



Portion of PID# 00786624 &
Portion of PID #05307203

+/- 17 Acres of Development Land for Sale

Sale Price : \$2,400,000

Property Highlights

- This +/- 17 acres of land is located in Downtown Moncton near the future Junction Urban Village
- The site boasts a strategic location for development with excellent exposure
- The majority of the available property is paved parking lot
- The land is located off West Main Street, near Moncton Honda and the new Rallye Motors Chrysler dealership
- The site is ideal for many developments
- In close proximity of the future connection through the new Junction Urban Village development project
- The location offers access to all public transit and is within walking distance of all Downtown Moncton amenities

Area Amenities

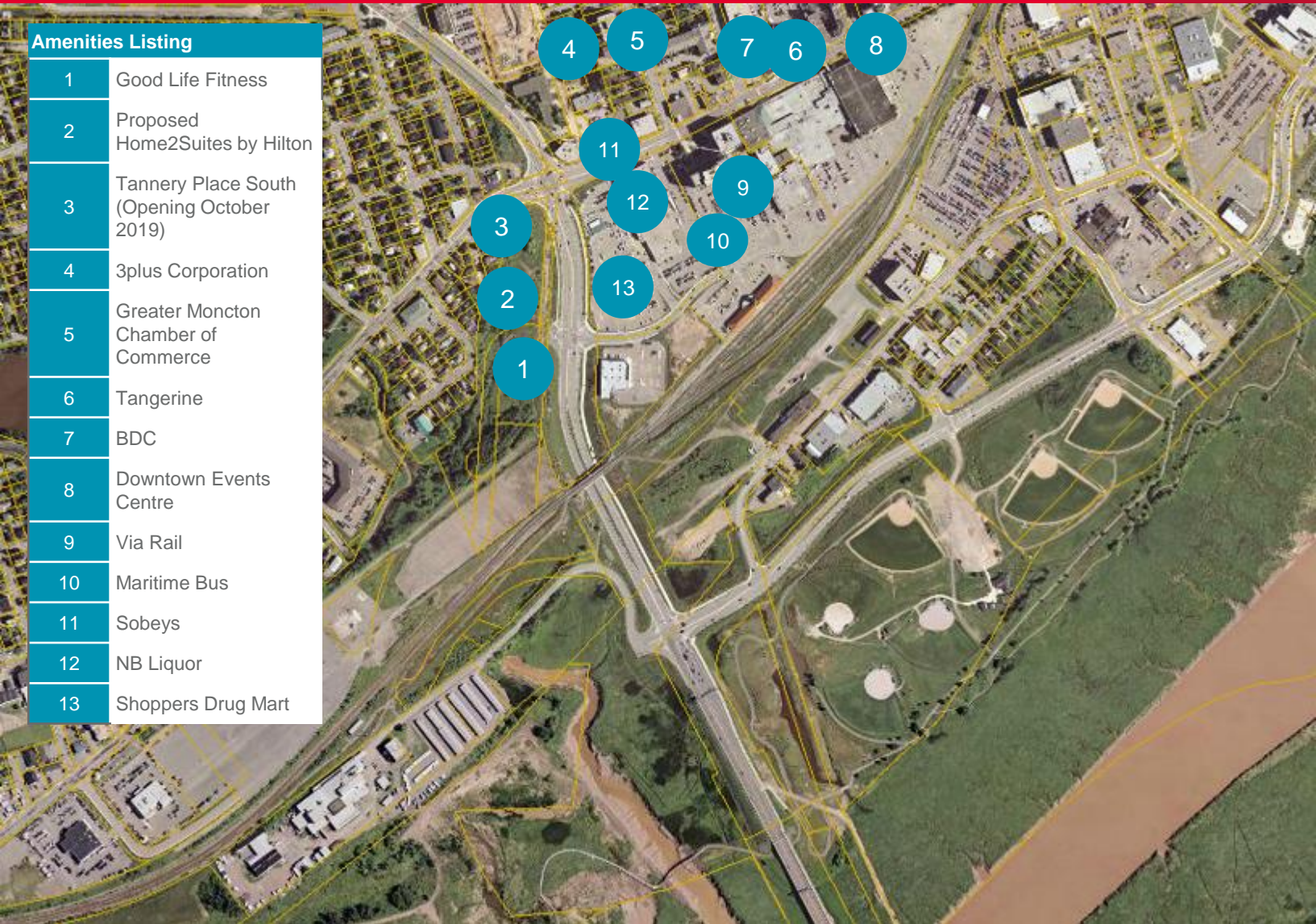
- Good Life Fitness
- Proposed Home2Suites by Hilton
- Tannery Place South (Opening October 2019)
- 3plus Corporation
- Greater Moncton Chamber of Commerce
- BDC
- Tangerine
- Downtown Events Centre
- Via Rail
- Maritime Bus
- Sobeys
- NB Liquor
- Shoppers Drug Mart



For more information, please contact:

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Amenities Listing

1	Good Life Fitness
2	Proposed Home2Suites by Hilton
3	Tannery Place South (Opening October 2019)
4	3plus Corporation
5	Greater Moncton Chamber of Commerce
6	Tangerine
7	BDC
8	Downtown Events Centre
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13	Shoppers Drug Mart

Property Details

PID	Portion of PID #00786624
PAN	Portion of PAN #05307203
Zoning	SC-Suburban Commercial
Services	Municipal

Property Details

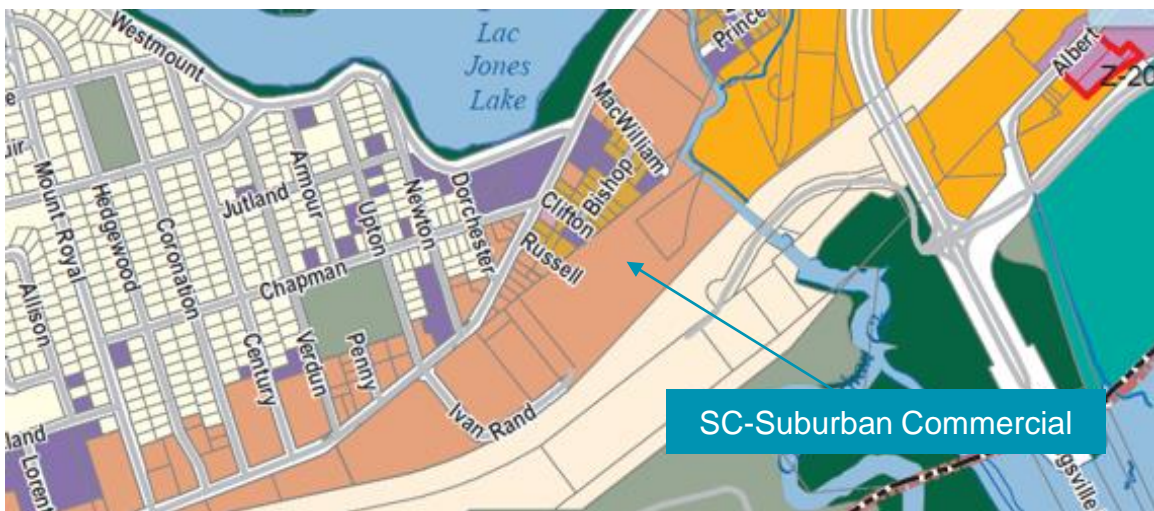
Area (sf)	+/- 740,520 sf
Area (acre)	+/- 17 Acres
Access	From Ivan Rand Drive E. and Main Street West (future street)
Position	Middle

Zoning - Suburban Commercial

Permitted Uses

- Art gallery, library or museum
- Assisted living facility or independent living facility
- Automobile repair shop or sales establishment
- Bank or financial institution
- Call centre
- Car wash
- Church
- Communication use
- Daycare centre
- Drive-thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Hospital, treatment centre or medical clinic
- Mini storage warehouse
- Motel, hotel, bed and breakfast, or rooming house

- Nursery
- Office
- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Residential care facility
- Restaurant
- Restaurant including a drive thru
- Retail store
- Rooming house, single/two/three or semi-detached unit dwelling
- Service shop
- Service station (Conditional)
- Veterinary clinic
- Wholesale store



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In 2016, KPMG ranked Moncton as one of the lowest cost locations to do business in Canada.

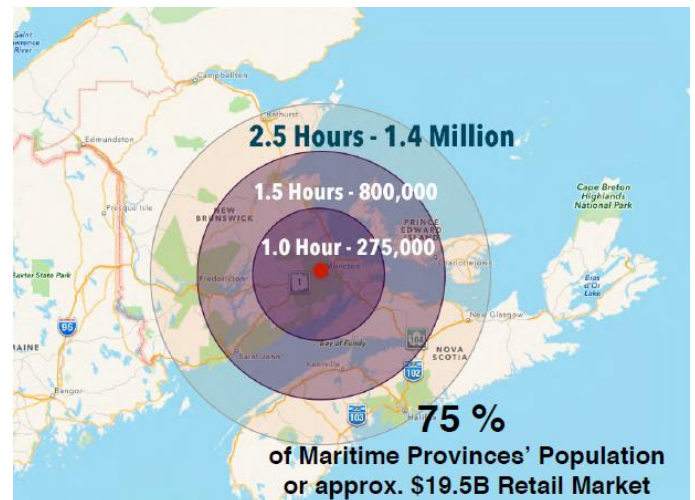
“The city has transformed from a blue-collar community with an uncertain future, into one of the most diversified and fastest-growing areas in Canada.”
-Rachel Naud, KPMG



Dynamic and Growing, Moncton’s Downtown is the Place to Be

- Moncton is a top contender for businesses who want to start something new or expand. It’s central location, skilled workforce, modern infrastructure and entrepreneurial culture position it as a great place to do business.
- Greater Moncton has a diverse economic base that includes national “back-office” centers, customer service centers, head & regional offices, medical services, education and retail, along with a growing manufacturing base.
- A new report from the Conference Board of Canada has found that Moncton has one of the fastest growing economies in Canada.
- With a \$100 million Downtown Centre in the works, the City of Moncton has demonstrated that it is committed to further growing its vibrant downtown core.

Retail Catchment Area



Retail Related Demographics

Moncton Population	144,900 people
Projected Retail Sales 2016	\$2.6 Billion
Average Disposable Income Per Household	\$57,540 annually
Median Population Age	40.4 years