

# FOR SALE

## 554 BRUNSWICK ST.

FREDERICTON, NB

CLINI  
554

CBRE LIMITED  
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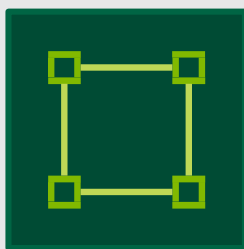
\*Sales Representative

# CBRE

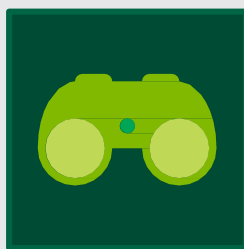
# NOTABLE ATTRIBUTES



Downtown  
Central  
Location



Mixed Use  
Residential  
Commercial



Corner  
Location



Unique  
Design  
Features

## Highlights

An Appealing property for owners looking for a commercial property in downtown. This one level building will appeal to a number of businesses and professionals. The property is also supported by City Centre Zoning (CC) which permits a wide variety of uses. Current design is best suited for a medical practice or other health based professionals. The building is about 2,000 Square Feet and Parking is available on site.

**LOCATION** 554 Brunswick Street Fredericton

**PROPERTY SIZE** ± 434 Square Meters

**FRONTAGE** ± 40 feet along Brunswick Street

**DEPTH** ± 116 feet along Barrack Lane

**PROPERTY TAXES** \$ 17,562.01(2019)

**ZONING** City Centre (CC)

**ASKING PRICE** \$ 589,900 +HST



## Property Overview



## NOTABLE ATTRIBUTES

### Parking

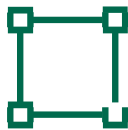
1



On Site Parking

### Corner Lot

2



Provides Enhanced visibility/ signage opportunities and convenient access.

### Downtown Location

3



Ideal for Owners desiring to be in the Hub of the City.

### Modern Design

4



One level brick and concrete construction provides a solid structure with secure access.

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