

# Monthly Listings Report

Moncton & Surrounding Areas  
FEBRUARY 2016



# For Lease

Office Space for Lease

Industrial Space for Lease

Commercial/Retail Space for Lease



# Office Space For Lease

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33 MAPLETON ROAD, MONCTON			
<b>Size</b>	1,200 sf	<b>Details</b>	High profile office/retail space. Newly renovated inside w/modern finishes.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Kent Hoar



860 MAIN STREET, MONCTON			
<b>Size</b>	3,840 sf	<b>Details</b>	Office space in high profile, professional office building in downtown.
<b>Price</b>	\$12.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



33 PINE GLEN ROAD, RIVERVIEW			
<b>Size</b>	1,900 sf + full basement	<b>Details</b>	Single tenant office building with modern finishes. High traffic location.
<b>Price</b>	\$12.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



378 COVERDALE ROAD, RIVERVIEW			
<b>Size</b>	4,768 sf	<b>Details</b>	Class A building with professional image; modern finishes & high visibility.
<b>Price</b>	\$13.50 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



1000 ST. GEORGE BOULEVARD, MONCTON			
<b>Size</b>	Up to 6,534 sf	<b>Details</b>	High profile single-storey multi-tenant office in a high traffic location.
<b>Price</b>	\$20.00 psf gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



33 WELDON STREET, MONCTON			
<b>Size</b>	Up to 10,240 sf	<b>Details</b>	High profile Class A building with various suites locates downtown.
<b>Price</b>	\$13.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Office Space For Lease

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## 150 EDMONTON AVENUE, MONCTON

<b>Size</b>	1,287 – 14,217 sf	<b>Details</b>	4 units available (warehouse & office), high visibility; ample parking.
<b>Price</b>	\$6.75 - \$9.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 890 MAIN STREET, MONCTON

<b>Size</b>	6,000 sf	<b>Details</b>	2nd & 3rd floor suites. Impressive windows & downtown views.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 816 MAIN STREET, MONCTON

<b>Size</b>	690 & 2,200 sf	<b>Details</b>	Prime commercial space in downtown core, high visibility.
<b>Price</b>	\$1,250/mo.   \$25 Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 645 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	+/- 1,000 sf	<b>Details</b>	2nd floor office in professional mixed-use building.
<b>Price</b>	\$14.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 357 COLLISHAW STREET, MONCTON

<b>Size</b>	1,000 – 3,500 sf	<b>Details</b>	Ideal for small office or service commercial.
<b>Price</b>	\$12.50 psf Semi Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 40 IRVING BOULEVARD, MONCTON

<b>Size</b>	2,200 sf	<b>Details</b>	Ideal location in a prominent single-tenant office building. Now leasing!
<b>Price</b>	\$13.50 psf Semi Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Office Space For Lease

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## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	5,989 sf	<b>Details</b>	Main floor suites, natural light throughout. On-site parking.
<b>Price</b>	\$8.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	Up to 9,755 sf	<b>Details</b>	High-profile, five-storey multi-tenant office building close to downtown.
<b>Price</b>	\$15.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 607 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	337 sf – 2,963 sf	<b>Details</b>	Multi-tenant office complex. Various main level suites.
<b>Price</b>	\$14.50 – \$17 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 639 PINWOOD ROAD, RIVERVIEW

<b>Size</b>	815 sf	<b>Details</b>	Ground floor sublet with excellent exposure, parking & signage.
<b>Price</b>	\$17.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 100 CAMERON STREET, MONCTON

<b>Size</b>	Up to 25,600 sf	<b>Details</b>	Ideally located 5-storey office building in downtown Moncton.
<b>Price</b>	\$10.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 343 ST. GEORGE STREET, MONCTON

<b>Size</b>	1,350 sf	<b>Details</b>	Ideal for professional office, recreational or training facility, 2nd floor.
<b>Price</b>	\$10.00 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Office Space For Lease

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## 699-703 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	+/-1,000 sf & 1,800 sf	<b>Details</b>	Main and 2nd floor office. Ideal for service retail and numerous office uses.
<b>Price</b>	\$850 & \$1,800/mo.	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 381 ST. GEORGE STREET, MONCTON

<b>Size</b>	381 – 2,826 sf	<b>Details</b>	2nd floor office space in downtown Moncton. High visibility.
<b>Price</b>	\$12.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 50 KING STREET, MONCTON

<b>Size</b>	3,000 sf - 24,000 sf	<b>Details</b>	High profile office space. Fully wheelchair accessible; on-site parking.
<b>Price</b>	\$15.00 psf Net	<b>Agent(s)</b>	Kent Hoar



## 210 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	1,600 sf	<b>Details</b>	2nd floor office space with separate entrance, 4 large offices & boardroom.
<b>Price</b>	\$1,500/mo. Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Industrial Space For Lease

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## 671 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	17,800 sf	<b>Details</b>	Ideal for industrial, service commercial or other trade related business.
<b>Price</b>	\$6.00 - \$7.50 psf NNN	<b>Agent(s)</b>	Kent Hoar



## 275 BAIG BOULEVARD, MONCTON

<b>Size</b>	6,120 sf	<b>Details</b>	Renovated office, large 2 section warehouse, 2 grade doors & dock ramp.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 699 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	2,400 sf & 4,800 sf	<b>Details</b>	Ideal for service commercial, manufacturing, etc. Grade loading.
<b>Price</b>	\$2,100 \$4,000/mo. +HL	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 178 HALIFAX STREET, MONCTON

<b>Size</b>	7,840 SF + Mezzanine	<b>Details</b>	Industrial building. Renovated office area; potential showroom.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 182-190 HALIFAX STREET, MONCTON

<b>Size</b>	+/- 9,640 sf	<b>Details</b>	Warehouse and office spaces. Grade and dock loading.
<b>Price</b>	\$10-11 psf Semi + H&L	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 205 COMMERCE STREET, MONCTON

<b>Size</b>	12,193 sf	<b>Details</b>	Spectacular warehouse space w/ 2 dock doors; 28' ceilings. Located in CIP.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Industrial Space For Lease

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## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	Up to 12,997 sf	<b>Details</b>	Warehouse space ideal for wholesale distribution; 25`7” ceilings.
<b>Price</b>	\$5.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 247 ARSENAULT DRIVE, DIEPPE

<b>Size</b>	3,320 – 7,500 sf	<b>Details</b>	Industrial building with 2 large grade doors; can sub-divide.
<b>Price</b>	\$6.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 189 COLLISHAW STREET, MONCTON

<b>Size</b>	5,625 sf	<b>Details</b>	Office & warehouse, 11’ - 12’ ceilings & 2 grade doors. High visibility.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 222 EDINBURGH DRIVE, MONCTON

<b>Size</b>	3,750 – 45,650 sf	<b>Details</b>	Multi-tenant industrial building w/ recent interior and exterior upgrades.
<b>Price</b>	\$4.75 - \$5.25 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 135 HARRISVILLE BOULEVARD, MONCTON

<b>Size</b>	3,000 - 30,000 sf	<b>Details</b>	Build-to-suit opportunity in Caledonia Industrial Park. Now leasing!
<b>Price</b>	\$7.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 80 DRISCOLL CRES, MONCTON

<b>Size</b>	12,009 sf	<b>Details</b>	Good quality warehouse space with 1/- 1,000 of office
<b>Price</b>	\$8.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



# Commercial/Retail Space For Lease

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630 PINWOOD ROAD, RIVERVIEW			
<b>Size</b>	1,500 sf	<b>Details</b>	Great opportunity for retail business, office or service commercial.
<b>Price</b>	\$12.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



115 HARRISVILLE BOULEVARD, MONCTON			
<b>Size</b>	2,425 sf	<b>Details</b>	High profile commercial/office space with warehouse. Ideally located.
<b>Price</b>	\$9.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



196 ROBINSON STREET, MONCTON			
<b>Size</b>	1,000 sf	<b>Details</b>	Modern space for professional office in downtown Moncton.
<b>Price</b>	\$1,250/mo.	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



1075 MOUNTAIN ROAD, MONCTON			
<b>Size</b>	4,665 sf	<b>Details</b>	Ideal for retail or professional business looking for high exposure.
<b>Price</b>	\$13.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



121 PINEGLEN ROAD, RIVERVIEW			
<b>Size</b>	1,200 sf	<b>Details</b>	Reception area & open concept space; ideal for retail or professional office.
<b>Price</b>	\$12.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Commercial/Retail Space For Lease

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## 357 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 2,800 sf + basement	<b>Details</b>	Office/retail space next to Hakim Optical. In high traffic location.
<b>Price</b>	\$10 - \$14 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 1199 MAIN STREET, MONCTON

<b>Size</b>	4,037 sf	<b>Details</b>	High profile main floor commercial space in the heart of downtown.
<b>Price</b>	\$15.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## THE JUNCTION - URBAN VILLAGE, MONCTON

<b>Size</b>	Mixed use development	<b>Details</b>	Now leasing; retail and office opportunities in prime location.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 529 MAIN STREET, MONCTON

<b>Size</b>	1,900-9,380 sf	<b>Details</b>	High profile multi-tenant commercial space; lower level.
<b>Price</b>	\$6.00-\$15.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 19 PLAZA BLVD MONCTON

<b>Size</b>	5,000-7,000 sf	<b>Details</b>	Prime retail space in multi tenant building.
<b>Price</b>	\$25.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## WHEELER PARK POWER CENTRE, MONCTON

<b>Size</b>	15,546 sf	<b>Details</b>	3 units in destination retail complex with great high traffic visibility
<b>Price</b>	\$22.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# For Sale

Office & Industrial Space for Sale

Commercial/Retail Space for Sale

Investment Properties for Sale

Land for Sale



# Office Properties For Sale

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## 100 CHAMPLAIN STREET, DIEPPE

<b>Size</b>	2,100 sf	<b>Details</b>	High visibility office/retail building with 2nd floor income potential.
<b>Price</b>	\$239,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 33 PINE GLEN ROAD, RIVERVIEW

<b>Size</b>	1,900 sf + full basement	<b>Details</b>	Single tenant office building with modern finishes. High traffic location.
<b>Price</b>	\$329,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 378 COVERDALE ROAD, RIVERVIEW

<b>Size</b>	4,768 sf	<b>Details</b>	Class A building with professional image. Located on high traffic Coverdale.
<b>Price</b>	\$699,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 3118 Main Street, SALISBURY

<b>Size</b>	3,622 sf + basement	<b>Details</b>	Prime office building for sale with drive thru.
<b>Price</b>	\$445,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee   Kent Hoar

# Industrial Properties For Sale

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## 247 ARSENAULT DRIVE, DIEPPE

<b>Size</b>	7,500 sf	<b>Details</b>	Industrial building with 2 large grade doors; can be multi-tenant.
<b>Price</b>	\$479,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 880 HIGHWAY 870, BELLEISLE CREEK

<b>Size</b>	32,025 sf	<b>Details</b>	Industrial building with 1 grade & 2 dock doors; 14' – 26' ceiling height.
<b>Price</b>	\$395,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 265 CALEDONIA ROAD, MONCTON

<b>Size</b>	2,991 sf	<b>Details</b>	Open warehouse/shop; 250kg & 2 Ton overhead crane; 22' ceilings.
<b>Price</b>	\$339,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 189 COLLISHAW STREET, MONCTON

<b>Size</b>	5,625 sf	<b>Details</b>	Offices & warehouse, 11' - 12' ceilings & 2 grade doors. Great visibility.
<b>Price</b>	\$449,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 136 ENGLISH DRIVE, MONCTON

<b>Size</b>	14,460 sf	<b>Details</b>	Industrial building with dock loading & 14' ceiling height. Located in MID.
<b>Price</b>	\$735,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 95 URQUHART AVENUE, MONCTON

<b>Size</b>	+/- 8,000 sf	<b>Details</b>	Industrial cross dock building with large fenced in lot. 11' – 12' ceilings.
<b>Price</b>	\$995,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Industrial Properties For Sale

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## **NEW, 671 MALENFANT BOULEVARD, DIEPPE**

<b>Size</b>	17,800 sf	<b>Details</b>	Ideal for industrial, service commercial or other trade related business.
<b>Price</b>	\$1,350,000	<b>Agent(s)</b>	Kent Hoar



## **275 BAIG BOULEVARD, MONCTON**

<b>Size</b>	6,120 sf	<b>Details</b>	Renovated office, large 2 section warehouse, 2 grade doors & dock ramp.
<b>Price</b>	\$469,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## **182-190 HALIFAX STREET, MONCTON**

<b>Size</b>	+/- 9,640 sf	<b>Details</b>	Multi building property; mix of office and warehouse. Grade & dock doors.
<b>Price</b>	\$499,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Commercial/Retail Properties For Sale

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196 ROBINSON STREET, MONCTON			
<b>Size</b>	6,400 sf	<b>Details</b>	Office building downtown; upgrades & modern finishes.
<b>Price</b>	\$799,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



1116 MAIN STREET, SUSSEX CORNER			
<b>Size</b>	11,000 sf	<b>Details</b>	Commercial/flex building. Open area, kitchen/bar, washrooms & office.
<b>Price</b>	\$299,900	<b>Agent(s)</b>	Kent Hoar



885-889 MAIN STREET, MONCTON			
<b>Size</b>	15,000 sf	<b>Details</b>	Redevelopment opportunity for business center, hotel, condos, etc.
<b>Price</b>	\$299,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



378 COVERDALE ROAD, RIVERVIEW			
<b>Size</b>	4,768 sf	<b>Details</b>	Professional Class A building; first class finishes & on-site parking.
<b>Price</b>	\$699,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



1199 MAIN STREET, MONCTON			
<b>Size</b>	4,037 sf	<b>Details</b>	High profile main floor commercial space in the heart of downtown.
<b>Price</b>	\$1,199,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Investment Properties For Sale

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## 1 JANE STREET, MIRAMICHI

<b>Size</b>	62 room	<b>Details</b>	Full service hotel opportunity in Miramichi, NB.
<b>Price</b>	\$1,450,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 491 MOUNTAIN ROAD, MONCTON

<b>Size</b>	+/- 40,000 sf	<b>Details</b>	Site features 3 income properties and additional land for development .
<b>Price</b>	\$799,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 890 MAIN STREET, MONCTON

<b>Size</b>	9,000 sf	<b>Details</b>	Prominent office building for sale in downtown Moncton.
<b>Price</b>	\$1,200,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 245-247 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 16,000 sf	<b>Details</b>	Re-development opportunity for residential or commercial.
<b>Price</b>	\$ 845,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## THE JUNCTION - URBAN VILLAGE, MONCTON

<b>Size</b>	+/- 11 acres	<b>Details</b>	Leasing, Investment, Partnerships, Development, high traffic intersection.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



# Land For Sale

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GUNNINGSVILLE MULTI-RESIDENTIAL DEVELOPMENT SITE, RIVERVIEW			
<b>Size</b>	7.5 acres	<b>Details</b>	Development site near Gunningsville Blvd and prestigious residential area.
<b>Price</b>	\$2,145,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



491 MOUNTAIN ROAD, MONCTON			
<b>Size</b>	+/- 40,000 sf	<b>Details</b>	Site features 3 income properties and additional land for development .
<b>Price</b>	\$799,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



775 SALISBURY ROAD, MONCTON			
<b>Size</b>	59 acres	<b>Details</b>	Zoned RR- Rural Residential, ideal for residential development.
<b>Price</b>	\$300,000	<b>Agent(s)</b>	Kent Hoar



229 ALBION STREET, AMHERST			
<b>Size</b>	1.09 acres	<b>Details</b>	HC1 Vacant land. Ideal for retail, wholesale, hotel, restaurant or medical.
<b>Price</b>	\$475,000	<b>Agent(s)</b>	Bill MacAvoy



655 CHAMPLAIN STREET, DIEPPE			
<b>Size</b>	2.99 acres	<b>Details</b>	Commercial development opportunity, ideal for retail or development use.
<b>Price</b>	\$1,690,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Sold & Leased

A list of properties sold & leased by our  
brokerage team in the last 30 days.



# Sold & Leased Properties

Click on a property photo to obtain more information online



<b>SOLD, 121 PINEGLEN ROAD, RIVERVIEW</b>			
<b>Size</b>	1,200 sf	<b>Details</b>	Reception area & open concept space; ideal for retail or professional office.
<b>Price</b>	\$12.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

cwatlantic.com



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