

September 2024

### **Partners Global Corporate Real Estate**

181 Westmorland Street, Suite 201 Fredericton, NB, E3B 3L6

(506) 453-7880

■ fredericton@partnersglobal.com



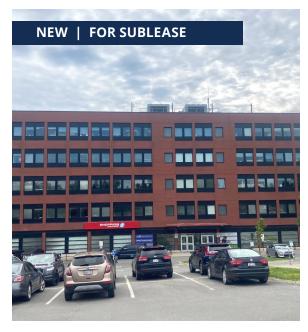


# FEATURED LISTINGS



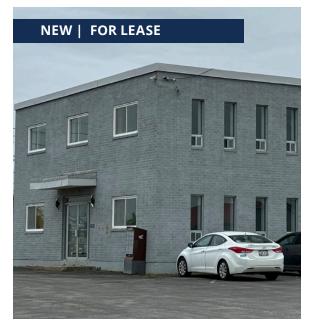
### **668 BRUNSWICK STREET,** FREDERICTON

Size	Building: 10,800 sq. ft. / Lot: 18,492 sq. ft.
Price	\$1,195,000
Features	Well-maintained 10,800 sq. ft. heritage building
	<ul> <li>Combination of historical charm and contemporary functionality</li> </ul>
	<ul> <li>Well-situated in downtown Fredericton</li> </ul>
	On-site parking
	<ul> <li>Supported by City Centre Institutional (CCI) Zoning</li> </ul>
Contact	Mark LeBlanc



### **1015 REGENT STREET, UNIT 408**, FREDERICTON

Size	1,077 sq. ft.
Price	\$3,320 per month (gross)
Features	Sublease opportunity within the well-established Fredericton Medical Centre
	<ul> <li>Proximity to Dr. Everett Chalmers Regional Hospital</li> </ul>
	<ul> <li>Bright medical space with reception, exam rooms, kitchenette, and washroom</li> </ul>
	Ample on-site parking
Contact	Mark LeBlanc



# 1749 HANWELL ROAD, HANWELL

Size	1,600 sq. ft.
Price	Price by negotiation
Features	Office space for lease conveniently located at the corner of Hanwell Road and Greenview Drive
	<ul> <li>Space features three private offices, a large open workspace, and washrooms</li> </ul>
	<ul> <li>Ample, on-site parking</li> </ul>
	<ul> <li>Supported by Commercial &amp; Light Industrial 3 Zoning</li> </ul>





# 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



#### 41 Front Street, Gagetown

1,152 sq. ft.

Office Property

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

Contact John Bigger



#### 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



\$15.00 psf (net)



#### 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



#### 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



#### 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



#### **Gallop Court, Woodstock**

Lot: 4.94 acres

<del>\$399.500</del> \$299,000

Land

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

**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



#### 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 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



#### 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**

### **Mark LeBlanc**

Principal & Broker

- (506) 260-7203
- mark@partnersglobal.com

### **John Bigger**

Senior Advisor

- **(506)** 470-5057
- john@partnersglobal.com

### **Alison Sowerby**

Sales & Marketing Coordinator

- (902) 580-0577
- alison@partnersglobal.com

### **Andrew LeBlanc**

Associate Advisor

- (506) 478-0011
- andrew@partnersglobal.com

### **Mona Cockburn**

Office Administrator

- **(506)** 453-0067
- mona@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omnissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

