

NEW BRUNSWICK LISTING REPORT

September 2024

Partners Global Corporate Real Estate

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FEATURED LISTINGS



668 BRUNSWICK STREET, FREDERICTON

Size	Building: 10,800 sq. ft. / Lot: 18,492 sq. ft.
Price	\$1,195,000
Features	<ul style="list-style-type: none"> • Well-maintained 10,800 sq. ft. heritage building • Combination of historical charm and contemporary functionality • Well-situated in downtown Fredericton • On-site parking • Supported by City Centre Institutional (CCI) Zoning

Contact Mark LeBlanc



1015 REGENT STREET, UNIT 408, FREDERICTON

Size	1,077 sq. ft.
Price	\$3,320 per month (gross)
Features	<ul style="list-style-type: none"> • Sublease opportunity within the well-established Fredericton Medical Centre • Proximity to Dr. Everett Chalmers Regional Hospital • Bright medical space with reception, exam rooms, kitchenette, and washroom • Ample on-site parking

Contact Mark LeBlanc



1749 HANWELL ROAD, HANWELL

Size	1,600 sq. ft.
Price	Price by negotiation
Features	<ul style="list-style-type: none"> • Office space for lease conveniently located at the corner of Hanwell Road and Greenview Drive • Space features three private offices, a large open workspace, and washrooms • Ample, on-site parking • Supported by Commercial & Light Industrial 3 Zoning

Contacts John Bigger

FOR LEASE | ALL CLASSES



1015 Regent Street, Unit 408, Fredericton

1,077 sq. ft.

\$3,320 per month (gross)

Office / Medical

Bright medical space for sublease; located with The Fredericton Medical Centre; on-site parking

Contact Mark LeBlanc



1250 Hanwell Road, Fredericton

Building: 2,100 sq. ft. / Lot: 2.10-acres

Price by negotiation (contact listing agent)

Office / Retail / Land

1,300 sq. ft. office property and 800 sq. ft. garage on a 2.10-acre lot; located at a busy intersection; excellent exposure

Contact Andrew LeBlanc



1749 Hanwell Road, Hanwell

1,600 sq. ft.

Price by negotiation (contact listing agent)

Office

Well-maintained office building; space features three private offices and open workspace; on-site parking

Contact John Bigger



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q3 2025 for occupancy

Contact Mark LeBlanc



41 Front Street, Gagetown

1,152 sq. ft.

\$15.00 psf (net)

Office Property

Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River

Contact John Bigger



385 Wilsey Road, Fredericton

2,270 sq. ft.

\$14.25 psf (gross)

Industrial Property

Located within Fredericton Industrial Park; one grade loading door; on-site parking; exterior signage opportunities

Contact John Bigger



1133 Regent Street, Fredericton

21,000 sq. ft.

Price by negotiation (contact listing agent)

Office Property

21,000 sq. ft. for sublease in highly desired area; occupying the entire third floor; free, on-site parking

Contact Mark LeBlanc



364 York Street, Fredericton

977 sq. ft.

Price by negotiation (contact listing agent)

Office Property

One suite left in professional office building in downtown Fredericton; recently renovated in 2018

Contact John Bigger

FOR LEASE | ALL CLASSES



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

Office Property

Located in Knowledge Park; turnkey space; perfect blend of private offices and open work space; on-site parking

Contact Mark LeBlanc



214 Brunswick Street, Fredericton

Up to +/- 3,500 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sq. ft.; space ready for tenant improvement

Contact John Bigger

FOR SALE | ALL CLASSES



668 Brunswick Street, Fredericton

Building: 10,800 sq. ft. / Lot: 18,492 sq. ft.

\$1,195,000

Mixed-Use

Well-maintained 10,800 sq. ft. heritage building; well-located in downtown Fredericton; on-site parking

Contact Mark LeBlanc



21 Fairway Drive, Hanwell

Building: 15,460 sq. ft. / Lot: 1.00-acre

\$2,495,000

Office / Industrial Building

Currently fully leased, with owner occupier potential; built in 2021; grade loading

Contact Mark LeBlanc



230 Industrial Park Road, Minto

Building: 96,000 sq. ft. / Lot: 15.07-acres

\$499,500

Industrial Building

Expansive warehouse for sale; two dock doors and one grade overhead door; upgraded electrical system

Contact Mark LeBlanc



Lot 2008-3 Murray Avenue, Bathurst

Lot: 11.70 acres

\$1,250,000

Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 Zoning

Contact Mark LeBlanc



330 Alison Boulevard, Fredericton

Building: 11,636 sq. ft; Lot: 31,799 sq. ft.

\$3,400,000

Commercial Property

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

~~\$399,500~~ \$299,000

Land

Exposure from Trans-Canada Hwy; 250' of frontage on Gallop Court; supported by Corridor Commercial Zoning

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

Lot: 3.83 acres

\$975,000

Land

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

Contact Mark LeBlanc



Lot 18-7 Divot Drive, Hanwell

Lot: 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



140 Blizzard Street, Fredericton

Lot: 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

CONTACT US

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