



**+/- 2,367 sf Commercial Space for Lease**  
**Lease Rate: Please Contact**

**Property Highlights**

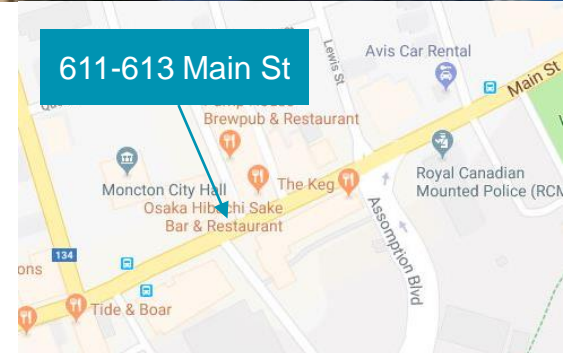
- Must-see commercial space in an unbeatable location
- +/- 2,367 sf of turn-key restaurant space with +/- 70 seating capacity and lots of character, 2 public washrooms, 1 barrier free washroom, walk-in cooler and kitchen/preparation area. There is a basement for storage and food preparation with a staff bathroom
- Excellent signage opportunity on Main Street with great curb appeal and high visibility
- Located in a busy and thriving area of Downtown Moncton with proximity to major access points
- Public parking is available behind the location at several stations plus access to street-side parking meters
- Patio adds an additional +/- 30 seats (contingent on certain terms and conditions)
- Possibility of buying the restaurant business

- Space was completely renovated in 2004 with an addition at the back

**Location Information**

- The property sits on the corner of Main Street and Orange Lane in Downtown Moncton which has an estimated daily traffic count of 8,464 vehicles.
- Main Street runs east to west which provides a variety of accommodations, restaurants, coffee shops, bars, entertainment, retail, offices, financial institutions, residences and more.
- Ideally situated in an established popular area for high traffic, excellent visibility and great exposure.
- Steps away from the new development FiveFive Queen, The Gahan House, and Alcool NB Boutique Wine Store.
- The property offers easy access to public transportation.
- Easy access to all major arterial routes and highways such as Assumption Boulevard, Mountain Road, Wheeler Boulevard and Highway 15.

PRIME DOWNTOWN LOCATION



For more information, please contact:

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Floor Plan - 2,367 sf + Patio

