



**FOR SALE**

**191 DOAK ROAD**  
FREDERICTON, NEW BRUNSWICK

**\$1,795,000**

**+/-9,828 SF**

**MOVE-IN READY  
OFFICE BUILDING**

Cushman & Wakefield Atlantic  
77 Vaughan Harvey Boulevard,  
Suite 402  
Moncton, New Brunswick  
1.506.387.6925  
[cwatlantic.com](http://cwatlantic.com)



Ample FREE Parking Onsite

## Property Highlights

This move-in ready office building sits on a beautiful piece of property on the outskirts of Fredericton, New Brunswick. With easy access to HWY 2, and ample parking onsite, this space is ideal for a wide array of businesses who may have employees and customers alike coming and going from the premises.

- Price: \$1,795,000
- Building Size: +/- 9,828 sf
- Land Size: +/- 5.56 acres
- PID# 75328245
- Zoning: BI (Business Industrial)
- Main floor: 4 private offices, reception area, staff room, and open-concept lab space
- Second floor: 29 private offices and multiple open-concept areas
- Ample free surface parking onsite
- Adjacent lot is ready for development, expansion, or beautification to suit your needs
- Direct access from the Eastbound lanes of the Trans Canada Highway and 2-minutes from the interchange on Allison Boulevard
- Fully Sprinklered
- 3 Phase 600amp 400v Electrical system
- Electric fired HVAC throughout
- Fully renovated in 2017
- Minutes from numerous restaurants and cafes in Fredericton's South Side

## Contact

ADAM MAGEE  
Associate Vice President  
506.387.6928  
amagee@cwatlantic.com

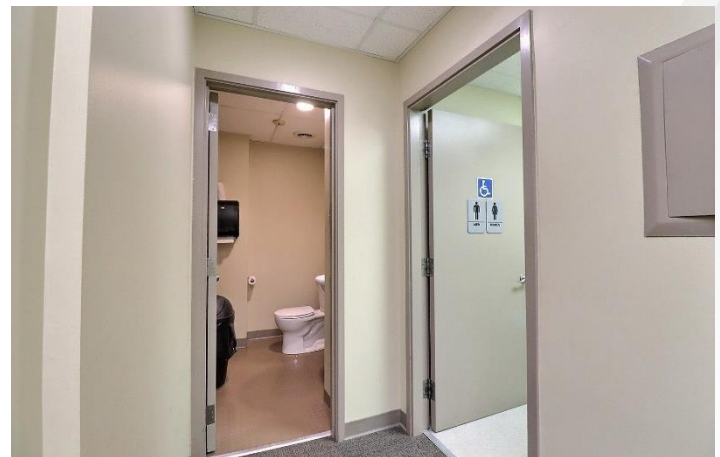
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## 191 Doak Rd, Fredericton, NB

**Main Floor** Exterior Area 3033.48 sq ft  
Interior Area 2866.09 sq ft  
Excluded Area 6.31 sq ft



## 191 Doak Rd, Fredericton, NB

**2nd Floor** Exterior Area 5845.25 sq ft  
Interior Area 5603.44 sq ft



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