

C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

JUNE 2014

OFFICE SPACE FOR LEASE

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410 MOUNTAIN ROAD, MONCTON

Size	+/- 800 sf	Details	Small office ideally located in a high-traffic area providing excellent visibility.
Price	\$1,300 / month Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



645 MALENFANT BOULEVARD, DIEPPE

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



1273 MAIN STREET, MONCTON

Size	1,080 – 3,883 sf	Details	For Sub-lease; high profile first class office space.
Price	\$14.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



100 CAMERON STREET, MONCTON

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



48 BONACCORD STREET, MONCTON

Size	972 sf	Details	Turn-key second floor office space in Downtown Moncton.
Price	\$18.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



150 EDMONTON AVENUE, MONCTON

Size	2,500 & 1,300 & 1,250 sf	Details	3 units available in high visibility building with ample parking.
Price	\$9.00-10.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee

OFFICE SPACE FOR LEASE

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22 CHURCH STREET, MONCTON

Size	675 to 10,635 sf	Details	Modern downtown turn-key office space.
Price	\$8.00-\$11.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



844 MAIN STREET, MONCTON

Size	3,500 sf	Details	First class modern office space offers impressive natural light.
Price	\$15.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



196 ROBINSON STREET, MONCTON

Size	1,000 sf	Details	Professional 2 nd floor office space in downtown.
Price	\$1,250 / month	Agent(s)	Ian Franklin Donna Green Adam MaGee



890 MAIN STREET, MONCTON

Size	6,000 sf	Details	Sale or Lease. 6,000 sf vacant space available for lease. 2 nd & 3 rd floor.
Price	\$13.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



1040 CHAMPLAIN STREET, DIEPPE

Size	977 sf	Details	Open concept office space in prime Dieppe location.
Price	\$15.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



1070 ST. GEORGE BOULEVARD, MONCTON

Size	651 sf, 1155 sf, 5338 sf	Details	Various main floor suites; on-site parking.
Price	\$15.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee

OFFICE SPACE FOR LEASE

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1180 ST. GEORGE BOULEVARD, MONCTON

Size	3,815 sf & 4,324 sf	Details	Large private offices, washroom, lunchrooms, kitchen, boardroom area.
Price	\$11.50 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



607 ST. GEORGE BOULEVARD, MONCTON

Size	383 – 5,953 sf	Details	Multi-tenant office complex, open concept, high ceilings, parking on-site.
Price	\$13.50 – 17.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



639 PINWOOD ROAD, RIVERVIEW

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



816 MAIN STREET, MONCTON

Size	690 sf	Details	Prime 2 nd floor office space in downtown core, high visibility.
Price	\$1,250 / month	Agent(s)	Ian Franklin Donna Green Adam MaGee



343 ST. GEORGE STREET, MONCTON

Size	3,500 sf	Details	Ideal for professional office, recreational or training facility, 2 nd floor.
Price	\$10.00 psf Semi-Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



411 CHAMPLAIN STREET, DIEPPE

Size	2,884 sf	Details	Turn-key first class main floor office space available for sub-lease.
Price	\$21.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee

OFFICE SPACE FOR LEASE

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1600 MAIN STREET, **MONCTON**

Size	8,568 sf	Details	Finished 2nd floor office space with elevator access available for sub-lease.
Price	\$18.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee

INDUSTRIAL SPACE FOR LEASE

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247 ARSENAULT DRIVE, **DIEPPE**

Size	3,320 – 7,500 sf	Details	Prime state of the art stand-alone building.
Price	\$6.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



380 MACNAUGHTON AVENUE, **MONCTON**

Size	Up to 11,000 sf	Details	1 dock & 1 grade level door, ceiling height 24', Caledonia Ind. Park.
Price	\$6.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



186 HALIFAX STREET, **MONCTON**

Size	2,200 sf	Details	Warehouse including office space. Grade loading door.
Price	\$10.00 psf Gross + H&L	Agent(s)	Ian Franklin Donna Green Adam MaGee



135 HARRISVILLE BOULEVARD, **MONCTON**

Size	3,000 - 30,000 sf	Details	Built to suit in Caledonia Industrial Park now leasing.
Price	\$7.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



80 DRISCOLL CRESCENT, **MONCTON**

Size	1,759 sf	Details	Great opportunity for professional office, great on-site parking.
Price	\$13.00 psf Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



1070 ST. GEORGE BOULEVARD, **MONCTON**

Size	37,327 sf	Details	Medical grade warehouse space, temperature controlled, 24' ceilings.
Price	\$5.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee

INDUSTRIAL SPACE FOR LEASE

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222 EDINBURGH DRIVE, **MONCTON**

Size	7,500 sf to 33,600 sf	Details	Multi-tenant industrial building w/ recent interior and exterior upgrades.
Price	\$4.75 - \$5.25 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



1299 ST. GEORGE BOULEVARD, **MONCTON**

Size	14,400 sf	Details	Showroom, warehouse, private office space, boardroom & kitchen.
Price	\$7.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee

COMMERCIAL / RETAIL SPACE FOR LEASE

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NEW, 529 MAIN STREET, MONCTON

Size	1,900 – 9,380 sf	Details	High profile multi-tenant commercial space. Main floor and lower level.
Price	\$6.00 - \$15.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee

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NEW, 1199 MAIN STREET, MONCTON

Size	+/- 4,000 sf	Details	High profile main floor commercial space in the heart of downtown.
Price	\$15.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



480 MOUNTAIN ROAD, MONCTON

Size	2,300 sf	Details	Single tenant building with grade loading. Adjacent site available.
Price	Please Contact	Agent(s)	Ian Franklin Donna Green Adam MaGee



210 MILLENNIUM BOULEVARD, MONCTON

Size	+/- 7,560 sf	Details	Showroom, warehouse, grade loading & 18' ceilings. Great visibility.
Price	\$8.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



325 VANIER BOULEVARD, BATHURST

Size	900 – 7,000 sf	Details	1 st floor space ideal for office or retail, 12 doctors present in bldg.
Price	\$12.00 psf Net	Agent(s)	Bill MacAvoy Raoul Robichaud



73 CAPITOL AVENUE, MONCTON

Size	24,500 sf	Details	Large two storey multi-use complex, also available for sale.
Price	\$5.00 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee

COMMERCIAL / RETAIL SPACE FOR LEASE

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631 PINWOOD ROAD, RIVERVIEW

Size	1,200-12,000 sf	Details	Build-to-suit opportunity for retail, restaurant, or professional office.
Price	\$12.50 psf Net	Agent(s)	Ian Franklin Donna Green Adam MaGee



357 ST. GEORGE STREET, MONCTON

Size	1,100 -3,900 sf	Details	Plus 2,350 sf of finished basement. Office/retail space next to Hakim Optical.
Price	\$10 – 14 psf Semi-Gross	Agent(s)	Ian Franklin Donna Green Adam MaGee



601 ST. GEORGE BOULEVARD, MONCTON

Size	+/- 15,000 sf	Details	Single level commercial building on high-traffic St. George Street.
Price	\$5.00 psf NNN	Agent(s)	Ian Franklin Donna Green Adam MaGee

OFFICE SPACE FOR SALE

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SHEDIAC TOWN HALL, 290 MAIN STREET, **SHEDIAC**

Size	Starting at 700+ sf	Details	Commercial condo units starting at \$115,000 – 2 nd & 4 th floors available.
Price	Please Contact	Agent(s)	Sean Power

INDUSTRIAL SPACE FOR SALE

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1299 ST. GEORGE BOULEVARD, MONCTON

Size	14,400 sf	Details	Showroom, warehouse, private office space, boardroom & kitchen.
Price	\$1,195,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



88 ALBERT STREET, MONCTON

Size	14,500 sf	Details	6 dock loading doors, 10' ceiling height, office area, parking.
Price	\$675,000	Agent(s)	Gary Brown



1880 CONNOLLY AVENUE, BATHURST

Size	19,060 sf	Details	Former manufacturing bldg, fenced in yard with on-site parking.
Price	\$695,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



200 MILLENNIUM BOULEVARD, MONCTON

Size	+/- 4,000 sf	Details	Industrial building sitting on large lot. Inc. a +/- 2,000 sf cold storage.
Price	\$289,500	Agent(s)	Ian Franklin Donna Green Adam MaGee

COMMERCIAL / RETAIL SPACE FOR SALE

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NEW, 47 MILL STREET, **RIVERSIDE ALBERT**

Size	+/- 5,000 sf	Details	Riverside Fish Hatchery with holding capacity of 354,000 fish.
Price	\$300,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



480 MOUNTAIN ROAD, **MONCTON**

Size	2,300 sf	Details	Single tenant building with grade loading. Adjacent site available.
Price	\$429,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



210 MILLENNIUM BOULEVARD, **MONCTON**

Size	+/- 7,560 sf	Details	Showroom, warehouse, grade loading & 18' ceilings. Great visibility.
Price	\$ 679,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



670 SALISBURY ROAD, **MONCTON**

Size	2,664 sf	Details	Free standing commercial building on large lot.
Price	\$ 249,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



73 CAPITOL AVENUE, **MONCTON**

Size	24,500 sf	Details	Large two storey multi-use complex, also available for lease.
Price	\$899,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



69 CAP BIMET ROAD, **GRAND BARACHOIS**

Size	4,000 sf	Details	Formerly the model suite of LeRivage, ideal residential home/office.
Price	\$679,000	Agent(s)	Gary Brown

COMMERCIAL / RETAIL SPACE FOR SALE

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601 ST. GEORGE STREET, **MONCTON**

Size	+/- 15,000 sf	Details	Single level commercial building on high-traffic St. George Street.
Price	\$699,500	Agent(s)	Ian Franklin Donna Green Adam MaGee



363 MOUNTAIN ROAD, **MONCTON**

Size	+/- 3,000	Details	High visibility location on busy Mountain Road.
Price	\$210,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



885-889 MAIN STREET, **MONCTON**

Size	15,000 sf	Details	Redevelopment opportunity for business center, hotel, condos, etc.
Price	\$299,500	Agent(s)	Ian Franklin Donna Green Adam MaGee

INVESTMENT OPPORTUNITIES

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245-247 ST. GEORGE STREET, MONCTON

Size	+/- 16,000 sf	Details	Re-development opportunity for residential or commercial.
Price	\$ 895,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



69 CAP BIMET ROAD, GRAND BARACHOIS

Size	Various	Details	LeRivage, condo investment opportunity, 4 units, all 2 bedrooms.
Price	\$670,000	Agent(s)	Gary Brown



196 ROBINSON STREET, MONCTON

Size	6,400 sf	Details	Professional 3 storey office / retail bldg in downtown Moncton.
Price	\$799,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



184 SPRUCE STREET, MONCTON

Size	12 Units	Details	11 two bedroom units and 1 one bedroom unit, large parking lot.
Price	\$650,000	Agent(s)	Sean Power



890 MAIN STREET, MONCTON

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



100 CAMERON STREET, MONCTON

Size	47,542 sf	Details	5 storey downtown office building, onsite parking, 36,356 square foot lot.
Price	\$2,800,000	Agent(s)	Gary Brown

INVESTMENT OPPORTUNITIES

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96 HIGHFIELD STREET, MONCTON

Size	6 Units	Details	Can be purchased also as portfolio of 24 units, or with 90-92 Highfield St.
Price	\$378,000	Agent(s)	Sean Power



90-92 HIGHFIELD STREET, MONCTON

Size	2 Units	Details	Can be purchased also as portfolio of 24 units, or with 96 Highfield Street.
Price	\$305,000	Agent(s)	Sean Power



108 HIGHFIELD STREET, MONCTON

Size	6 Units	Details	Can be purchased also as portfolio of 24 units, or with 70-72 Fleet Street.
Price	\$350,000	Agent(s)	Sean Power



70-72 FLEET STREET, MONCTON

Size	2 Units	Details	Can be purchased also as portfolio of 24 units, or with 108 Highfield Street.
Price	\$200,000	Agent(s)	Sean Power



76-78-80 FLEET STREET, MONCTON

Size	6 Units	Details	Can be purchased also as portfolio of 24 units, or with 63 Elm Street.
Price	\$325,000	Agent(s)	Sean Power



63 ELM STREET, MONCTON

Size	2 Units	Details	Can be purchased also as portfolio of 24 units, or with 76-78-80 Elm Street.
Price	\$182,000	Agent(s)	Sean Power

INVESTMENT OPPORTUNITIES

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31 ADDISON AVENUE, SCUDOUX

Size	68,832 sf	Details	68,832 sf industrial building with quality international tenant.
Price	\$2,150,000	Agent(s)	Gary Brown



250 LAFAYETTE STREET, DIEPPE

Size	6 Units	Details	6 townhouse apartments with individual garages, great cash flow.
Price	\$678,000	Agent(s)	Sean Power



42-44 DERBY STREET, MONCTON

Size		Details	3 units for sale, located in Central Moncton.
Price	\$149,900	Agent(s)	Sean Power



NEW PRICE, 25 SECOND AVENUE, MONCTON

Size	6 Units	Details	Six 1 Bedroom units, located in Central Moncton.
Price	\$239,000	Agent(s)	Sean Power

LAND FOR SALE

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BERRY MILLS ROAD LAND DEVELOPMENT SITE, **MONCTON**

Size	93.6 Acres	Details	Zoned C-2 permitting both commercial & residential uses.
Price	\$3,100,000	Agent(s)	Gary Brown



SUFFOLK ROAD LAND DEVELOPMENT SITE, **RIVERVIEW**

Size	3.34 Acres	Details	Three lots for development, can be purchased separately.
Price	\$1,200,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



ACADIE AVENUE LAND DEVELOPMENT SITE, **DIEPPE**

Size	45,396 sf	Details	Directly across from City Hall, land 90% cleared/ready for development.
Price	\$995,000	Agent(s)	Sean Power



DIEPPE BOULEVARD EXTENSION, **DIEPPE**

Size	111 acres	Details	Excellent residential development opportunity.
Price	\$2,056,000	Agent(s)	Sean Power



CAP BIMET ROAD, **GRAND BARACHOIS**

Size	3.62 acres / 100 units	Details	Multi-Res Development Site, waterfront, most site work completed.
Price	\$900,000	Agent(s)	Gary Brown



250 KILLAM DRIVE, **MONCTON**

Size	1.82 acres	Details	Land development opportunity near busy commercial district.
Price	\$625,000	Agent(s)	Ian Franklin Donna Green Adam MaGee

LAND FOR SALE

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GUNNINGVILLE MULTI-RESIDENTIAL DEVELOPMENT SITE, **RIVERVIEW**

Size	165 units	Details	Site is near the Gunningville Blvd near a prestigious residential area.
Price	\$2,145,000	Agent(s)	Raoul Robichaud



PINEWOOD ROAD MULTI-RESIDENTIAL DEVELOPMENT SITE, **RIVERVIEW**

Size	110 units	Details	Site is near the Moncton Golf & Country Club, off Gunningville Blvd.
Price	\$1,430,000	Agent(s)	Raoul Robichaud

LEASED / SOLD PROPERTIES

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UNDER AGREEMENT, 94 BOTSFORD STREET, MONCTON

Size	8 Units	Details	Beautiful Heritage building, this property was completely redone inside.
Price	\$519,000	Agent(s)	Sean Power



SOLD, 24 RIDEOUT STREET, MONCTON

Size	4,000 sf	Details	Large warehouse area, grade level loading, 11' ceiling height.
Price	\$309,000	Agent(s)	Ian Franklin Donna Green Adam MaGee



SOLD, 2271 MOUNTAIN ROAD, MONCTON

Size	+/-5,000 sf	Details	Multi-Tenant Commercial/Industrial Building in high traffic area.
Price	\$295,000	Agent(s)	Ian Franklin Donna Green Adam MaGee

For a complete list of all our available properties please visit us online at
www.cwatlantic.com



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