

NEW BRUNSWICK LISTING REPORT

November 2024

Partners Global Corporate Real Estate

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FEATURED LISTINGS



71 ALISON BOULEVARD, FREDERICTON

Size	6,000 sq. ft.
Price	\$31.25 psf (gross)
Features	<ul style="list-style-type: none"> • Bright, fully built-out office space featuring open-concept layout and private offices • Convenient highway access and quick access to amenities • Meticulously maintained professional building • Ample, on-site parking • Available immediately

Contacts John Bigger



61 HALIFAX STREET, MONCTON

Size	Building: 13,000 sq. ft. / Lot: 1.03-acres
Price	\$2,600,000
Features	<ul style="list-style-type: none"> • Exciting opportunity for owner-occupiers or investors • 13,000 sq. ft. industrial warehouse • Versatile layout with grade and dock loading • Strategically positioned near major thoroughfares • Vacant possession available Spring 2025

Contact Mark LeBlanc & Brian Toole



95 GALLOWAY STREET, MONCTON

Size	5,334 sq. ft.
Price	\$9.95 psf (net)
Features	<ul style="list-style-type: none"> • Full building for sublease in Caledonia Industrial Park • 5,334 sq. ft. industrial building situated on a 6.97-acre corner lot • Large paved parking lot • Overhead grade level door • Available immediately • Head lease expires May 31, 2028

Contact Mark LeBlanc & Andrew LeBlanc

FOR LEASE | ALL CLASSES



NEW LISTING

71 Alison Boulevard, Fredericton

6,000 sq. ft.

\$31.25 psf (gross)

Office Property

Fully-built out office space located within a meticulously maintained building; on-site parking; available immediately

Contact John Bigger



NEW LISTING

95 Galloway Street, Moncton

5,334 sq. ft.

\$9.95 psf (net)

Industrial Property

Full building for sublease; situated on a 6.97-acre corner lot; grade loading; head lease expires May 31, 2028

Contact Mark LeBlanc & Andrew LeBlanc



140 Carleton Street, Fredericton

1,500 sq. ft.

\$32.00 psf (gross)

Office / Retail Property

Class "A" building in downtown Fredericton; office space on fifth floor for lease; connected parkade

Contact John Bigger



771 Prospect Street, Fredericton

5,000 sq. ft.

\$9,950 per month (NNN)

Retail / Industrial Property

Full building for lease; six grade loading doors, front portion is retail / office with warehouse back portion

Contact Mark LeBlanc & Andrew LeBlanc



LEASED

518 Saint Marys Street, Fredericton

1,050 sq. ft.

\$1,479 per month (gross)

Retail / Office Property

Located within a well-established strip plaza; excellent visibility; dedicated ducted heat pump

Contact Andrew LeBlanc



1015 Regent Street, Unit 408, Fredericton

1,077 sq. ft.

\$3,320 per month (gross)

Office / Medical Property

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 Property

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

800 sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact John Bigger

FOR LEASE | ALL CLASSES



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial Property

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

440 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



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

Office Property

Located in Knowledge Park; turnkey space for sublease; mix 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



61 Halifax Street, Moncton

Building: 13,000 sq. ft. / Lot: 1.03-acres

\$2,600,000

Industrial

Well-maintained property featuring a versatile layout with grade and dock loading; vacant possession Spring 2025

Contact Mark LeBlanc & Brian Toole



668 Brunswick Street, Fredericton

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

\$1,195,000

Mixed-Use Property

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 Property

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 Property

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

FOR SALE | ALL CLASSES



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



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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