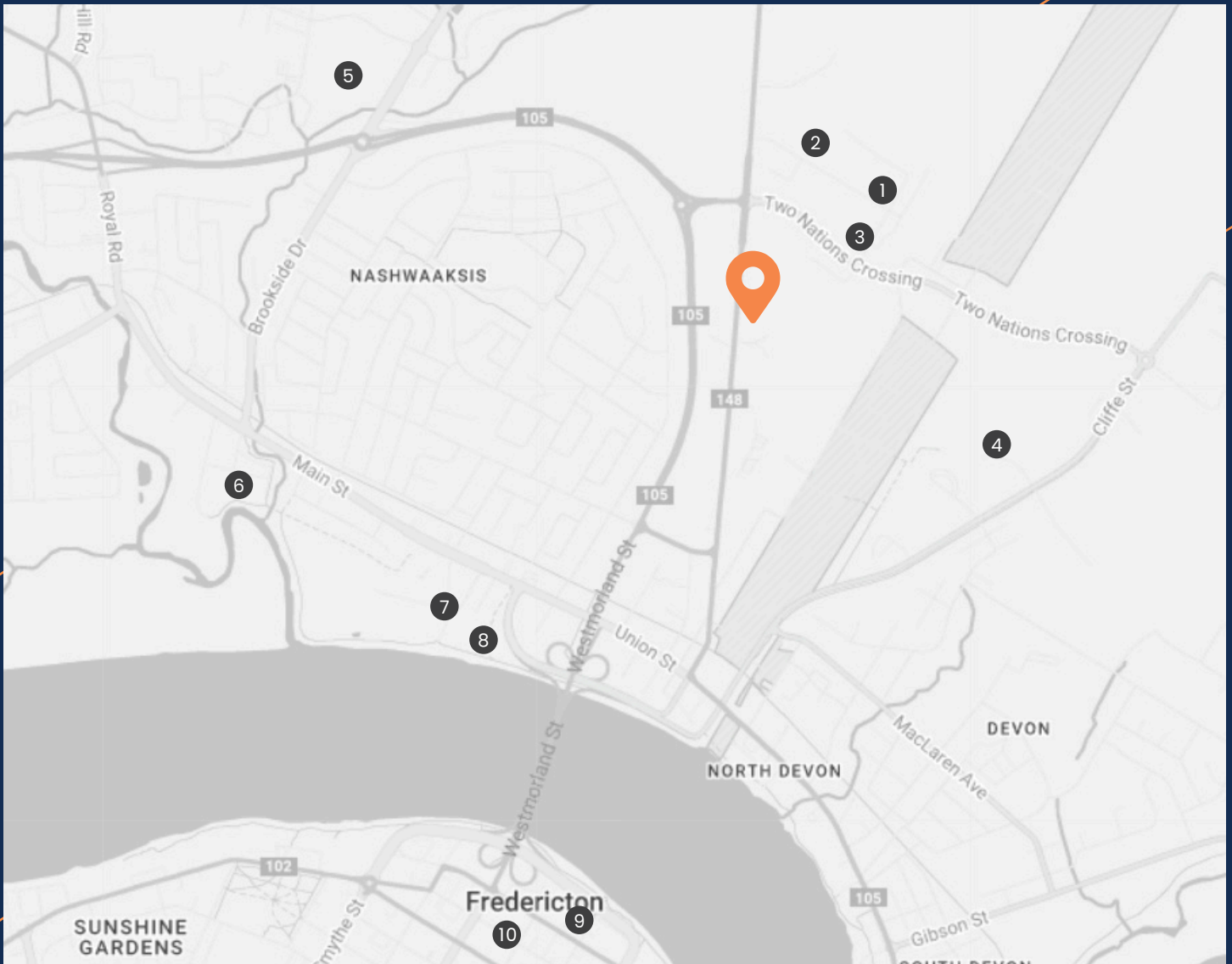


Site View

518 Saint Mary's Street, Fredericton



Surrounding Area



- ① Walmart Supercentre
- ② Kent Building Supplies
- ③ Upcoming Highland Plaza Development
- ④ YMCA North Wellness Centre
- ⑤ Brookside Mall
- ⑥ Atlantic Superstore
- ⑦ Trailway Brewing Co
- ⑧ Cityview Dog Park
- ⑨ Fredericton Public Library
- ⑩ Downtown Fredericton

Northside Business District
DRIVE TIME: 4 MINUTES

Downtown Fredericton
DRIVE TIME: 7 MINUTES

Fredericton International
Airport
DRIVE TIME: 20-25 MINUTES

Zoning - COR-2

11.9 COMMERCIAL CORRIDOR ZONE TWO

COR-2

11.9(1) PURPOSE

The COR-2 Zone:

- accommodates commercial *development* including auto-oriented services;
- is generally located along major roads within primary commercial areas;
- is generally characterized by *buildings* located far back from the *street* with *parking* surrounding the *building*; and,
- allows more than 1 main commercial *building* on a *lot*.



11.9(2) USES

(a) **Permitted Uses**

- | | | |
|---|---------|------------------------------------|
| (1) Car Wash | | (25) Personal Service - Apparel |
| (2) Catering Service | | (26) Personal Service - Appearance |
| (3) Commercial Recreation Establishment | | (27) Pet Care Service |
| (4) Convenience Store | | (28) Printing Centre |
| (5) Contractor's Shop | Z-5.143 | (29) Restaurant |
| (6) Counselling Service | | (30) Restaurant - Licensed |
| (7) Dispatch Service | | (31) Retail Store |
| (8) Drinking Establishment | | (32) Sales Centre - Model Home |
| (9) Equipment Sales & Rental - Light | | (33) Service & Repair - Household |
| (10) Financial Institution | | (34) Social Organization |
| (11) Fitness Centre | | (35) Special Function Tent |
| (12) Food Service - Take Out | | (36) Studio - Media |
| (13) Funeral Home | | (37) Studio - Photographic |
| (14) Grocery Store | | (38) Temporary Vending Facility |
| (15) Health Services Laboratory | | (39) Transit Service |
| (16) Hotel/Motel | | (40) Vehicle Sales - Seasonal |
| (17) Instructional Facility | | (41) Vehicle Service - Major |
| (18) Laboratory | Z-5.116 | (42) Vehicle Service - Minor |
| (19) Liquor Store | | (43) Veterinary Services |
| (20) Medical Clinic | | (44) Vocational/Technical School |
| (21) Medical Practice | | (45) Warehouse - Wholesale |
| (22) Micro-brewery | | |
| (23) Night Club | | |
| (24) Office | | |

(b) **Conditional Uses**

- (1) Drive-thru Facility
- (2) Gas Bar
- (3) Vehicle Rental



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