

Bishop Gate

New Construction

±19,459 SF

RETAIL/OFFICE SPACE

FREDERICTON, NB



CONCEPTUAL PHOTO

AVAILABLE:

±19,459 SF

USES:

Commercial Corridor Zone 2

Including: Office, Medical, Studio, Retail.

LEASE RATE:

\$ 19.75 NNN

LOCATION:

Corner of Hanwell Road and Bishop Drive

SUMMARY:

With its modern design and quality construction, this new commercial centre appropriately named "Bishop Gate" is located at the corner of Bishop Drive and Hanwell Road. It offers spaces starting at 1496 sq ft.

Bishops Gate was designed to set the bar for commercial spaces in the Fredericton area. It offers a distinctive yet attractive combination of materials and textures to draw attention to those leasing units in the building. Combine the high traffic area with a one-of-a-kind design and the result is high exposure.

THE RIGHT CHOICE REALTY

288 Union Street
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OVERVIEW

Bishop Gate
±19,459 SF
RETAIL/OFFICE SPACE

LEASE TERM:

Negotiable

OPERATING COSTS:

Year 1 estimated at \$6.50/SF plus electricity

OCCUPANCY:

Late Fall 2019

PROPERTY HIGHLIGHTS

- High traffic area beside Tim Hortons and Irving
- 28,100 traffic count at Bishop and Hanwell Intersection
- Signage
- Separate electrical meters
- Visibility on Bishop Drive and Highway
- Free Parking
- Open Ceiling clearance 14 ft
- Each unit has own HVAC system



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AERIAL MAP

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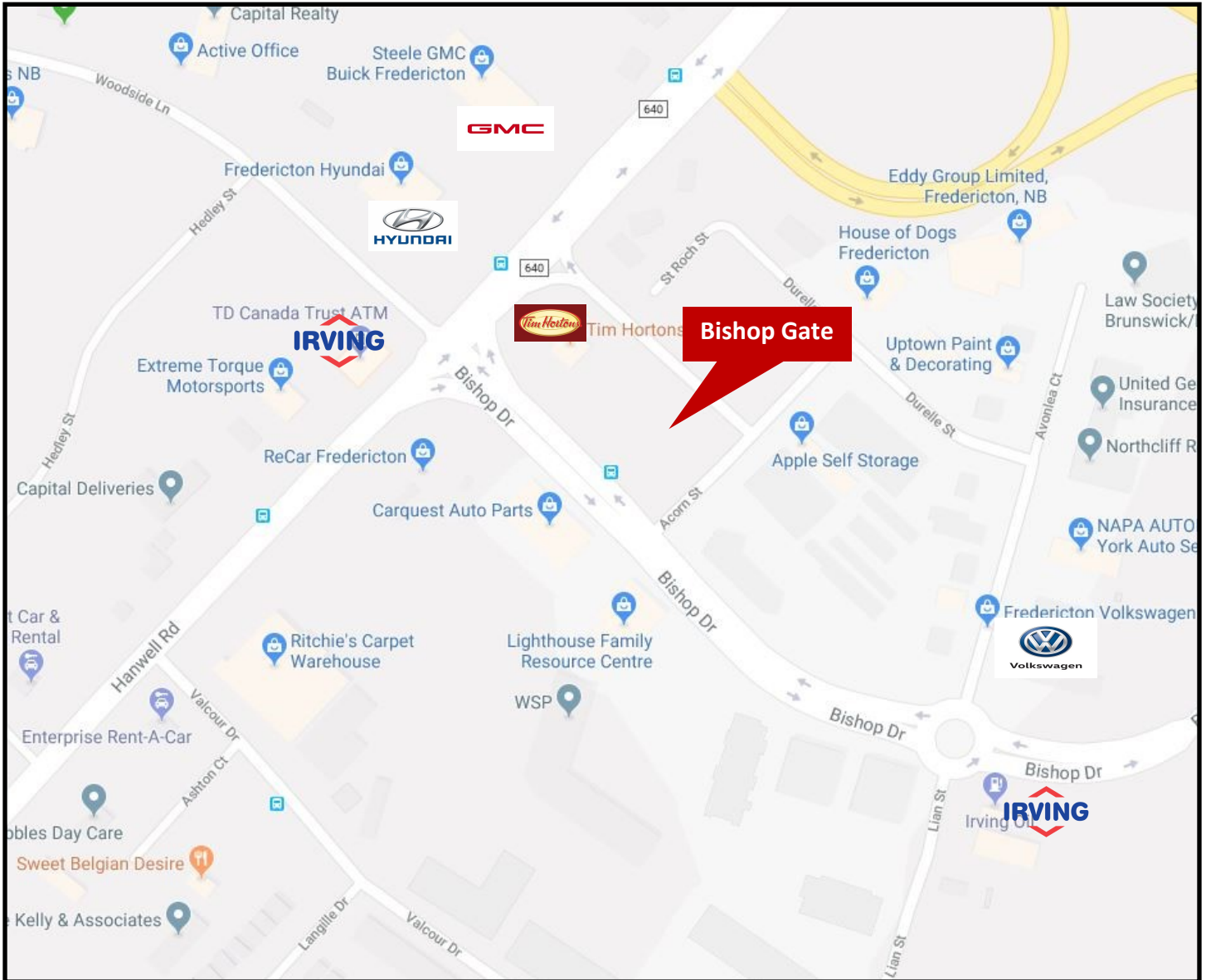
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STREET MAP

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ZONING—COR-2

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The COR-2 Zone:

- (a) accommodates commercial development including auto-oriented services;
- (b) is generally located along major roads within primary commercial areas;
- (c) is generally characterized by buildings located far back from the street with parking surrounding the building;
- (d) allows more than 1 main commercial building on a lot.



COMMERCIAL COR-2

USES

- | | | |
|--|---------------------------------|---------------------------------|
| 1) Permitted Uses | 17) Hotel/Motel | 35) Special Function Tent |
| 2) Car Wash | 18) Laboratory | 36) Special Function Tent |
| 3) Catering Service | 19) Liquor Store | 37) Studio—Media |
| 4) Convenience Store | 20) Medical Clinic | 38) Studio—Photographic |
| 5) Contractor's Shop | 21) Medical Practice | 39) Temporary Vending Facility |
| 6) Counselling Service | 22) Micro-brewery | 40) Transit Service |
| 7) Dispatch Service | 23) Night Club | 41) Vehicle Sales—Seasonal |
| 8) Drinking Establishment | 24) Office | 42) Vehicle Service—Major |
| 9) Commercial Recreation Establishment | 25) Personal Service—Apparel | 43) Vehicle Service—Minor |
| 10) Equipment Sales & Rental-Light | 26) Personal Service—Appearance | 44) Veterinary Service |
| 11) Financial Institution | 27) Pet Care Service | 45) Vocational/Technical School |
| 12) Fitness Centre | 28) Printing Centre | 46) Warehouse—Wholesale (b) |
| 13) Food Service—Take Out | 29) Restaurant | |
| 14) Funeral Home | 30) Restaurant—Licensed | |
| 15) Grocery Store | 31) Retail Store | |
| 16) Health Services Laboratory | 32) Sales Centre—Model Home | |
| | 33) Service & Repair—Household | |
| | 34) Social Organization | |

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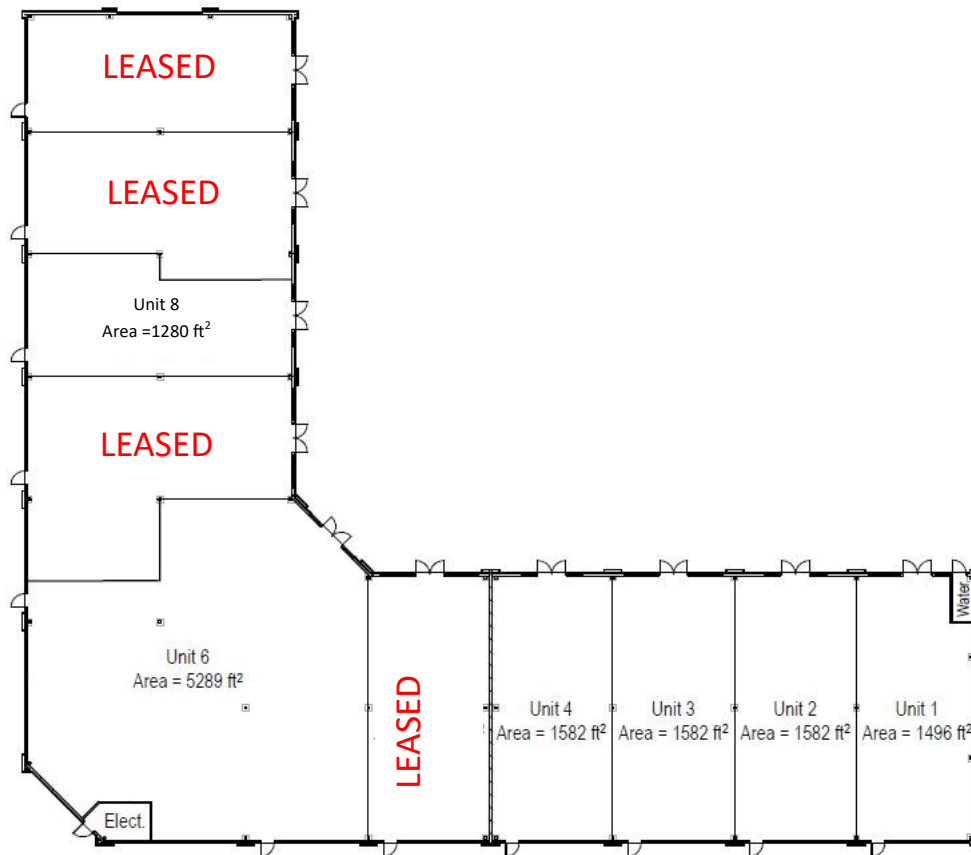
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UNIT FLOOR PLAN

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Bishops Gate Commercial Building

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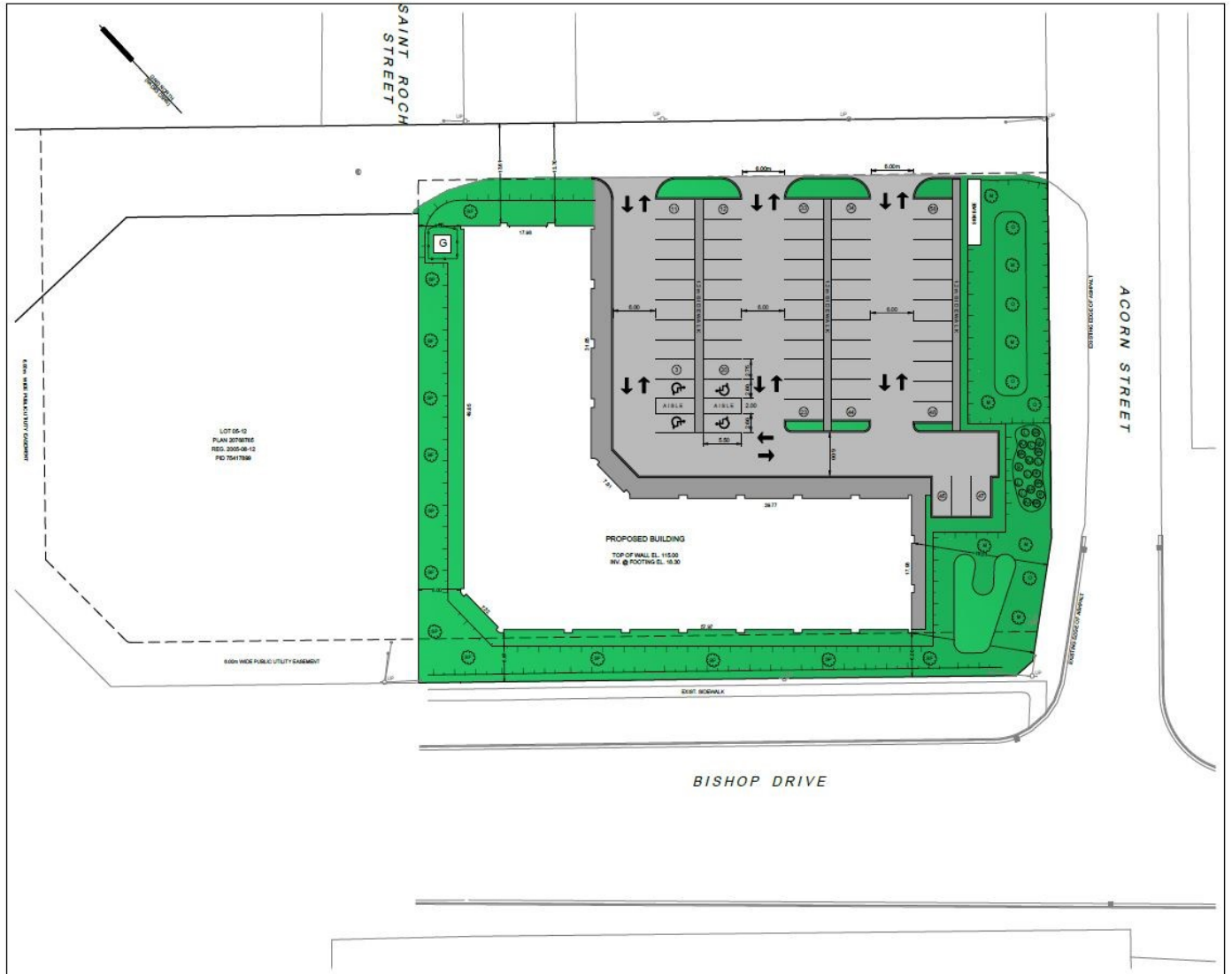
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SITE PLAN

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