

**AVISON  
YOUNG**

# New Brunswick commercial properties

Q3 2021

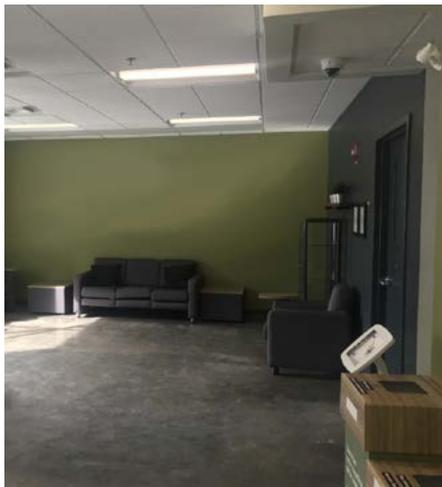


 **CANADA  
BEST  
MANAGED  
COMPANIES**

Platinum member

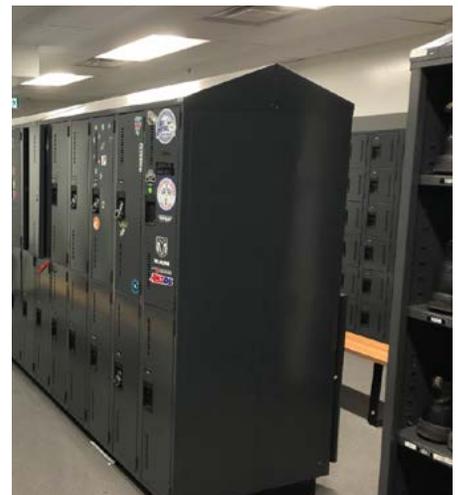
# 40 Blizzard Street

RARE WORLD CLASS INDUSTRIAL BUILDING FOR SALE



## Fredericton, NB

- 'State of the art' indoor grow facility located in the Vanier Industrial Park & within a 10min drive to downtown Fredericton.
- Currently set-up for the cultivation of cannabis.
- Recently renovated (2018) with extensive electrical, mechanical, HVAC & security infrastructure.
- Building can be retrofit for a wide variety of large capacity uses including but not limited to; indoor agriculture, data center, crypto mining & pharmaceutical.
- Excess land that allows for future development opportunities.
- Geographic proximity to major center's including; Boston, New York & Toronto, providing access to 100M consumers within a day's drive.



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YOUNG**

For more info call **Gary Brown** at **506 381 1681**  
or **William Hachey** at **902 448 8988**.

# Featured listings

## Evolution Place

Dieppe, NB

**MIXED USE LEASE**



Located on both corners of a brand new intersection on busy Champlain Street, Evolution place consists of 48 apartment units and more than 8,000 sf of prime commercial space.

**Size:** 8,000 sf

**Price:** Contact for details

## 1000 St. George Boulevard

Moncton, NB

**OFFICE LEASE**



This modern unit is move-in ready. Recently renovated and includes several large offices, boardroom/meeting rooms, kitchen/lunchroom, reception, ample parking and backlit pylon signage.

**Size:** 6,534 sf

**Price:** \$23.00 sf/yr (Gross)

## 40 Englehart St.

Dieppe, NB

**LAND SALE**



12.125 Acre lot located just off of Dieppe Blvd. Perfect site for commercial development. High traffic location with quick access to highway. Located in urban modern development.

**Size:** 12.125 acres

**Price:** \$995,000

## 555 Edinburg Drive - Unit 4

Moncton, NB

**WAREHOUSE LEASE**



Mixed use office/warehouse building. Handicap accessible, natural gas & electric heating. Fully sprinkled, lighted signage available. Ample parking, centrally located to Wheeler Boulevard and Trans Canada Highway.

**Size:** 1,400 sf

**Price:** \$8.50 sf/yr (NNN)

## 120 Ashburn Lake Road - Unit 1

Saint John, NB

**LEASE**



This unit features a ton of warehouse space with multiple grade-level doors, several offices and a bathroom. Located in a high traffic area directly off of Rothesay Avenue, surrounded by amenities. Ample on-site parking and signage opportunities.

**Size:** 15,000 sf

**Price:** Negotiable

## 669 Babin Street

Dieppe, NB

**OFFICE/WAREHOUSE LEASE**



A great combination of office space and warehouse, this unit has so much potential. This unit offers grade level loading, bathroom, office space, large warehouse, mezzanine, signage opportunities and more. Virtual tour available.

**Size:** 7,288 sf

**Price:** \$7.50 sf/yr (NNN)



## 329 Champlain Street

Dieppe, NB

**OFFICE LEASE**



1008 sf of office space that is move-in ready with Three offices, bathroom, kitchenette, and more. Lots of free onsite parking and signage opportunities. Virtual tour available.

**Size:** 1,008 sf

**Price:** \$22.00 sf/yr (Gross)



## 290 Main Street

Shediac, NB

**OFFICE LEASE**



Previously the Shediac town hall building, 290 Main St represents an exceptional opportunity for office use, providing a spectacular view of Shediac bay, and the highest quality tenant services and amenities.

**Size:** 20,000 SF

**Price:** \$17.00 CAD SF/yr (NNN)

## 835 Champlain Street

Dieppe, NB

**OFFICE LEASE**



Three large offices and an open area that can be used as reception or waiting in this second floor suite. Two common area kitchens, lunchrooms, and bathrooms.

**Size:** 994 sf

**Price:** \$20.00 sf/yr (Gross)

# Nova Scotia featured listings



## Real Estate & Business Opportunity

1575 Argyle Street, Halifax

This is your chance to purchase a rare asset located in the central business district of Halifax. This package includes both the physical real estate and restaurant, The Pint. Future uses include owner-occupier retail, office or mixed use redevelopment. The possibilities are endless.

**SALE**    **Size:** 9,856 sf    **Price:** \$6,000,000



## South Park & Inglis St. Portfolio

South End, Halifax

Own a prime piece of the Halifax Peninsula. Long Term security, principal paydown and appreciation. This property offers a wide variety of possibilities including minor repair and as is type holding, or embark on a renovation project, increase rents and collect revenue over the long term.

**SALE**    **Size:** 14 units    **Price:** \$4,125,000



## The Centre

1657 Barrington Street, Halifax

At the center of downtown Halifax, this two-storey, 32,000 sf commercial centre offers businesses the top opportunity to be a part of Halifax's thriving urban community. "The Centre" intersects everyone who works, lives, plays and visits Downtown Halifax.

**Size:** 5,000 - 16,000 sf    **Price:** \$20.00 - 34.00 sf/yr (NNN)



## Redevelopment site for sale

56 Cow Bay Road, Eastern Passage

Total lot size of 19,482 square feet zoned C-2. Structures include two sheds (one of which is a workshop), and one main residential building. Short walk from Fisherman's Cove Heritage Centre, restaurants, Pharmachoice, gas stations, and the Eastern Passage waterfront.

**SALE**    **Size:** 19,482 sf    **Price:** \$599,000

**View more** ►

# Welcome, William!

William is from Halifax, Nova Scotia, where he attended Nova Scotia Community College and graduated with a business concentration. Coming from a family of entrepreneurs, and a strong focus on sales and marketing in the auto and recreational sales industry as well as experience in the family import export business.

William realized early on sales and marketing were his passion. Having also had early exposure to commercial real estate, he has developed a desire to focus his abilities on finding the right space for the right people. As a natural self-starter and people person William looks forward to expanding his career through Avison Young.

His passions are cars, power boating, wellness and travel.



**William Hachey**  
Sales Associate

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## Avison Young

653 St. George Blvd. Suite 200  
Moncton, NB E1E 2C2

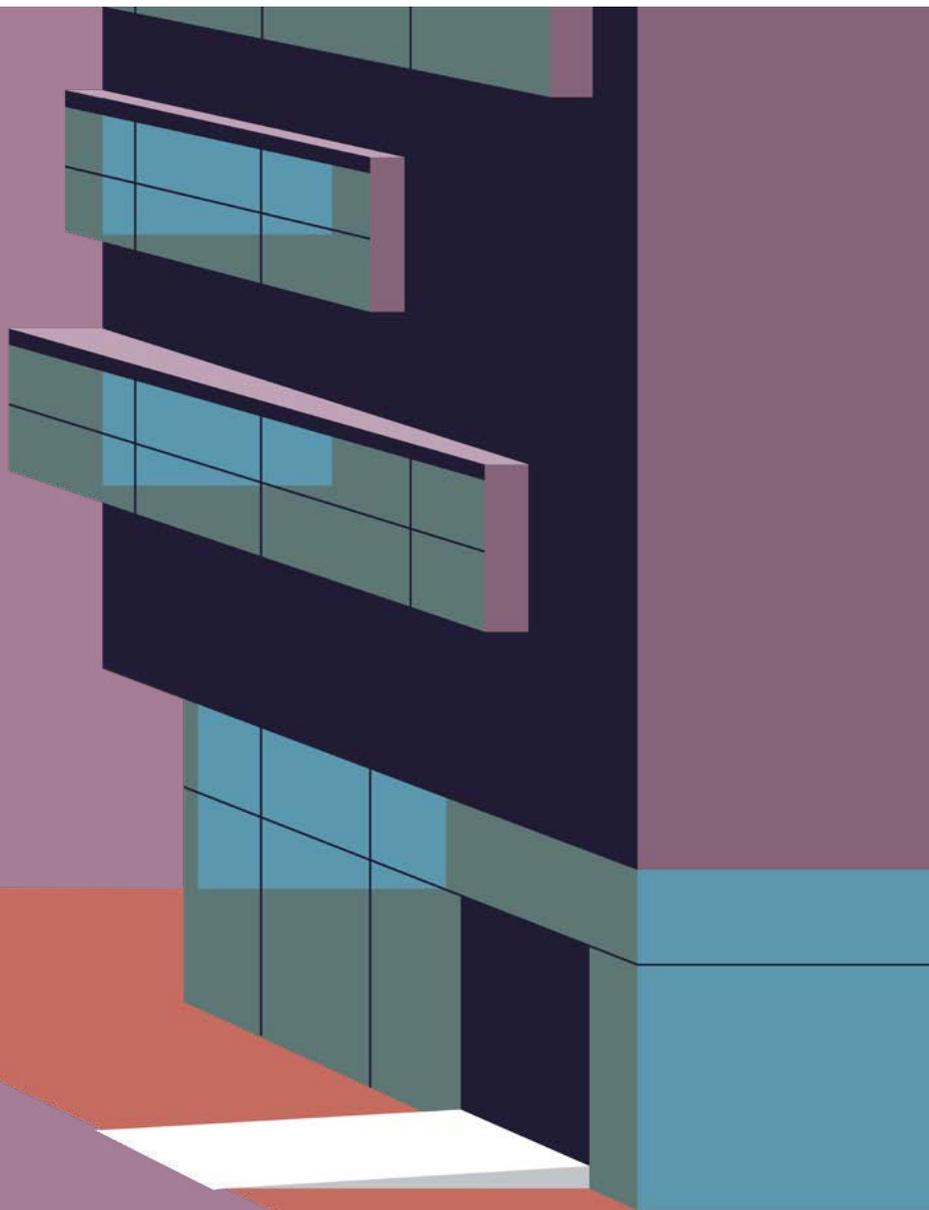
Phone: 506 388 1202  
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**Thank you  
for your  
interest**



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