

# For Sale



## 880 Prospect Street, Fredericton, New Brunswick

Rare opportunity to acquire a significant asset  
along Fredericton's premier commercial corridors



# The Opportunity

Now is your chance to take advantage of a rare opportunity to acquire a significant asset on one of Fredericton's premier commercial corridors - Prospect Street.

Built in 1973 and benefiting from steady and continuous upgrades, Wood Motors offers a 27,305 sq. ft. dealership property that has been a Fredericton landmark for decades.

Situated on 3.11-acres, the site offers 400' feet of frontage, a 19% lot coverage ratio. The property offers main operational zones including showroom, client waiting area, supporting office space, parts room, shop, wash bay, and additional supporting mezzanine space for staff.

Workforce Housing is now a permitted use in the COR-2 zone. This "as-of-right" zoning permits the development or redevelopment of the site to accommodate one or more six-storey residential towers, as per Area 2 Standards.

An existing lease with the current tenant, Wood Motors, is in effect until December 31, 2026. The dealership plans to relocate to a new site. In the interim, the purchaser can benefit from a steady income until new plans are established.

These offerings do not come along often. Take advantage of this unique opportunity to acquire a significant and prominent asset.

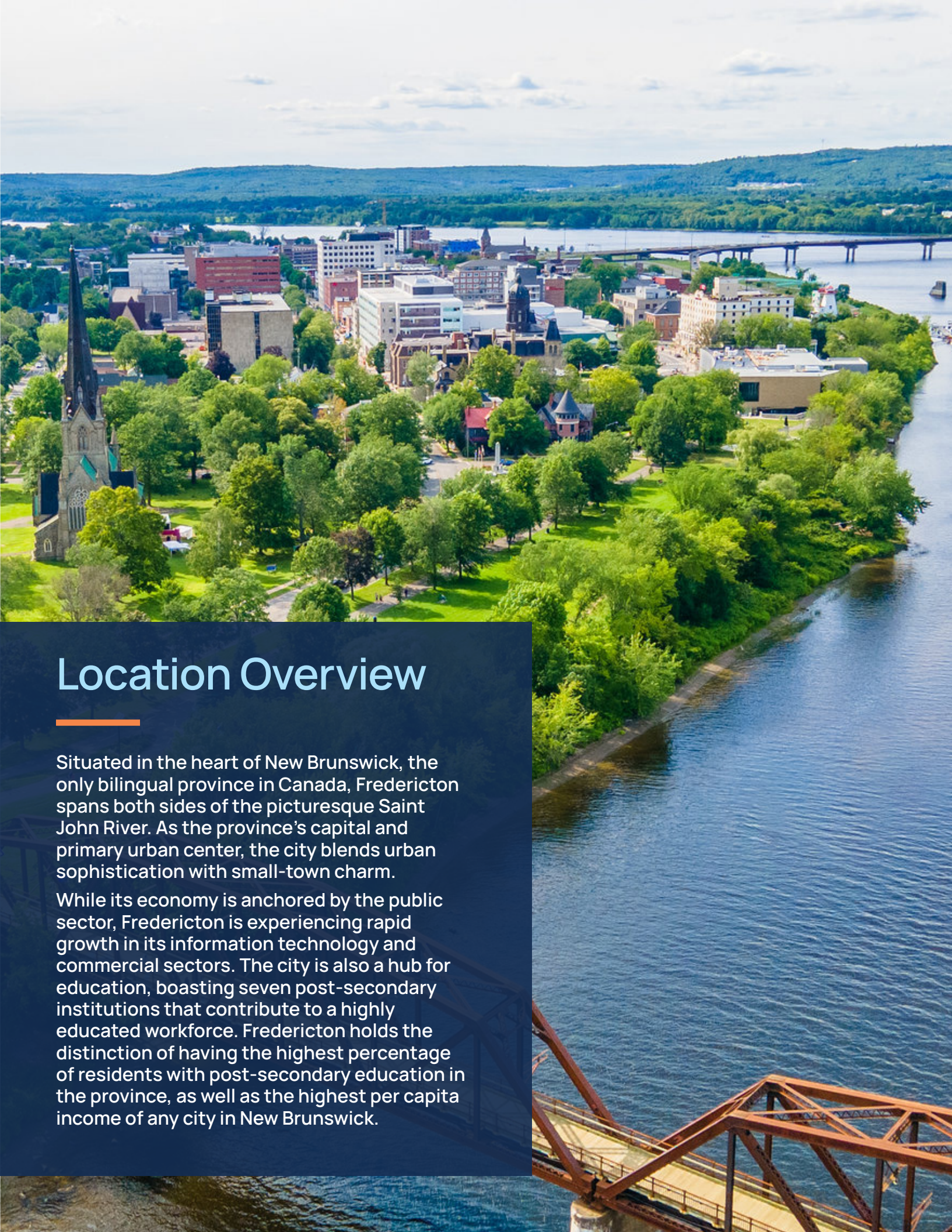
**Offering Price:      \$6,995,000**





## Property Overview

LISTING ID	25239
ADDRESS	880 Prospect Street, Fredericton, New Brunswick
PROPERTY TYPE	Office / Retail Building (currently utilized as a car dealership)
PID	01478346
TOTAL SITE SIZE	3.11-acres
BUILDING SIZE	27,305 sq. ft.
ZONING	<p>Commercial Corridor Zone Two (COR-2); permitting numerous uses, including (i) Equipment Sales &amp; Rental - Light; (ii) Hotel / Motel; (iii) Medical Clinic; (iv) Rental Centre; (v) Vehicle Sales - Seasonal, Major, and Minor; and (vi) Warehouse - Wholesale. Conditional uses include Drive-Thru Facility and Gas Bar.</p> <p>Workforce Housing is an "as-of-right" zoning addition to the COR-2 Zone which permits dwelling units, apartment building, stacked townhouse, or townhouse. Note that Workforce Housing does not permit vehicle-oriented use on the lot.</p>
AERIAL VIDEO	<a href="#">Click here for Aerial Video of Property</a>
OFFERING PRICE	\$6,995,000
ADDITIONAL INFORMATION	<a href="#">Click here for Confidentiality Agreement</a> to obtain access to lease and building information. Please return completed Confidentiality Agreement to Alison Sowerby at <a href="mailto:alison@partnersglobal.com">alison@partnersglobal.com</a> .



## Location Overview

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Situated in the heart of New Brunswick, the only bilingual province in Canada, Fredericton spans both sides of the picturesque Saint John River. As the province's capital and primary urban center, the city blends urban sophistication with small-town charm.

While its economy is anchored by the public sector, Fredericton is experiencing rapid growth in its information technology and commercial sectors. The city is also a hub for education, boasting seven post-secondary institutions that contribute to a highly educated workforce. Fredericton holds the distinction of having the highest percentage of residents with post-secondary education in the province, as well as the highest per capita income of any city in New Brunswick.

# Fredericton Advantages

- **Highly Educated and Diverse Work Force:** Fredericton boasts a diverse and well-trained workforce. With seven post-secondary institutions, the city ranks fourth in Canada for the highest proportion of university-educated residents.
- **Research and Development Leader in New Brunswick:** Approximately 75% of the Province's publicly-funded research occurs in Fredericton.
- **Access to International Markets:** Fredericton International Airport is just 15 minutes away and the U.S. border is only 100 km away.
- **Way of Living:** In 2021, Fredericton was ranked the second-best place to live in Canada by Mcleans. The city provides a high quality of life, with an abundance of green space, complemented by the urban amenities residents desire. The city boasts a wide array of activities, renowned art and cultural attractions, highly acclaimed restaurants, and hosts international festivals.
- **Top Business City:** Rated the most cost-competitive city for business in Canada by KPMG



## Fredericton Demographics



TOTAL  
POPULATION

63,116

2021



POPULATION  
GROWTH

7.5%

2016-2021



ESTIMATED  
POPULATION

92,000

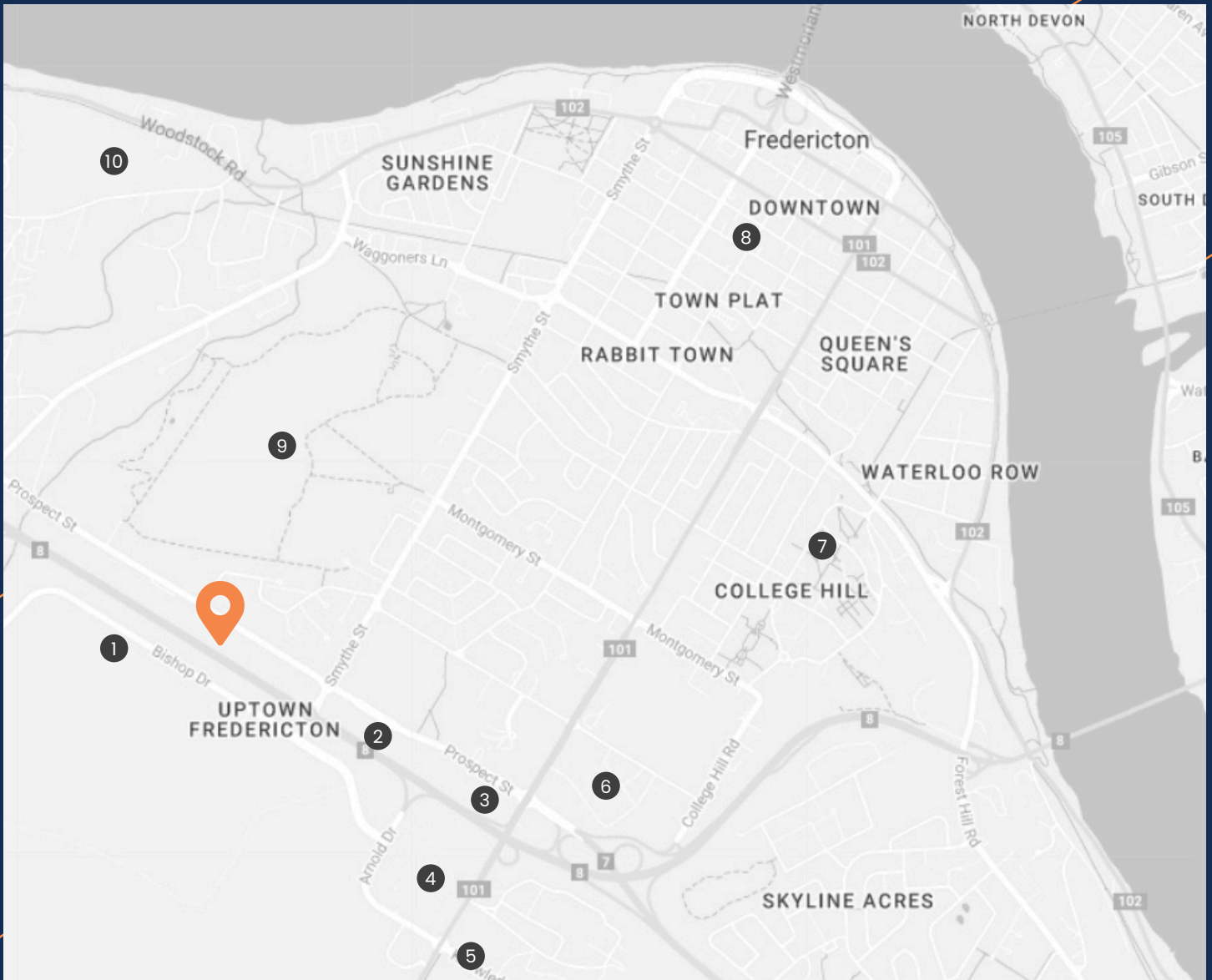
2041

# Building Highlights

<b>BUILDING CONSTRUCTION</b>	Robust commercial property built with steel frame and concrete block sitting on concrete slab floor
<b>EXTERIOR</b>	Steel, insulated panels, painted brick veneer, painted concrete block, metal vinyl
<b>ROOF</b>	Flat, modified bitumen cover
<b>DOORS</b>	Aluminum frame and glass entrance and showroom
<b>LOADING</b>	13 x 14' O/H door plus an additional 1 x 10' O/H door (all doors are at grade; a mix of manual and automatic operations)
<b>WINDOWS</b>	Aluminum frame, double-pane
<b>FLOORING</b>	Ceramic tile, vinyl commercial tile, rubberized flooring, and polished concrete
<b>ELECTRICAL</b>	600 Amps, 240 V main entrance with sub-panels
<b>HVAC</b>	Natural gas boiler, rooftop HVACs, supplementary electrical radiant heat
<b>CEILING HEIGHT</b>	16' - 19'
<b>EXTERIOR LIGHTING / SIGNAGE</b>	Pole-mounted LED lighting in parking lot and pylon signage
<b>FRONTAGE / EXPOSURE</b>	Excellent exposure with 400' of frontage along Prospect Street and Fredericton Bypass



# Surrounding Amenities



① Best Western Plus Fredericton Hotel

② A&W Canada / Starbucks

③ Sobeys Uptown Centre

④ Regent Mall

⑤ Corbett Centre

⑥ Dr. Everett Chalmers Regional Hospital

⑦ University of New Brunswick

⑧ Downtown Fredericton

⑨ Odell Park

⑩ Fredericton Golf Club

Downtown Fredericton  
DRIVE TIME: 8 MINUTES

Fredericton International  
Airport  
DRIVE TIME: 16 MINUTES

Oromocto  
DRIVE TIME: 18 MINUTES

Saint John  
DRIVE TIME: 1 HOUR 10 MINUTES

# Aerial Photos



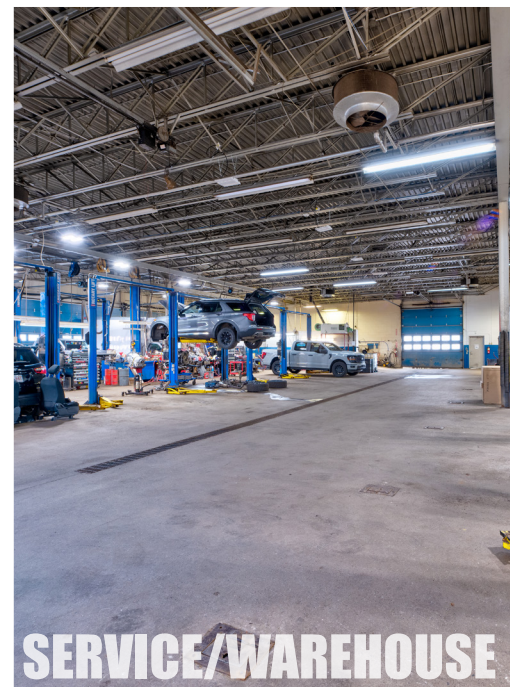




**OFFICE / SHOWROOM**



**OFFICE**



**SERVICE/WAREHOUSE**



**SERVICE RECEPTION**



**MEETING ROOM**



**AERIAL EXTERIOR**



**FRONT EXTERIOR**



**OVERHEAD DOOR**



**OVERHEAD DOORS**



**PYLON SIGN**



**Mark LeBlanc**

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