

FOR SALE

# 445 URQUHART CRESCENT FREDERICTON, NEW BRUNSWICK

Well-maintained office and warehouse  
building for sale in Vanier Industrial Park



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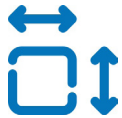
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## Well-maintained office and warehouse building for sale in Vanier Industrial Park

Seize this rare opportunity to own a versatile office and warehouse building within Fredericton's city limits! Perfectly positioned at 445 Urquhart Crescent, this property combines newly renovated office space with a high-quality warehouse/workshop, offering an exceptional investment in today's competitive market. Situated on nearly an acre of land in Vanier Industrial Park, the property enjoys an ideal location just off the Vanier Highway, with quick access to uptown Fredericton and Oromocto.

Priced competitively at \$167 per square foot, the building offers 4,500 sq. ft. of space, including 3,600 sq. ft. of office area and 900 sq. ft., quality-finished warehouse space. The warehouse features an overhead grade level door, a shower, a stainless steel workbench, and a wash sink. The office area spans two floors and provides flexibility to subdivide the property into two distinct units, presenting an opportunity for rental income.

This is a unique chance to secure a high-demand property. Contact the listing agents to explore this opportunity!



4,500 sq. ft.  
Building

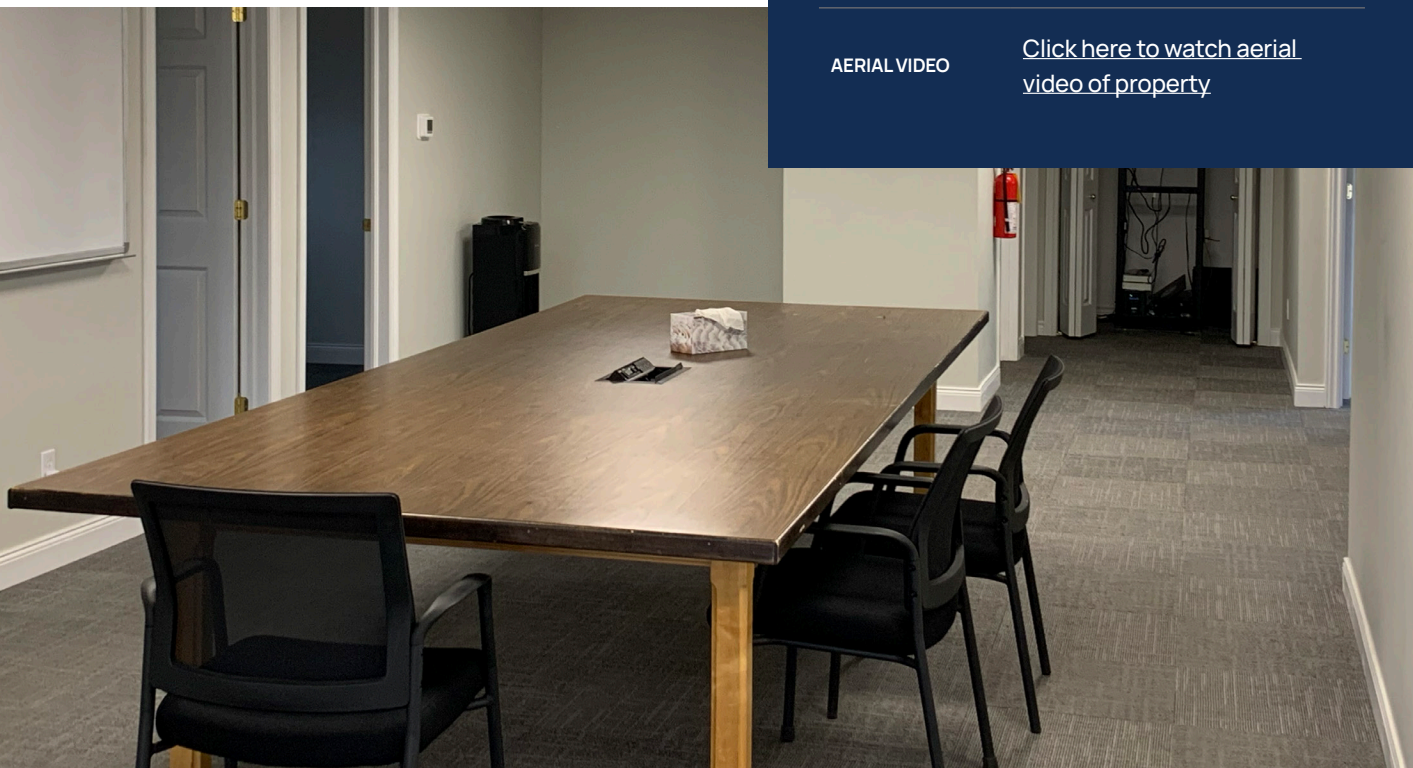


Two (2) Grade  
Loading Doors



On-Site Parking

LISTING ID	25249
ADDRESS	445 Urquhart Crescent, Fredericton
LOCATION	Vanier Industrial Park
PID	60179470
PROPERTY TYPE	Office / Warehouse
LOT SIZE	41,742 sq. ft.
BUILDING SIZE	4,500 sq. ft.
NO. OF FLOORS	Two (2)
ZONING	General Industrial (GI)
LOADING	Two (2) overhead grade-level doors
HEATING	Lennox heating system with digital control
PARKING	18 paved parking spaces
OFFERING PRICE	\$749,500 plus HST
AERIAL VIDEO	<a href="#">Click here to watch aerial video of property</a>



# Property Highlights

- Meticulously maintained 4,500 sq. ft. building situated on nearly an acre of land
- Warehouse portion features 17-foot clear heights
- Includes a 12-foot overhead grade-level door with an adjacent 8-foot overhead grade-level door leading to a smaller room with an adjacent shower
- Building is on municipal services
- Serviced by two separate Lennox heat pumps and furnaces with digital control
- Office space spans two floors and includes washrooms and kitchenettes on both floors
- Office space includes new LED lighting and ceiling grid, new flooring and paint throughout
- Paved parking for 18 vehicles
- Road-side pylon sign providing high-profile signage opportunities
- Power Amps: 200; Power Volts: 120/240
- Additional features include asphalt shingle roof, vertical metal siding, alarmed FOB entrances, and a fenced-in lawn
- Convenient access to Fredericton's Industrial Park, uptown Fredericton, Oromocto, and Fredericton International Airport

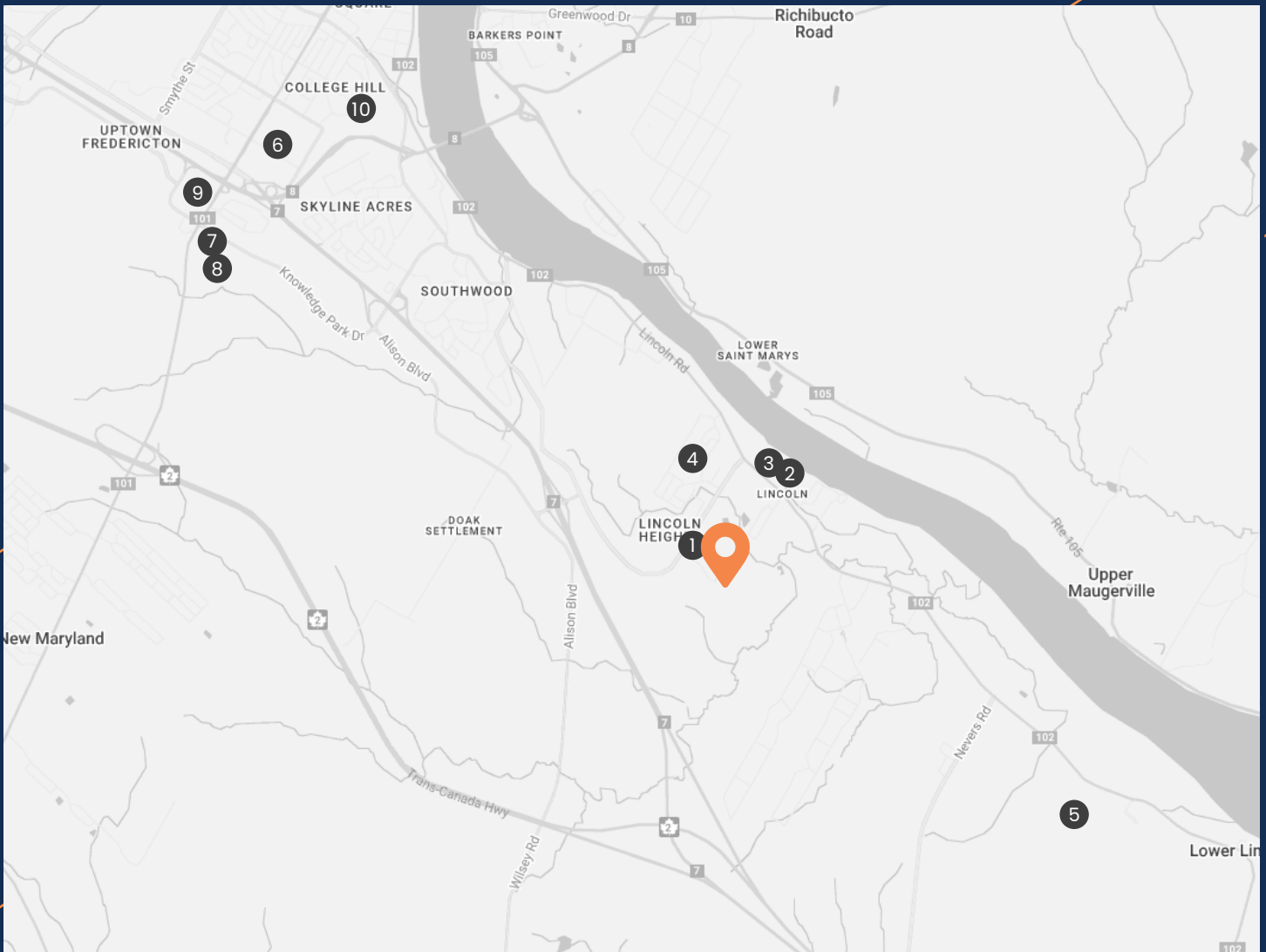


# Aerial View

445 Urquhart Crescent, Fredericton



# Surrounding Area



① Jenna's Nut-Free Dessertery

② The Rocky Lemon Bakery & Cafe

③ Victory Meat and Produce Market

④ Lincoln Heights Park

⑤ Fredericton International Airport

⑥ Dr. Everett Chalmers Regional Hospital

⑦ Corbett Centre

⑧ Costco Wholesale

⑨ Regent Mall

⑩ University of New Brunswick

Uptown Fredericton  
DRIVE TIME: 8 MINUTES

Fredericton International Airport  
DRIVE TIME: 10 MINUTES

Downtown Fredericton  
DRIVE TIME: 12-14 MINUTES

Oromocto  
DRIVE TIME: 15 MINUTES



**BUILDING REAR / YARD**



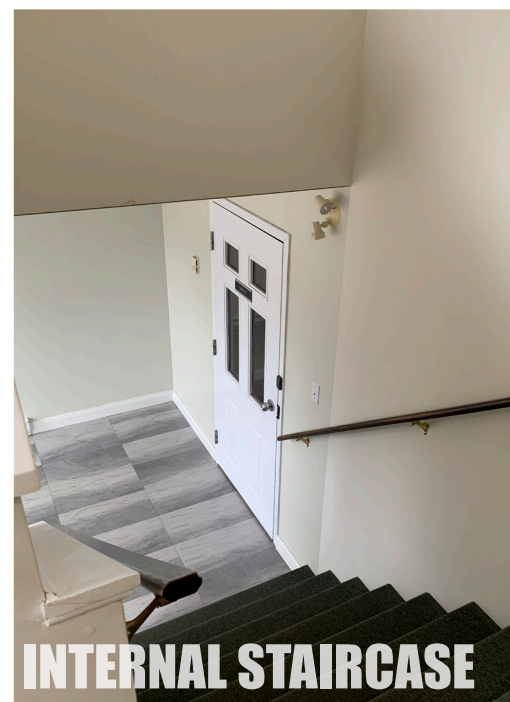
**KITCHENETTE**



**GRADE LOADING DOOR**



**OFFICE RECEPTION AREA**



**INTERNAL STAIRCASE**



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