

FOR SALE

# 370 WILSEY ROAD

Fredericton, New Brunswick



## OPPORTUNITY

Situated in Fredericton's Industrial Park, within close proximity to the city centre, public transit stops and other conveniences, lies a Class B office building (14,088 SF over two floors) that has recently undergone extensive renovations. The property's Business Industrial zoning allows for a wide variety of commercial uses.

The building is currently leased to a large professional services firm.



## CONTACT US

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FREDERICTON, NB



## PROPERTY HIGHLIGHTS

- + Quality Office Space in the Industrial Park
- + Well-maintained 14,088 SF office building
- + Ample on-site parking for employees and clients/customers
- + Modern façade offers good curb appeal

### PROPERTY DETAILS

Listing ID	25119
Address	370 Wilsey Road, Fredericton, New Brunswick
Location	Fredericton Industrial Park
PID	01498492
Lot Size	2.2 acres
Zoning	Business Industrial (BI) Zone
Parking	Ample on-site surface stalls
Building Size	14,088 SF
Year Renovated	± 2011
No. of Floors	1
Typical Floor Size	± 7,000 SF
Sale Price	\$1,700,000 + HST
Existing Tenancies	Property is 100% leased by a large professional services firm



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