



FOR SALE

# COMMERCIAL INVESTMENT

FREDERICTON, NB



 **CUSHMAN &  
WAKEFIELD**  
Atlantic

# Property Highlights

## Prospect Place

1012 Prospect St, Fredericton

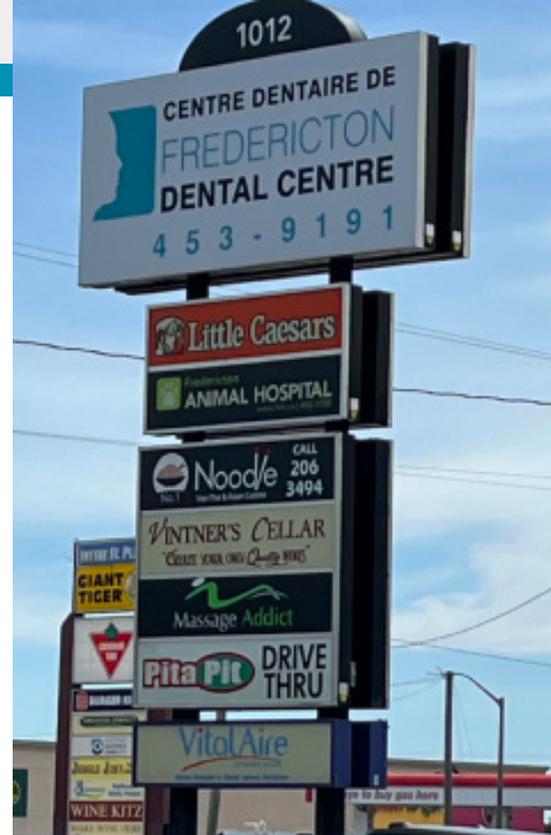
This property is an L-shaped plaza that spans 22,223 sf and is located at the busy intersection of Smythe and Prospect streets in uptown Fredericton. Built in 2001, the plaza features a sprinkler system and benefits from high traffic and excellent visibility.

Anchor tenants include the well-established Fredericton Dental Clinic, along with popular brands like Pita Pit (which has a drive-thru), Little Caesars, and Vitalaire, among others.

The plaza's exterior features an attractive "stone" design, complemented by a metal roof and a distinctive cupola, which enhance its curb appeal.

PID	0147916
Property Type	Commercial Retail Plaza
Gross Leasable Area	22,223 sf
Site Area	1.75 acres
Number of Tenants	8
Parking	78

## Key Tenants



## West Hill Village

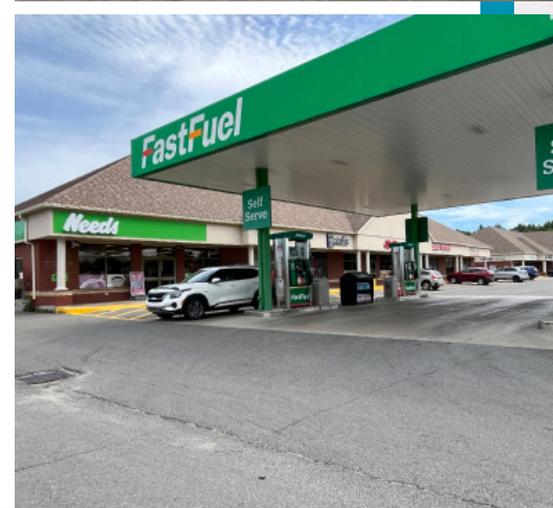
500-530 Brookside Drive, Fredericton

This retail destination consists of four buildings totalling 46,114 sf. The first building was completed in 2007, and the last of the four was finished in 2012. It is located across from the Brookside Mall on the north side of Fredericton, situated between the ring road and the prestigious WestHills Golf Course.

The exterior features a classic brick design, and the roof is a combination of asphalt and fibreglass laminate. Anchor tenants include Needs/Fast Fuels, Carquest, and Massage Addict, as well as several well-established regional and local businesses.

PID	7543310
Property Type	Commercial Retail Plaza
Gross Leasable Area	46,114 sf
Site Area	10.55 acres
Number of Tenants	15 tenants / 18 units
Parking	259

### Key Tenants



# Property Highlights

## 1050 Douglas Avenue

Fredericton

This retail plaza spans 11,662 sf and was constructed in 1998. It is conveniently located at the corner of Douglas Avenue and Brookside Drive on the north side of Fredericton, just off the ring road.

The exterior features a classic brick design, while the roof is composed of a combination of asphalt and fibreglass laminate.

The plaza is home to popular anchor tenants, including well-known brands such as Tim Hortons (which offers a drive-thru), Subway, and Mary Brown's Chicken, making it a sought-after destination in the area.

PID	75359182
Property Type	Commercial Retail Plaza
Gross Leasable Area	11,662 sf
Site Area	1.70 acres
Number of Tenants	6
Parking	65 (including 7 at rear)

### Key Tenants

*Tim Hortons*

**SUBWAY**

**MBI**  
CHICKEN



# Location



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