

\$ - 1149 Smythe Street, Fredericton

MLS® #NB104023

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0 Bedroom, 0.00 Bathroom,
Office on 1 Acres

N/A, Fredericton, New Brunswick

Cor-2 Zoning and situated at the coveted top of Smythe Street, near the bustling Prospect Street intersection, 1149 Smythe Street offers prime office space in Fredericton close to amenities and highway. This well-maintained building boasts convenient on-site parking and exceptional visibility thanks to its prominent pilon signage. With flexible floor plans ranging from approximately 1,000 to nearly 12,000 square feet, the landlord can accommodate businesses of all sizes. The building is presently undergoing exterior renovations to enhance the curb appeal, while the interior has been thoughtfully designed by a previous engineering firm tenant. Experience the perfect combination of location, modern amenities, and professional space at 1149 Smythe Street. The asking rates are \$12 Net per square foot for year 1 of Lease. Operating costs are estimated at \$10.67 for year 1 of lease for 2024. (id:6289)



Essential Information

Listing #	NB104023
Bathrooms	0.00
Acres	0.64
Type	Office

Community Information

Address	1149 Smythe Street
Subdivision	N/A

City	Fredericton
Province	New Brunswick
Postal Code	E3B3H4

Interior

Cooling	Central air conditioning
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Listing Details

Listing Office	The Right Choice Realty
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