

# 1111 Regent Street, Fredericton NB

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The Village Centre is approximately 25,000 sq. ft., ideally located at the intersection of Priestman and Regent Streets, Fredericton, NB diagonally across from the French Cultural Centre (Ecole Ste. Anne), in close proximity to the Fredericton Medical Clinic (city's principal medical clinic) and the (D.E.C.) Regional Hospital, office buildings and within walking distance of the University of New Brunswick, Prospect Street, CBC, Priestman Street Elementary School, Fredericton High School (approx. 2,000 students) and a very large residential district.

This property is anchored by the Scotiabank on the Regent Street side. In addition to Scotiabank, our tenants include Bowman's Pharmasave, Telus, Noble Grape, First Choice Haircutters, M & M Meat Shops, Yassou Greek Restaurant, Pizza Twice, Mail 'N Mart Convenience Store, barBurrito Restaurant, the Great Canadian Bagel, Mary Browns and others.

This is an unusually busy centre with excellent visibility and easy access from two streets.

In addition to the main parking lot there is an employee/customer parking area located in the back right corner of the site. This is an excellent retail location offering strong visibility.

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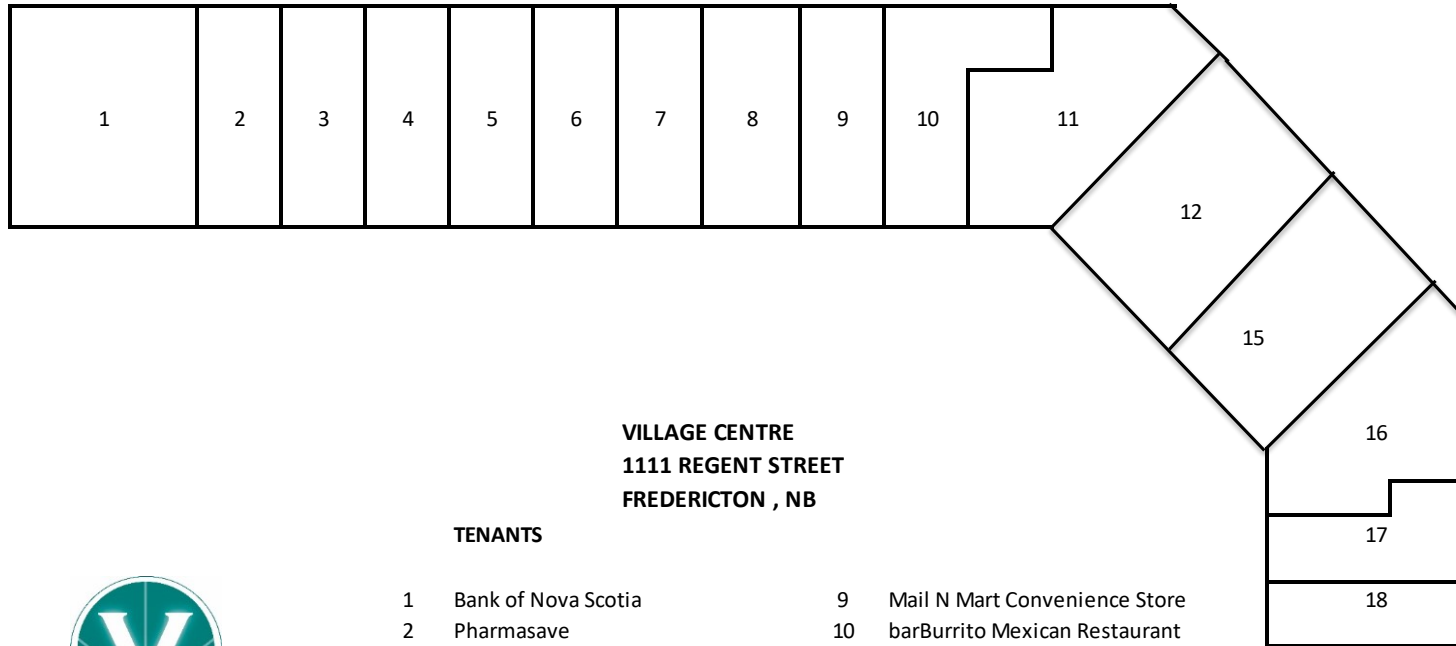
**Contact:** *Mission Property Group* 364 York Street, Suite 101, Fredericton NB E3B 3P7

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## SCHEDULE "B"



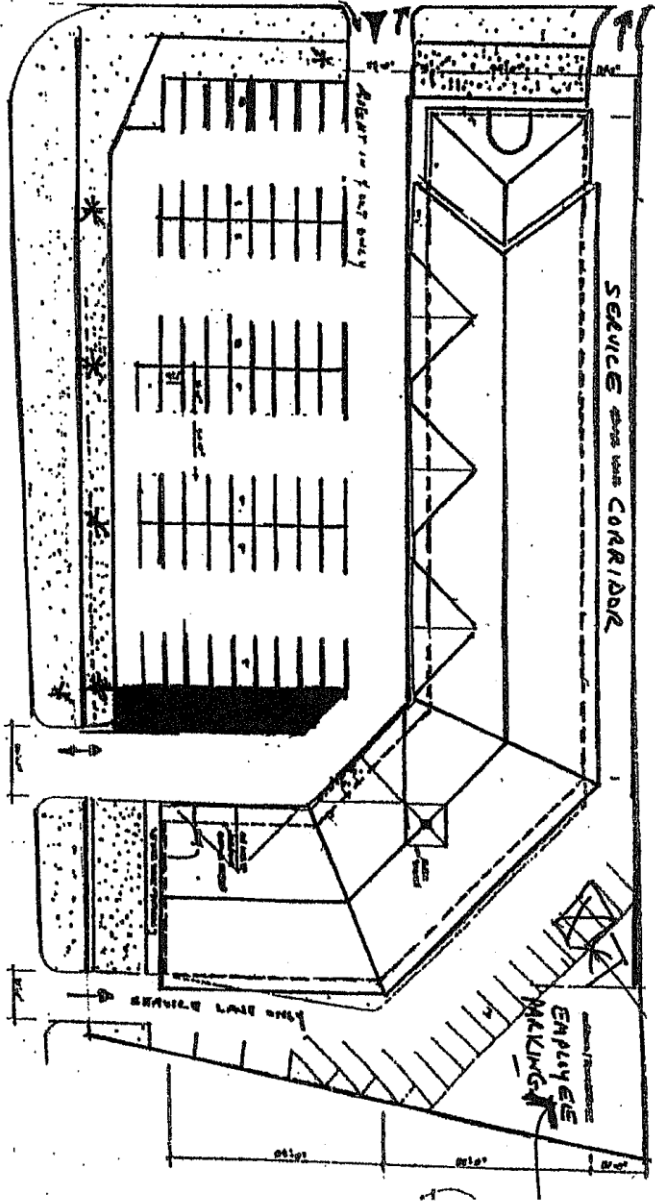
**VILLAGE CENTRE  
1111 REGENT STREET  
FREDERICTON , NB**

**TENANTS**

- |   |                           |    |                               |
|---|---------------------------|----|-------------------------------|
| 1 | Bank of Nova Scotia       | 9  | Mail N Mart Convenience Store |
| 2 | Pharmasave                | 10 | barBurrito Mexican Restaurant |
| 3 | Monkeycakes Bakery        | 11 | Noble Grape                   |
| 4 | Telus                     | 12 | The Great Canadian Bagel      |
| 5 | First choice Haircutters  | 15 | Available                     |
| 6 | M & M Meat Shops          | 16 | Available                     |
| 7 | Yassou's Greek Restaurant | 17 | Mary Brown's Chicken          |
| 8 | Pizza Twice               | 18 | Available                     |



REGENT STREET

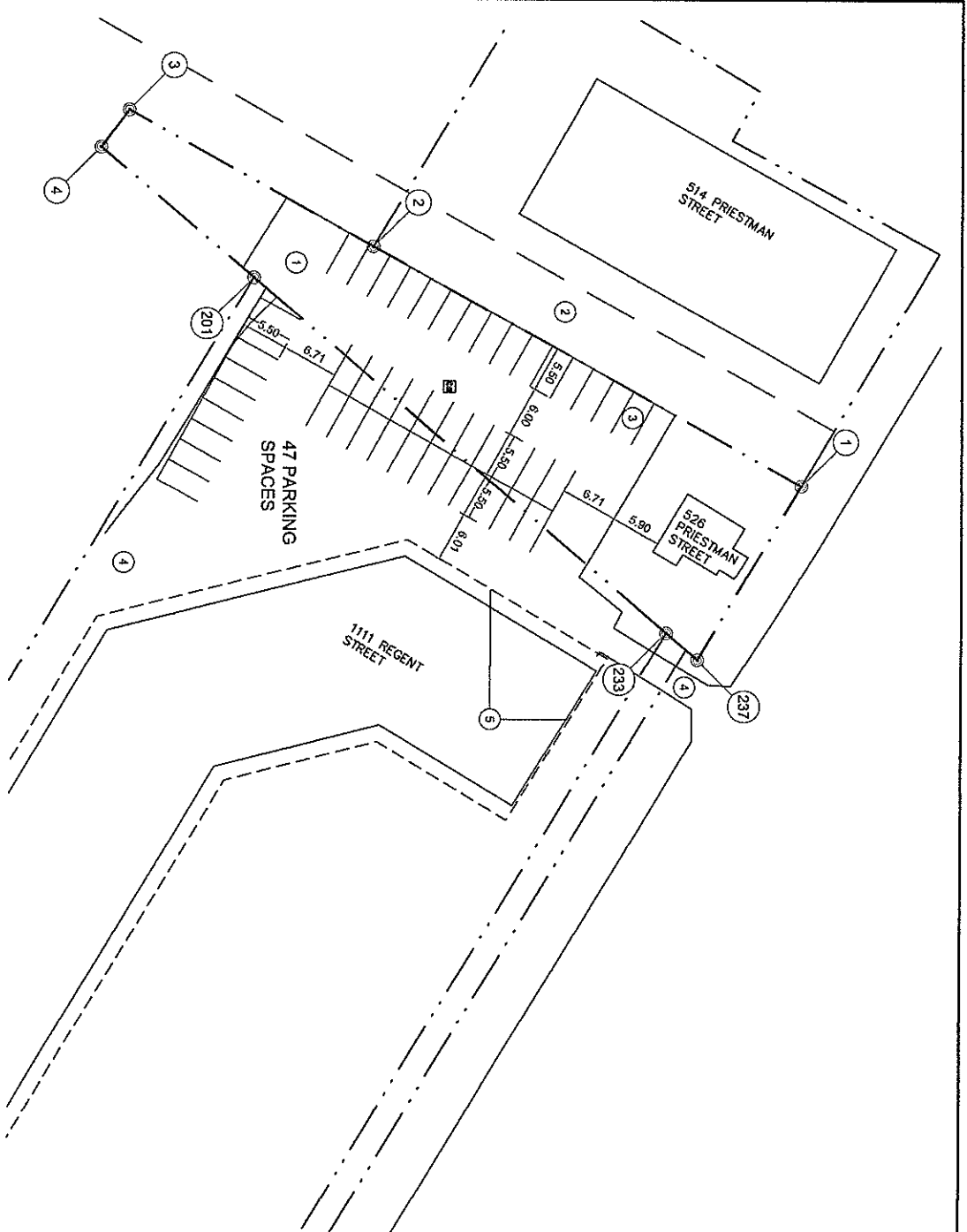


SCHEDULE "A"

PRIESTMAN STREET

**SALE & LEASE PLAN**  
DATE: 1/1/1988  
SCALE: 1/8" = 1'-0"

Scale "D"



**FELLOWS & COMPANY LIMITED**  
 169 DUNDAS STREET  
 FREDERICTON, NB  
 CANADA E3B 1W7  
 T: (506) 452-5140  
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Project No: 526 PRIESTMAN DRIVE PARKING ADDITION  
 Drawing title: PARKING LAYOUT

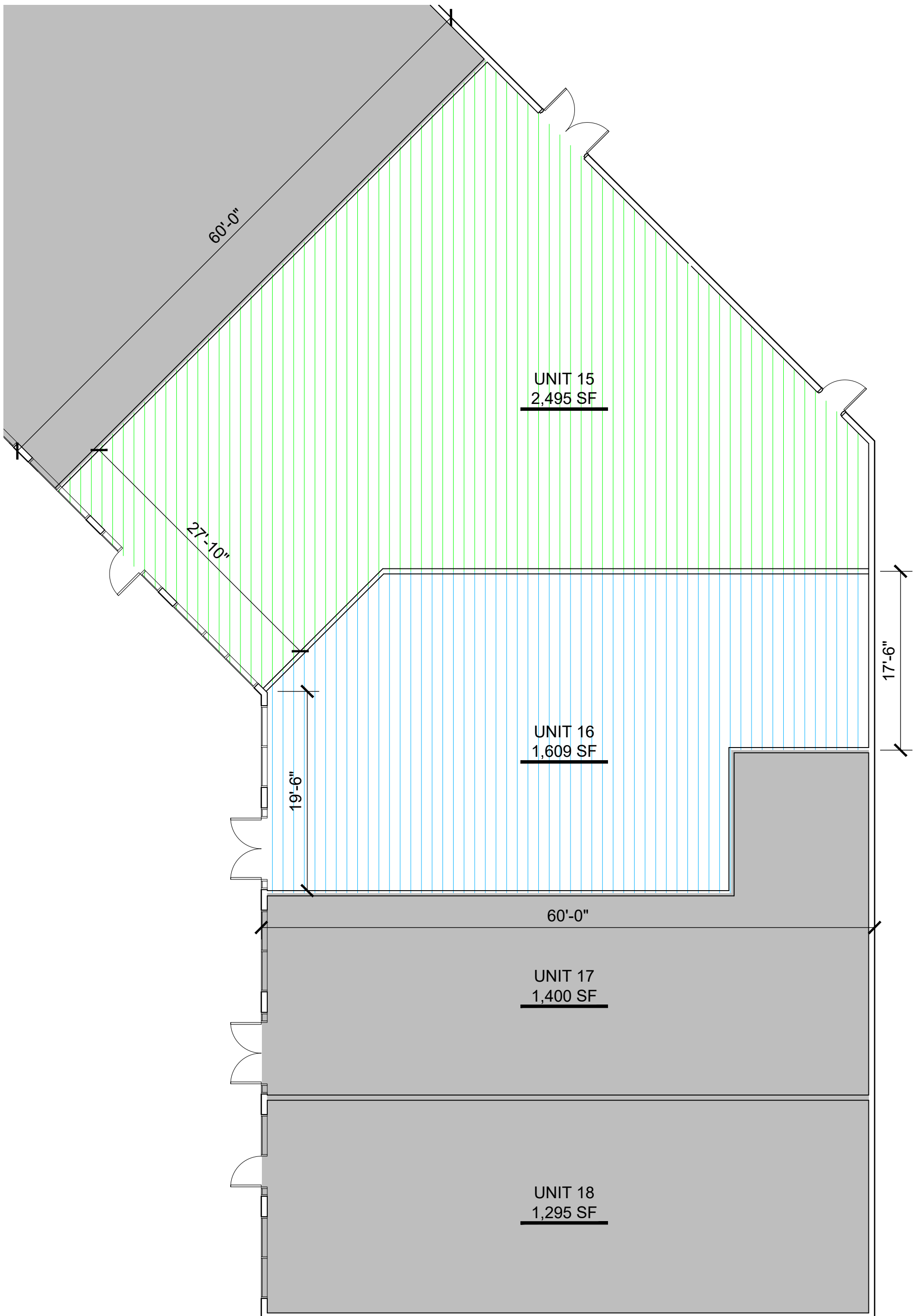
Project no:	1027	Date:	2018-11-22
Scale:	1:500	Drawn by:	HJC
Sheet No.:		Referenced from:	

- NOTES**
- SEE GEATEC MEMORANDUM (FILE NO. 4868.09) FOR SITE WORK DETAILS
  - EXISTING 7.82m WIDE PUBLIC EASEMENT
  - PARKING SPACES 2.75m WIDE BY 5.5m LONG (TYP.)
  - EXISTING DRIVE TO REMAIN
  - APPROXIMATE LOCATION OF BUILDING ROOF OVERHANG

NB GRID (NAD83(CRS)) COORDINATES:

POINT	EASTING	NORTHING	DESCRIPTION
1	2487748.310	7437950.128	LOT CORNER
2	2487719.971	7437899.592	LOT CORNER
3	2487703.803	7437870.760	LOT CORNER
4	2487708.207	7437867.484	LOT CORNER
201	2487723.711	7437865.509	LOT CORNER
233	2487765.781	7437934.229	LOT CORNER
237	2487768.966	7437937.918	LOT CORNER
28149	2487801.1990	7437947.599	526 MONUMENT

\*SURVEY DATA FROM CORNERSTONE SURVEYS INC DRAWING NO. 18-C-095



**THE VILLAGE CENTRE-UNITS 15 & 16**  
**1111 REGENT ST, FREDERICTON, NB**

2022-10-20

FELLOWS & COMPANY LIMITED

2022-9

