

# Monthly Listings Report

Greater Moncton & Surrounding Areas,  
New Brunswick

September 2017



# For Lease

Office Space for Lease

Industrial Space for Lease

Commercial/Retail Space for Lease



# Office Space For Lease

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BROWN HOLDER BUILDING, 264 BOTSFORD STREET, MONCTON			
<b>Size</b>	2,000 sf	<b>Details</b>	Signature multi-tenant office and retail complex with on-site parking!
<b>Price</b>	\$17.50 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



413 MAIN STREET, MONCTON			
<b>Size</b>	Up to 6,600 sf	<b>Details</b>	Currently under redevelopment, 3 storey mixed-use Office/Commercial
<b>Price</b>	\$18-28/sf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



599 MAIN STREET, MONCTON			
<b>Size</b>	+/- 1,000 sf	<b>Details</b>	Appealing 2 <sup>nd</sup> Floor space in downtown Moncton
<b>Price</b>	\$ 1,200/mo. Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



814 MAIN STREET, MONCTON			
<b>Size</b>	+/-800 sf	<b>Details</b>	Professional three storey commercial building with great views
<b>Price</b>	\$ 25.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



1180 ST. GEORGE BOULEVARD, MONCTON			
<b>Size</b>	3,400, 3,800, 4,324 sf	<b>Details</b>	Main & 2 <sup>nd</sup> floor suites. Impressive natural light. Ample parking.
<b>Price</b>	\$7.00 - \$10.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



766 MAIN STREET, MONCTON			
<b>Size</b>	7,438 sf	<b>Details</b>	Prime location in downtown Moncton with impressive frontage
<b>Price</b>	\$ 18.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green

# Office Space For Lease

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150 EDMONTON AVENUE, MONCTON			
<b>Size</b>	1,287 – 10,188 sf	<b>Details</b>	4 units available (warehouse & office), high visibility; ample parking.
<b>Price</b>	\$6.25 - \$9.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



50 DRISCOLL CRESCENT, MONCTON			
<b>Size</b>	600-1,800 sf	<b>Details</b>	Two 2 <sup>nd</sup> floor office suites available individually or combined
<b>Price</b>	\$ 9.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



703 MALENFANT BOULEVARD, DIEPPE			
<b>Size</b>	Up to 10,800 sf	<b>Details</b>	Main and 2nd floor office. Ideal for industrial/commercial/office uses.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



988 CHAMPLAIN STREET, DIEPPE			
<b>Size</b>	+/- 3,000 sf	<b>Details</b>	High profile, multi-tenant retail and office building in an ideal location.
<b>Price</b>	\$14.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



123 HALIFAX STREET, MONCTON			
<b>Size</b>	Up to 60,000 sf	<b>Details</b>	Professional 7 storey, 80,000 sf office building, minutes from downtown.
<b>Price</b>	\$10.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



860 MAIN STREET, MONCTON			
<b>Size</b>	1,005-6,040 sf	<b>Details</b>	Office space in high profile, professional office building in downtown.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green

# Office Space For Lease

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## 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	Up to 8,176 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



## 607 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	1,155 sf	<b>Details</b>	Multi-tenant office complex. Great exposure on high traffic street.
<b>Price</b>	\$15.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 1199 ST. GEORGE STREET, MONCTON

<b>Size</b>	60,000 sf	<b>Details</b>	Fully improved high volume call center with in-floor voice / data / power.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 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



## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	Up to 6,000 sf	<b>Details</b>	Main floor suite, natural light throughout. On-site parking.
<b>Price</b>	\$10.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# Industrial Space For Lease

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100 LOFTUS STREET, MONCTON			
<b>Size</b>	Up to 3,750 sf	<b>Details</b>	Main floor office suites in the Moncton Industrial Park
<b>Price</b>	\$15.00 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



145 ENGLISH DRIVE, MONCTON			
<b>Size</b>	7,200 sf – 28,800 sf	<b>Details</b>	Unique Multi-tenant Industrial property in the Moncton Industrial Park
<b>Price</b>	\$5.50 psf Net	<b>Agent(s)</b>	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>	\$6.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



541 FERDINAND BOULEVARD, MONCTON			
<b>Size</b>	+/- 13,200 sf	<b>Details</b>	Single tenant industrial building with great highway visibility.
<b>Price</b>	\$6.75 psf Net	<b>Agent(s)</b>	Adam MaGee



205 COMMERCE STREET, MONCTON			
<b>Size</b>	10,789 - 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>	Adam MaGee   Ian Franklin   Donna Green



140 COMMERCE STREET, MONCTON			
<b>Size</b>	65,600 sf	<b>Details</b>	Prominent single storey sub-dividable industrial building .
<b>Price</b>	\$4.95 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green

# Industrial Space For Lease

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## 699 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	4,200 sf	<b>Details</b>	Ideal for service commercial, manufacturing, etc. Grade loading.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 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



## 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



## 80 DRISCOLL CRES, MONCTON

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



## 653 BABIN STREET, UNIT 4, DIEPPE

<b>Size</b>	2,160 sf	<b>Details</b>	Industrial/office space ideal repair or detail shop in Dieppe Industrial Park.
<b>Price</b>	\$9.00 Net	<b>Agent(s)</b>	Adam MaGee   Ian Franklin   Donna Green

# Commercial/Retail Space For Lease

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NEW, 25 HALIFAX STREET, MONCTON			
<b>Size</b>	803 sf	<b>Details</b>	Newly constructed space in prominent corner building.
<b>Price</b>	\$2,000/month	<b>Agent(s)</b>	Adam MaGee



NEW, 31 BOTSFORD STREET, MONCTON			
<b>Size</b>	1,666 sf	<b>Details</b>	Appealing main floor office/retail space in Downtown Moncton
<b>Price</b>	\$15.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



529 MAIN STREET, MONCTON			
<b>Size</b>	2,455 sf	<b>Details</b>	High profile multi-tenant commercial space; Main floor.
<b>Price</b>	\$20.00 psf Gross + heat	<b>Agent(s)</b>	Ian Franklin   Donna Green



121 PINEGLEN ROAD, RIVERVIEW			
<b>Size</b>	1,365 sf – 2,350 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



PINEWOOD ROAD, RIVERVIEW			
<b>Size</b>	1,200 to 6,000 sf	<b>Details</b>	Build-to-suit opportunity in high traffic area.
<b>Price</b>	\$12.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



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



# 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



WHEELER PARK POWER CENTRE, MONCTON			
<b>Size</b>	Prime Retail	<b>Details</b>	Destination retail complex with high cross traffic and visibility
<b>Price</b>	\$22.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



1001 MOUNTAIN ROAD, MONCTON			
<b>Size</b>	+/- 1,200 – 8,500 sf	<b>Details</b>	A dynamic .73 acre development project in a high traffic area of Moncton.
<b>Price</b>	\$14 - \$18 psf Net	<b>Agent(s)</b>	Adam MaGee



19 ORANGE LANE, MONCTON			
<b>Size</b>	5,000 sf	<b>Details</b>	Appealing main floor space in the core of downtown Moncton.
<b>Price</b>	\$18.00 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green

# For Sale

Office & Industrial Space for Sale

Commercial/Retail Space for Sale

Investment Properties for Sale

Land for Sale



# Office Properties For Sale

Click on a property photo to obtain more information online



NEW PRICE, BROWN HOLDER BUILDING, 264 BOTSFORD STREET, MONCTON			
<b>Size</b>	15,000 sf	<b>Details</b>	Signature multi-tenant office and retail complex with on-site parking!
<b>Price</b>	\$1,450,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



593 MAIN STREET, SUSSEX			
<b>Size</b>	1,800 sf	<b>Details</b>	Office space plus two good quality apartments.
<b>Price</b>	\$249,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



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



67-69 ALMA STREET, MONCTON			
<b>Size</b>	+/- 2,600 sf	<b>Details</b>	Single or two-unit mixed use office building in Downtown Moncton
<b>Price</b>	\$199,900	<b>Agent(s)</b>	Adam MaGee

# Industrial Properties For Sale

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## 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>	\$199,000	<b>Agent(s)</b>	Adam MaGee



## 100 LOFTUS STREET, MONCTON

<b>Size</b>	5,950 sf	<b>Details</b>	Multi-Tenant Industrial building in the Moncton Industrial Park
<b>Price</b>	\$449,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 541 FERDINAND BOULEVARD, MONCTON

<b>Size</b>	+/- 9,600 sf	<b>Details</b>	Single tenant industrial building with great highway visibility.
<b>Price</b>	\$995,000	<b>Agent(s)</b>	Adam MaGee



## 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

# Commercial/Retail Properties For Sale

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## NEW, 125 DOMINION STREET, MONCTON

<b>Size</b>	+/- 2,700 sf	<b>Details</b>	Single-tenant mixed-use building in residential neighborhood.
<b>Price</b>	\$195,000	<b>Agent(s)</b>	Adam MaGee



## 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



## 178 HALIFAX STREET, MONCTON

<b>Size</b>	7,840 sf	<b>Details</b>	Single tenant industrial/mixed use building for sale or lease.
<b>Price</b>	\$525,000	<b>Agent(s)</b>	Ian Franklin   Donna Green

# Investment Properties For Sale

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## NEW PRICE, BROWN HOLDER BUILDING, 264 BOTSFORD STREET, MONCTON

<b>Size</b>	15,000 sf	<b>Details</b>	Signature multi-tenant office and retail complex with on-site parking
<b>Price</b>	\$1,450,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 2270 MOUNTAIN ROAD, MONCTON

<b>Size</b>	+/-2.62 Acres	<b>Details</b>	Land and investment property on busy Mountain Road
<b>Price</b>	\$480,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 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>	\$749,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 2842 MAIN STREET, HILLSBOROUGH

<b>Size</b>	1.89 Acres	<b>Details</b>	Land and investment property on Main Street in Hillsborough
<b>Price</b>	\$549,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 150 EDMONTON AVENUE, MONCTON

<b>Size</b>	+/-30,860 sf	<b>Details</b>	Centrally located good quality multi tenant building
<b>Price</b>	\$3,495,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 1213 MAIN STREET, ALDOUANE

<b>Size</b>	1.48 acres	<b>Details</b>	Prime land in Aldouane with good access to nearby Richibucto
<b>Price</b>	Call for Details	<b>Agent(s)</b>	Adam MaGee

# Land For Sale

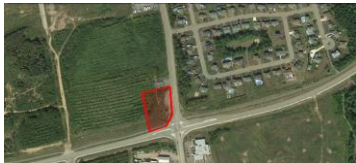
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230 COVERDALE ROAD, RIVERVIEW			
<b>Size</b>	+/-2.32 Acres	<b>Details</b>	Land and investment property on busy Coverdale Road
<b>Price</b>	\$535,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



ENGLEHART STREET, DIEPPE			
<b>Size</b>	3,66 acres	<b>Details</b>	Prime development site near Dieppe Blvd. in the Dieppe Technology Park
<b>Price</b>	\$1,195,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



PINE GLEN & GUNNINGSVILLE, RIVERVIEW			
<b>Size</b>	+/- 43,120 sf	<b>Details</b>	Prime development site on high traffic corner in Riverview.
<b>Price</b>	\$345,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



IVAN RAND DRIVE, MONCTON			
<b>Size</b>	+/- 17 Acres	<b>Details</b>	Prime development site near Downtown Event Centre
<b>Price</b>	\$2,400,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



502 GUNNINGSVILLE BOULEVARD, RIVERVIEW			
<b>Size</b>	6.27 acres	<b>Details</b>	high profile commercial development lot or build-to-suit opportunity .
<b>Price</b>	\$950,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



233 & 239 UNIVERSITE AVENUE, MONCTON			
<b>Size</b>	+/-14,413 sf	<b>Details</b>	Prime commercial land across from George L Dumont Hospital
<b>Price</b>	\$495,000	<b>Agent(s)</b>	Ian Franklin   Donna Green

# Land For Sale

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NB 134, ALDOUANE			
<b>Size</b>	40,100 sf	<b>Details</b>	Prime land in Aldouane with good access to nearby Richibucto.
<b>Price</b>	\$7,500	<b>Agent(s)</b>	Adam MaGee



1730 MAIN STREET, MONCTON			
<b>Size</b>	+/- 15,000 sf	<b>Details</b>	High profile commercial land in the heart of downtown.
<b>Price</b>	\$149,000.00	<b>Agent(s)</b>	Ian Franklin   Donna Green



RECREATIONAL LAND FOR SALE, CAPE TORMENTINE			
<b>Size</b>	3.23 acres	<b>Details</b>	Prime recreational land, adjacent to the NB Trail Network.
<b>Price</b>	\$19,500	<b>Agent(s)</b>	Adam MaGee



345 & 355 KING STREET, BATHURST			
<b>Size</b>	+/- 15,200 sf	<b>Details</b>	Prime piece of Commercial Land in central Bathurst.
<b>Price</b>	\$99,500	<b>Agent(s)</b>	Ian Franklin   Donna Green



# 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



## LEASED, 491 MOUNTAIN ROAD, MONCTON

<b>Size</b>	+/- 1,600 sf	<b>Details</b>	Main Floor retail, commercial space on a high traffic corner lot.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## UNDER AGREEMENT, 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>	\$399,000	<b>Agent(s)</b>	Adam MaGee



## UNDER AGREEMENT, 711 COVERDALE ROAD, RIVERVIEW

<b>Size</b>	2,000 sf	<b>Details</b>	Commercial retail building on +/-36,000 sf lot. Can be subdivided.
<b>Price</b>	\$349,900	<b>Agent(s)</b>	Ian Franklin   Donna Green



## UNDER AGREEMENT, 190 JOHN STREET, MONCTON

<b>Size</b>	+/- 4,800 sf	<b>Details</b>	Single Tenant Service Commercial building near Downtown Moncton.
<b>Price</b>	\$395,000	<b>Agent(s)</b>	Adam MaGee   Ian Franklin   Donna Green



## UNDER AGREEMENT, 358 LUTZ STREET, DIEPPE

<b>Size</b>	49,051 sf	<b>Details</b>	Large single lot ideal for multi-residential or commercial development.
<b>Price</b>	\$450,000	<b>Agent(s)</b>	Adam MaGee   Ian Franklin   Donna Green



## UNDER AGREEMENT, 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

# Sold & Leased Properties

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<b>SOLD, 378 COVERDALE ROAD, RIVERVIEW</b>			
<b>Size</b>	5,020 sf	<b>Details</b>	Class A professional building located on high traffic Coverdale.
<b>Price</b>	\$625,000	<b>Agent(s)</b>	Ian Franklin   Donna Green

cwatlantic.com



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