

FOR LEASE

# 1749 HANWELL ROAD HANWELL, NEW BRUNSWICK

800 sq. ft. office space available for  
lease conveniently located in Hanwell



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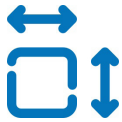
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## 800 sq. ft. office space available for lease conveniently located in Hanwell

Conveniently located at the corner of Hanwell Road and Greenview Drive, 1749 Hanwell Road is a well-maintained, two-storey office building offering exceptional exposure and accessibility. Situated just 250 meters from the Trans-Canada Highway, this location is ideal for businesses that require quick highway access.

The second floor offers 800 sq. ft. available for lease. The space features private offices, a large open workspace and washrooms. The property offers ample, on-site parking and is supported by Commercial & Light Industrial 3 Zoning, allowing for over fifteen uses. This prime office building combines visibility, convenience, and versatility. Contact the listing agent to learn more!



800 sq. ft.  
Available

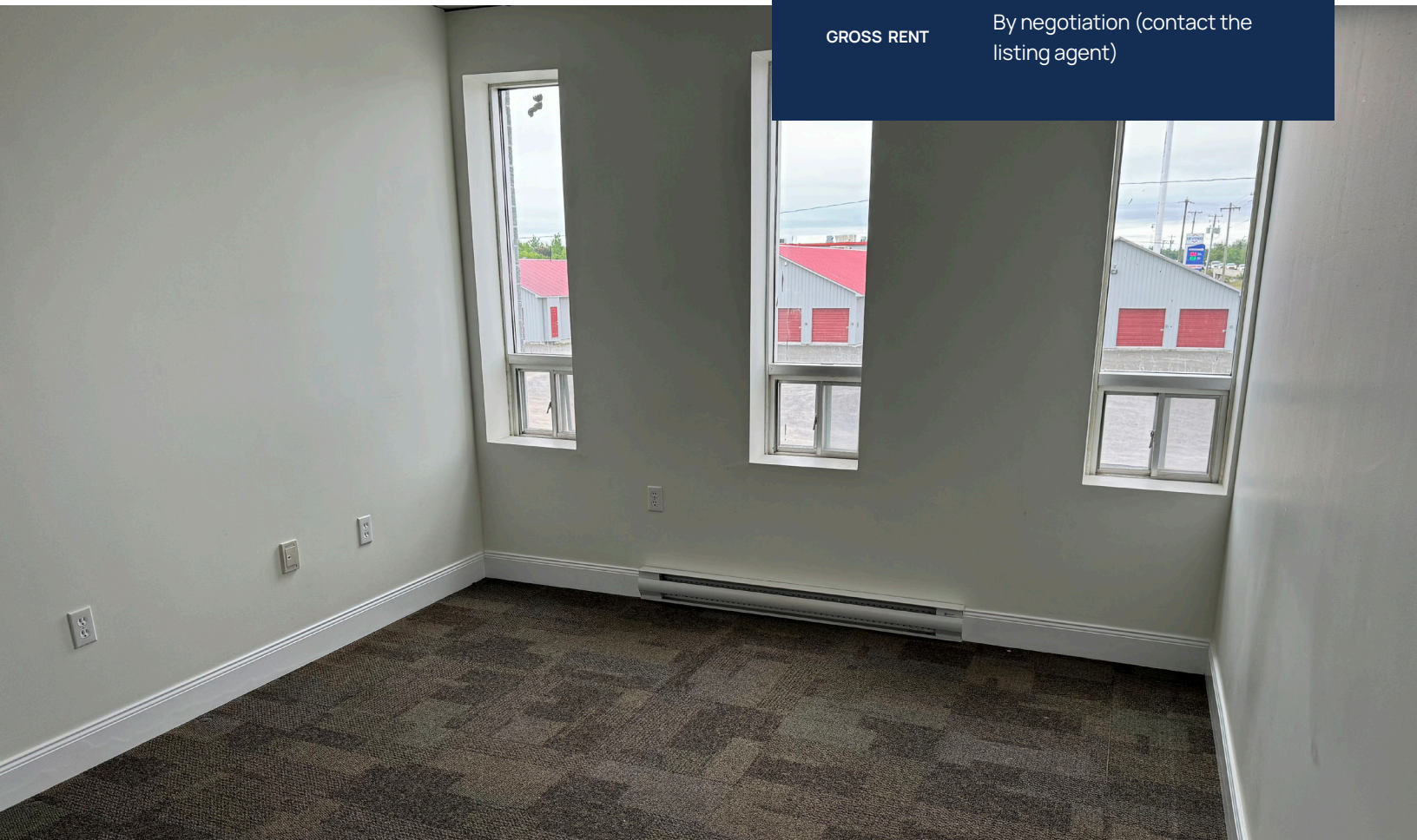


Convenient  
Highway Access



Ample, On-Site  
Parking

LISTING ID	25234
ADDRESS	1749 Hanwell Road
LOCATION	Hanwell, New Brunswick
PROPERTY TYPE	Office
LOT SIZE	2.04-acres
BUILDING SIZE	3,200 sq. ft.
NO. OF FLOORS	Two (2)
SIZE AVAILABLE	800 sq. ft.
ZONING	Commercial & Light Industrial (CLI 3)
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
GROSS RENT	By negotiation (contact the listing agent)





**EXTERIOR & ON-SITE PARKING**



**PRIVATE OFFICE**



**OPEN WORK SPACE**



**PRIVATE OFFICE**



**HALLWAY**

# COMMERCIAL & LIGHT INDUSTRIAL 3

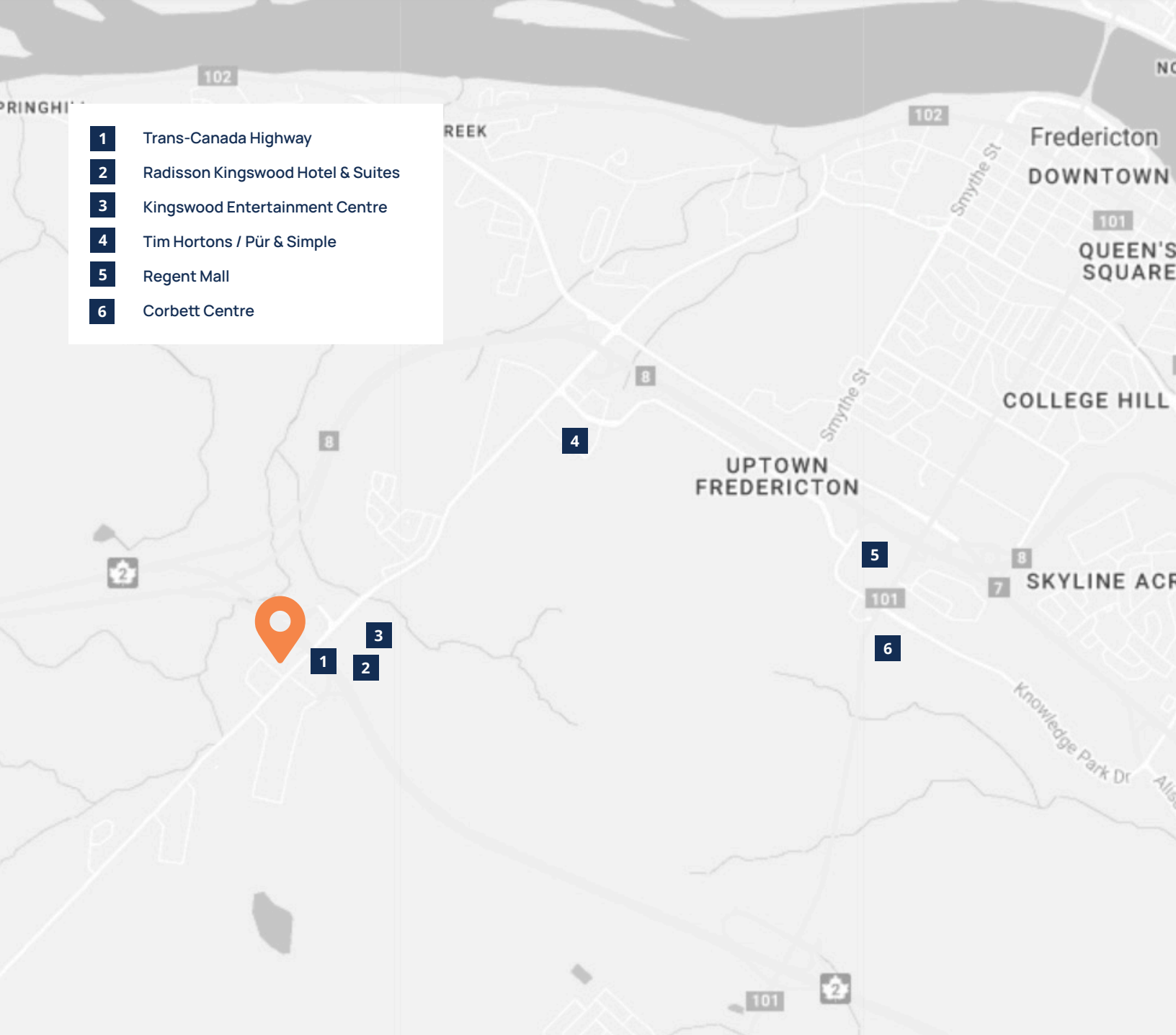
## Commercial and Light Industrial 3 – “CLI 3” Zone

### Permitted Uses

14.12 In a “CLI 3” Zone, any land, building, or structure may be used for no other purpose than

- (a) one or more of the following main uses:
  - (i) an automotive sales or rental establishment,
  - (ii) an automobile repair shop,
  - (iii) a service or repair shop,
  - (iv) a transportation terminal,
  - (v) a self-service storage facility,
  - (vi) a restaurant,
  - (vii) a convenience store,
  - (viii) a retail store,
  - (ix) an auction centre,
  - (x) a business office,
  - (xi) a personal service establishment,
  - (xii) a heavy equipment sales and service operation,
  - (xiii) a warehouse,
  - (xiv) a service station, subject to terms and conditions as may be set by the Commission,
  - (xv) a manufacturing operation, subject to terms and conditions as may be set by the Commission, and
- (b) one or more of the following secondary uses:
  - (i) an attached single family dwelling, and
- (c) any accessory building, structure, or use incidental to the main use of the land, building, or structure if such main use is permitted by this section.

- 1** Trans-Canada Highway
- 2** Radisson Kingswood Hotel & Suites
- 3** Kingswood Entertainment Centre
- 4** Tim Hortons / Pür & Simple
- 5** Regent Mall
- 6** Corbett Centre



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