

FOR SALE

668 BRUNSWICK STREET FREDERICTON, NEW BRUNSWICK

Unique heritage property for sale in
heart of downtown Fredericton



Mark LeBlanc

☎ (506) 260-7203

✉ mark@partnersglobal.com

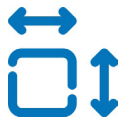
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Unique heritage property for sale in heart of downtown Fredericton

Discover a unique opportunity to own a piece of Fredericton's rich history with this exceptional heritage building located at 668 Brunswick Street. Built in 1842, this historic structure originally served as the York County Jail and has been renovated as recently as 2022 to blend its storied past with modern finishes.

Supported by City Centre Institutional (CCI) Zoning and nestled on a 0.42- acre lot, this property offers 10,800 sq. ft. of versatile space. It includes a 3,600 sq. ft. floor plate that spans a finished basement, main floor, second floor, and a usable attic. The building features 10' ceilings, six parking spaces, entry ramps, and a roof replacement, finished with moderne recycled shingle, in 2013. Protected as a heritage property within the city of Fredericton, this landmark combines historical charm with contemporary functionality. Do not miss your chance to own a piece of the city's history!



10,800 sq. ft.
Heritage
Building

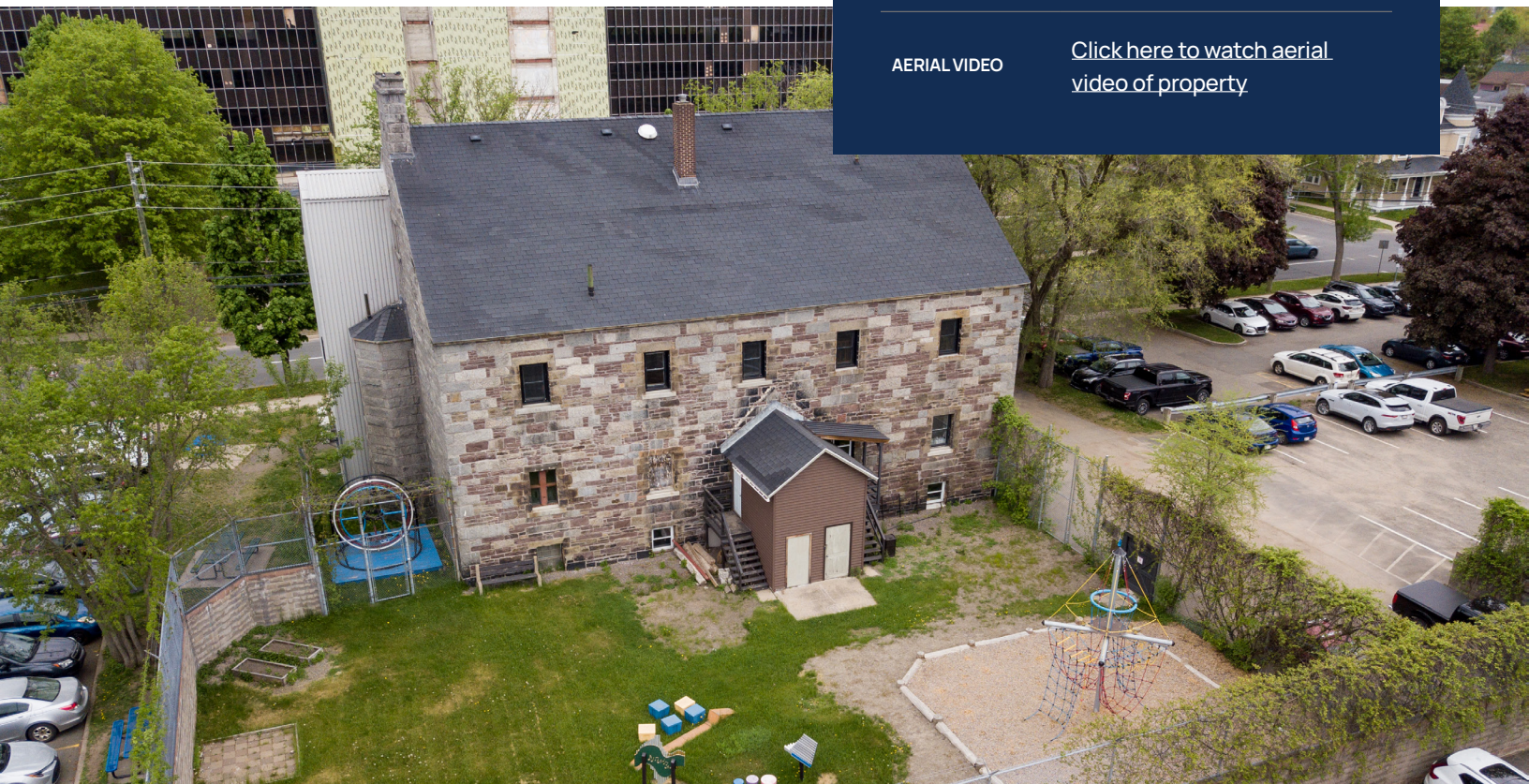


Central, Desired
Location



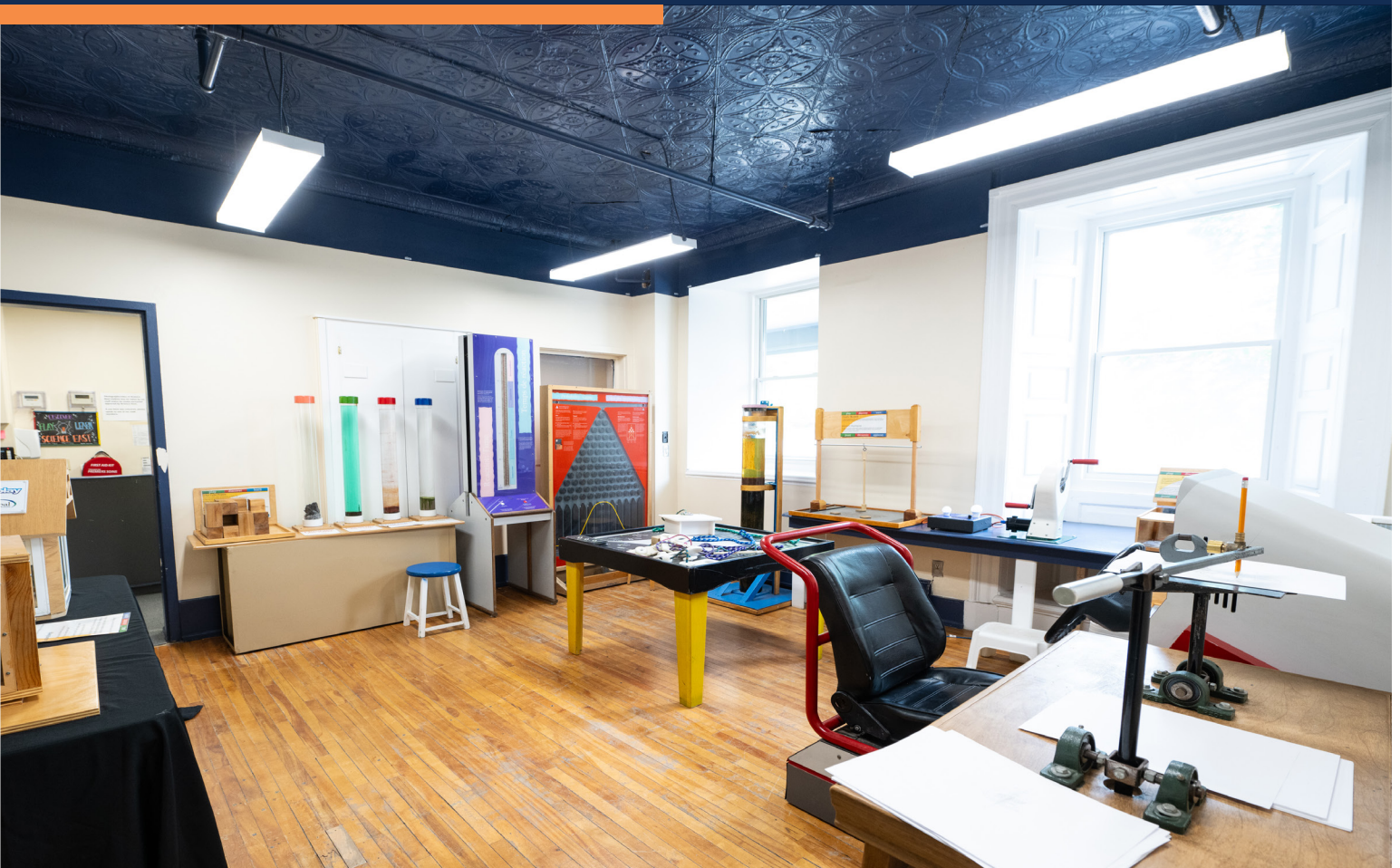
On-Site Parking

LISTING ID	25235
ADDRESS	668 Brunswick Street, Fredericton
PID	01455559
PROPERTY TYPE	Mixed-use
LOT SIZE	18,492 sq. ft. / 0.42-acres
BUILDING SIZE	10,800 sq. ft. plus attic
NO. OF FLOORS	Two plus basement and attic
YEAR BUILT / RENOVATED	1842 / 2022
HEATING	Natural gas, heat pumps, and electric baseboard
ZONING	City Centre Institutional Zone (CCI)
PARKING	Six on-site parking spaces
OFFERING PRICE	\$1,195,000
AERIAL VIDEO	Click here to watch aerial video of property



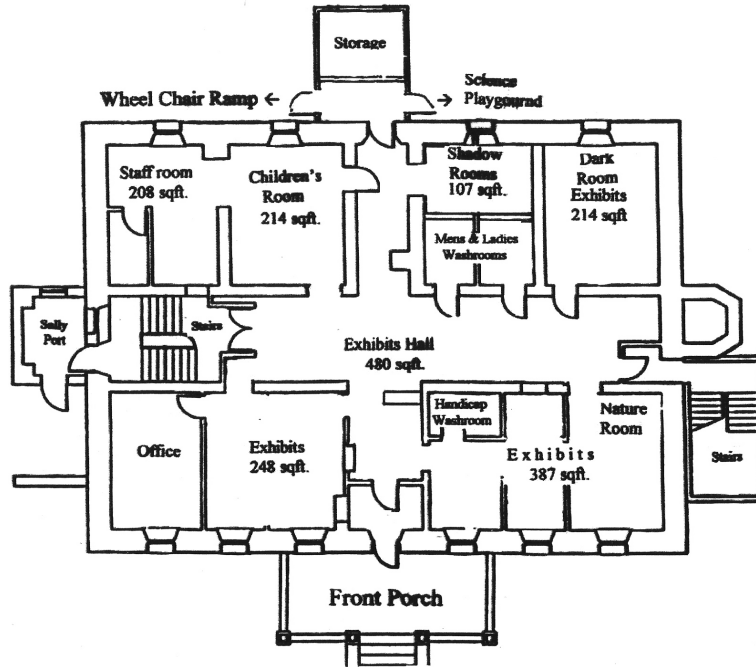
Property Highlights

- Iconic Heritage property located in downtown Fredericton
- 10,800 sq. ft. building situated on a 18,492 sq. ft. lot
- Constructed in 1842 with most recent renovations completed in 2022
- Two floors structure plus attic and dry basement
- Attic includes +/- 3,300 sq. ft. of finished and usable space (with sloping roof)
- The dry and usable basement measure 50' x 72' and is 70% finished
- 10' ceilings throughout first and second floors
- Fenced backyard area
- Roof was replaced in 2013 with moderne recycled shingle
- Property is equipped with natural gas heating, heat pumps (four exterior units and five interior heads), and electric baseboard heating
- Equipped with a barrier-free ramp at entrance
- Property includes approximately six surface level parking spaces
- Within walking distance of a plethora of amenities, including restaurants, cafes, banks, shops, walking trails, and hotels
- Proximity to various public transportation routes

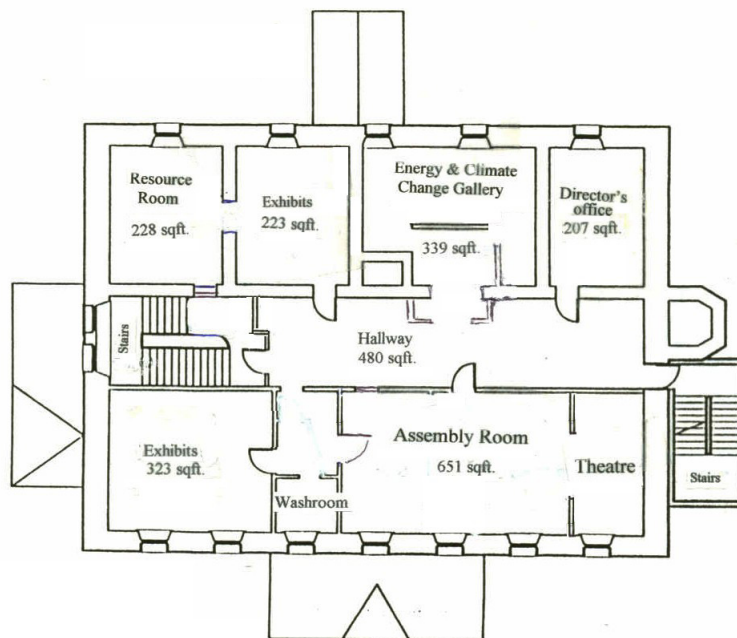


Floor Plans

First Level

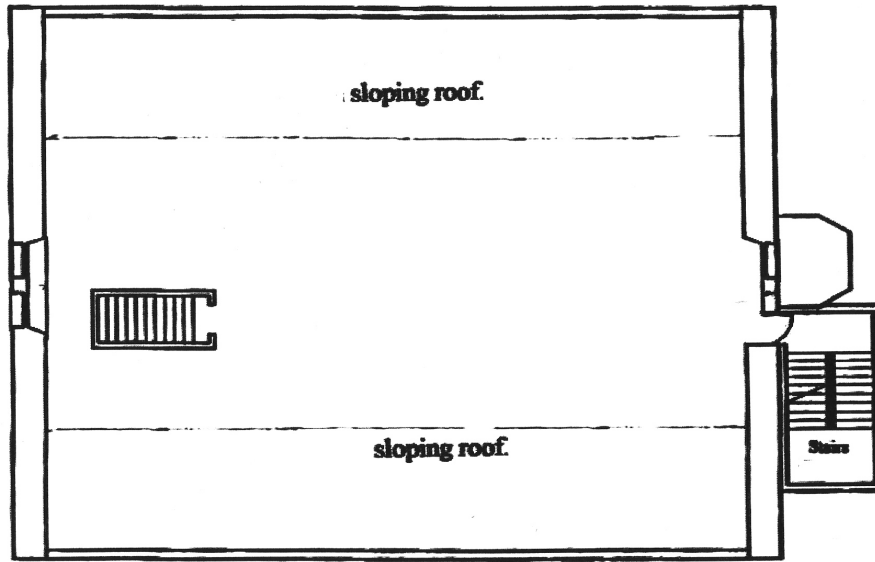


Second Level

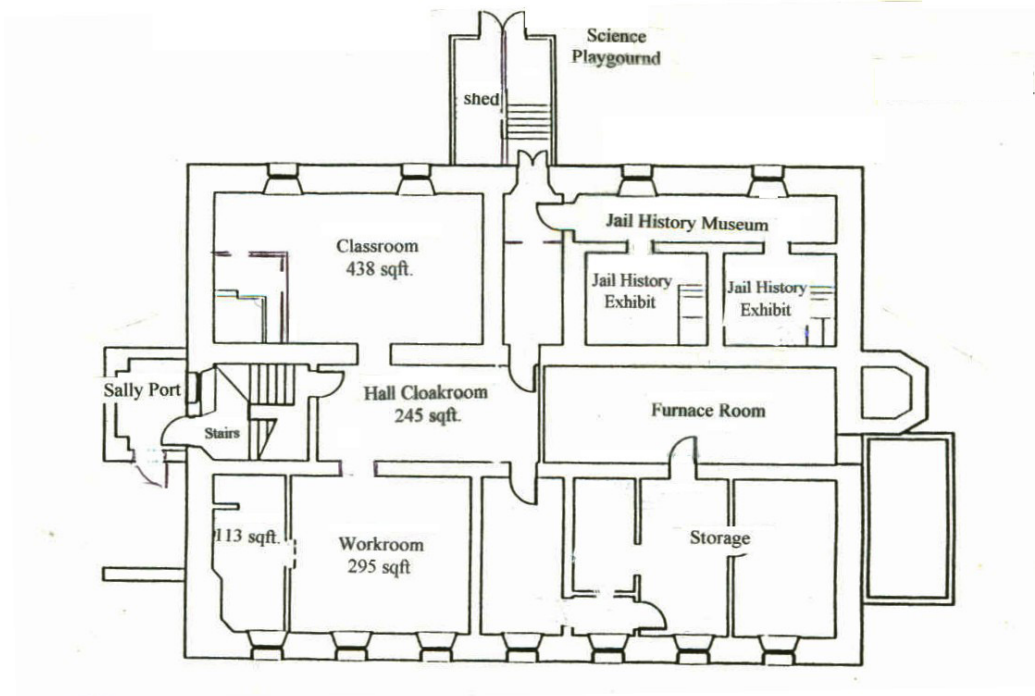


Floor Plans

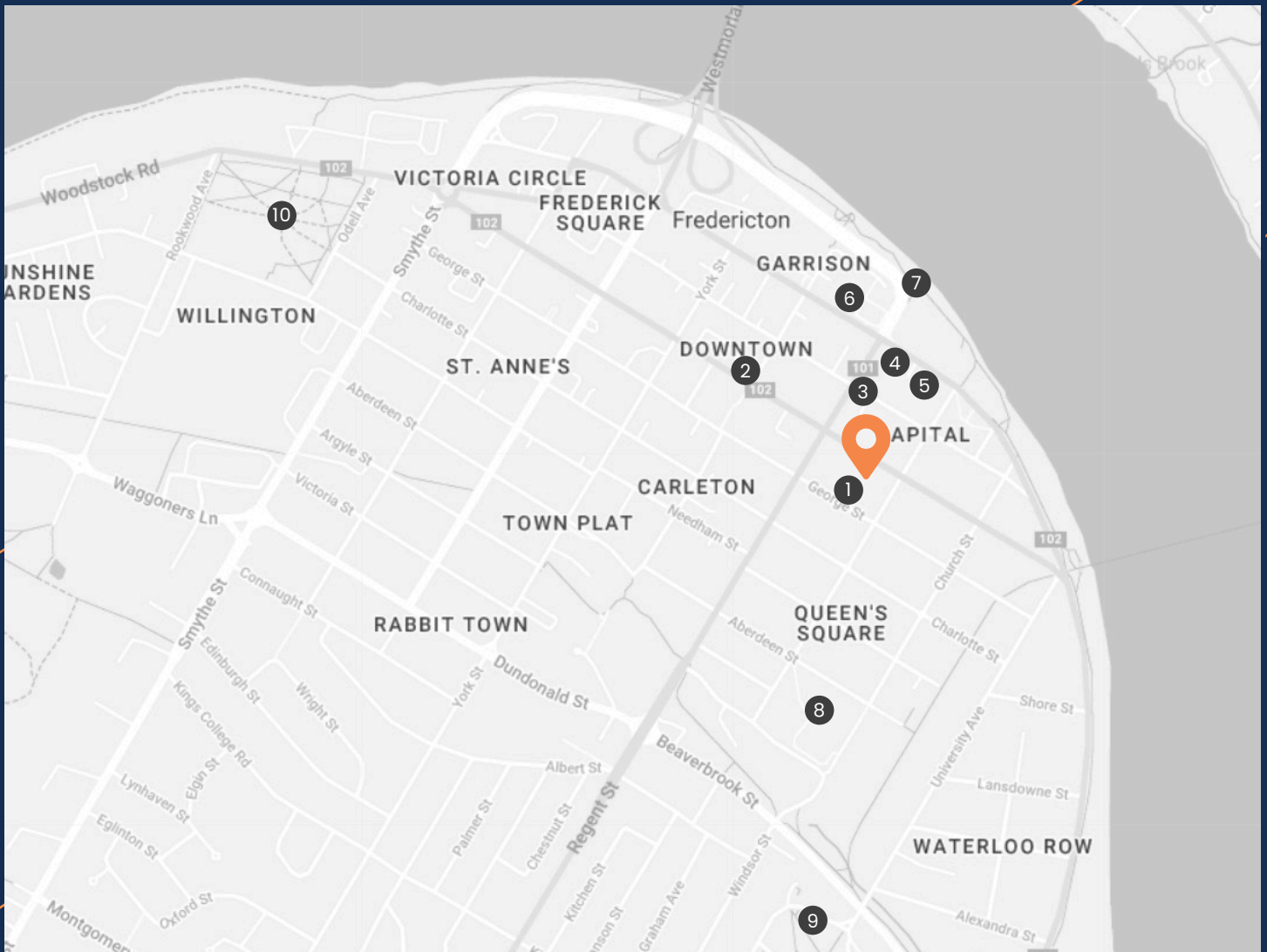
Attic Level



Basement Level



Surrounding Amenities



- ① Fredericton Boyce Farmers Market
- ② Kings Place Mall
- ③ Snooty Fox / The Tipsy Muse Cafe
- ④ Hilton Garden Inn Fredericton
- ⑤ Fredericton Convention Centre

- ⑥ Officers Square / Fredericton Region Museum
- ⑦ Riverfront Trail
- ⑧ Queen Square
- ⑨ University of New Brunswick
- ⑩ Wilmot Park

Westmorland Street Bridge
DRIVE TIME: 3 MINUTES

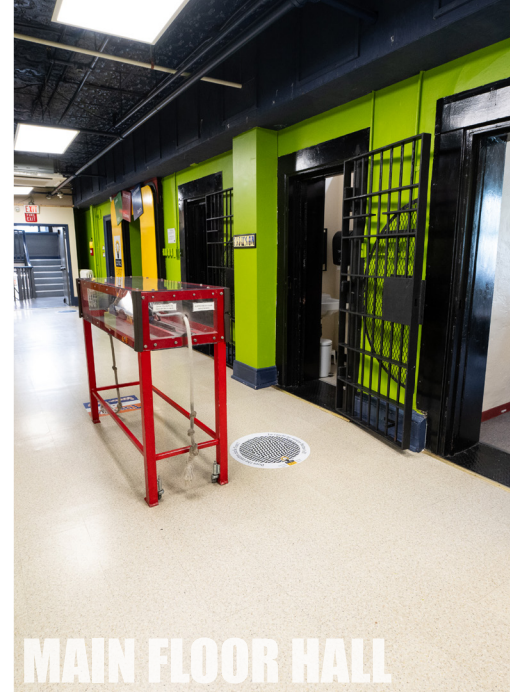
New Brunswick Highway 102
DRIVE TIME: 6-8 MINUTES

Uptown Fredericton
DRIVE TIME: 10-12 MINUTES

Fredericton International Airport
DRIVE TIME: 15 MINUTES



SECOND FLOOR EXHIBIT ROOM



MAIN FLOOR HALL



ATTIC SPACE



SECOND FLOOR RESOURCE ROOM



REAR EXTERIOR



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