C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

APRIL 2015





378 COVERDALE BOAD DIVERVIEW

WELDON STREET. MONCTON



| Size 4,768 sf Details Class A building with professional image; first class finishes & on-site | | HEW, 378 COVERDALL ROAD, RIVERVIEW | | | | | |
|--|-------|------------------------------------|----------|--|--|--|--|
| | Size | 4,768 sf | Details | Class A building with professional image; first class finishes & on-site parking | | | |
| Price \$13.50 psf NNN Agent(s) Ian Franklin Donna Green Adam MaGee | Price | \$13.50 psf NNN | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |



| 1000 ST. GEORGE BOULEVARD, MONCTON | | | | |
|------------------------------------|-------------------|----------|--|--|
| Size | Up to 6,000 sf | Details | High profile single-storey multi-tenant office in a high traffic location. | |
| Price | \$20.00 psf gross | Agent(s) | Ian Franklin Donna Green Adam MaGee | |





| Size | Up to 11,366 sf | Details | High profile Class A newly built office suites. Elevator and on-site parking. | | | |
|-------|-----------------|----------|---|--|--|--|
| Price | \$13.50 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |
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| 381 ST. GEORGE STREET, MONCTON | | | | |
|--------------------------------|-------------------|----------|---|--|
| Size | 381 – 2,826 sf | Details | 2 nd floor commercial/office space in downtown Moncton with high visibility. | |
| Price | \$12.00 psf 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 | |



| 50 KIN | 50 KING STREET, MONCTON | | | | | |
|--------|-------------------------|----------|--|--|--|--|
| Size | 24,000 sf | Details | High profile class A office space. Fully wheelchair accessible; on-site parking. | | | |
| Price | \$15.00 psf Net | Agent(s) | Kent Hoar | | | |





150 EDMONTON AVENUE, MONCTON

| Size | 1,287, 2,579 & 10,305 sf | Details | 3 units available in high visibility building with ample parking. |
|-------|--------------------------|----------|---|
| Price | \$6.75 - \$10.50 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee |



| 22 CHURCH STREET, MONCTON | | | | | |
|---------------------------|------------------------|----------|---|--|--|
| Size | Up to 14,713 sf | Details | Modern downtown turn-key office space. | | |
| Price | \$8.00-\$11.00 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |





| 80 DRISCOLL CRESCENT, MONCTON | | | | | |
|-------------------------------|-------------------|----------|--|--|--|
| Size | 1,759 sf | Details | 2 nd floor space.Great opportunity for professional office. | | |
| Price | \$13.00 psf Gross | 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 | |



| 816 M | 816 MAIN STREET, MONCTON | | | | |
|-------|-------------------------------|----------|---|--|--|
| Size | 690 & 2,200 sf | Details | Prime commercial space in downtown core, high visibility. | | |
| Price | \$1,250/mo. \$25.00 psf Gross | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |



| 223 QUEEN STREET, CHARLOTTETOWN, PE | | | | |
|-------------------------------------|------------------|----------|--|--|
| Size | 7,502 & 6,600 sf | Details | Class A Office Space for sublet in the heart of downtown Charlottetown | |
| Price | \$16.00 psf Net | Agent(s) | Bill MacAvoy | |



651 sf & 5,338 sf

\$12.00 psf Gross

Size

Price

1070 ST. GEORGE BOULEVARD, MONCTON

Details

Agent(s)





| СОММ | ERCE HOUSE, 232-2 | 36 ST. GE0 | DRGE STREET, MONCTON |
|-------|-------------------|------------|--|
| Size | Up to 11,971 sf | Details | High-profile, five storey multi-tenant office building with a retail presence. |
| Price | \$15.00 psf Gross | Agent(s) | Ian Franklin Donna Green Adam MaGee |

Main floor suites, natural light throughout. On-site parking.

Ian Franklin | Donna Green | Adam MaGee





| 607 ST. GEORGE BOULEVARD, MONCTON | | | | |
|-----------------------------------|----------------------------|----------|---|--|
| Size | 766 – 8,381 sf | Details | Multi-tenant office complex. Various main and lower level suites. | |
| Price | \$8.50 – \$17.00 psf Gross | Agent(s) | Ian Franklin Donna Green Adam MaGee | |
| | | | | |

| 639 PI | 639 PINEWOOD 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 | | |



| 100 CAMERON STREET, MONCTON | | | | |
|-----------------------------|-----------------|----------|---|--|
| Size | Up to 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 | |



| 343 ST. GEORGE STREET, MONCTON | | | | |
|--------------------------------|------------------------|----------|--|--|
| Size | 1,350 sf & 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 | |



Size

Price

Click on a property photo to obtain further information online

Up to 14,400 sf

\$6.50 psf Net

NEW, 1299 ST. GEORGE BOULEVARD, MONCTON

Details

Agent(s)







Ian Franklin | Donna Green | Adam MaGee

2 access point large corner lot. 2 dock & 2 grade doors.;20' ceiling height.

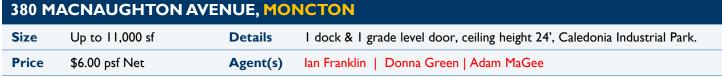




| 186 HA | 186 HALIFAX STREET, MONCTON | | | | |
|--------|-----------------------------|----------|---|--|--|
| Size | 4,750 sf | Details | Warehouse and office spaces. Grade loading. | | |
| Price | \$10-11 psf Gross + H&L | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |
| | | | | | |

| 135 H | 135 HARRISVILLE BOULEVARD, MONCTON | | | | |
|-------|------------------------------------|----------|--|--|--|
| Size | 3,000 - 30,000 sf | Details | Build-to-suit opportunity in Caledonia Industrial Park. Now leasing! | | |
| Price | \$7.50 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |







| 1070 ST. GEORGE BOULEVARD, MONCTON | | | |
|------------------------------------|------------------|----------|--|
| Size | Up to 12,997 sf | Details | Medical grade warehouse space, temperature controlled, 25`7" ceilings. |
| Price | \$7.75 psf Gross | Agent(s) | Ian Franklin Donna Green Adam MaGee |







| 222 EI | 222 EDINBURGH DRIVE, MONCTON | | | | |
|--------|------------------------------|----------|--|--|--|
| Size | 3,750 – 45,650 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 | | |



| 247 ARSENAULT DRIVE, DIEPPE | | | | |
|-----------------------------|------------------|----------|---|--|
| Size | 3,320 – 7,500 sf | Details | Industrial building with 2 large grade doors; can sub-divide. | |
| Price | \$6.00 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



| 189 CO | 189 COLLISHAW STREET, MONCTON | | | | |
|--------|-------------------------------|----------|---|--|--|
| Size | 5,625 sf | Details | Victory Industrial Park; offices, warehouse, 11' - 12' ceilings & 2 grade doors | | |
| Price | \$6.50 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |



F

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NEW, 630 PINEWOOD ROAD, RIVERVIEW

NEW, 121 PINEGLEN ROAD, RIVERVIEW

| Size | 780 sf | Details | Great opportunity for retail, professional office or service commercial |
|-------|-----------------|----------|---|
| Price | \$12.00 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee |









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

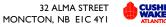
| 210 M | 210 MILLENNIUM BOULEVARD, MONCTON | | | | | |
|-------|-----------------------------------|----------|--|--|--|--|
| Size | Up to 7,560 sf | Details | Showroom, warehouse, grade loading & 18' ceilings. Great visibility. | | | |
| Price | \$7.25 psf NNN | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |



| 480 M | 480 MOUNTAIN ROAD, MONCTON | | | | | | |
|-------|----------------------------|----------|---|--|--|--|--|
| Size | 2,300 sf | Details | Single tenant commercial building in high traffic area. | | | | |
| Price | Please Contact | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | | |



| 169 CHAMPLAIN STREET, DIEPPE | | | | |
|------------------------------|------------------|----------|---|--|
| Size | 1,700 & 1,720 sf | Details | Located on high-traffic corner with 88,000 cars passing daily, on-site parking. | |
| Price | \$20.00 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | |





357 ST. GEORGE STREET, MONCTON

| Size | +/- 2,800 sf + basement | 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 | 15,356 sf | Details | Newly renovated commercial building with high visibility. | |
| Price | Please contact | Agent(s) | Ian Franklin Donna Green Adam MaGee | |





| 1199 MAIN STREET, MONCTON | | | | | |
|---------------------------|-----------------|----------|--|--|--|
| Size | 4,037 sf | Details | High profile main floor commercial space in the heart of downtown. | | |
| Price | \$15.00 psf NNN | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |
| | | | | | |

| 73 CA | 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 | |



| 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 | | |



| 631 PI | 631 PINEWOOD 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 | | | |





COMMERCIAL / RETAIL SPACE FOR LEASE

Click on a property photo to obtain further information online



| 118 OAKLAND AVENUE, MONCTON | | | | | |
|-----------------------------|-----------|----------|---|--|--|
| Size | 2,650 sf | Details | 2 storey multi-tenant commercial/residential. | | |
| Price | \$239,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |



| 115 HARRISVILLE BOULEVARD, MONCTON | | | | |
|------------------------------------|----------------|----------|---|--|
| Size | 7,500 sf | Details | High profile commercial/warehouse space, ideally located on Harrisville Blvd. | |
| Price | \$7.75 psf Net | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



| THE JUNCTION – URBAN VILLAGE, MONCTON | | | | |
|---------------------------------------|----------------|----------|--|--|
| Size | +/- 11 acres | Details | Now leasing; development project on high-traffic intersection. | |
| Price | Please Contact | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



| NEW, | NEW, 378 COVERDALE ROAD, RIVERVIEW | | | | | |
|-------|--|----------|---|--|--|--|
| Size | 4,768 sf Details Class A building with professional image; ideal for owner occupied business | | | | | |
| Price | \$699,500 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |



| 663 PINEWOOD ROAD, RIVERVIEW | | | | |
|------------------------------|-------------|----------|--|--|
| Size | 9,200 sf | Details | Prestigious single-tenant office building on high visibility corner lot. | |
| Price | \$1,250,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



| 118 OAKLAND AVENUE, MONCTON | | | | | |
|-----------------------------|-----------|----------|---|--|--|
| Size | 2,650 sf | Details | 2-storey multi-tenant commercial/residential property for sale. | | |
| Price | \$239,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |





| 95 UR | 95 URQUHART AVENUE, MONCTON | | | | |
|-------|-----------------------------|----------|--|--|--|
| Size | +/- 8,000 sf | Details | Industrial cross dock building with large fenced in lot. $11' - 12'$ ceilings. | | |
| Price | \$995,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | |









| 189 COLLISHAW STREET, MONCTON | | | | |
|-------------------------------|-----------|----------|---|--|
| Size | 5,625 sf | Details | Victory Industrial Park; offices, warehouse, 11' - 12' ceilings & 2 grade doors | |
| Price | \$449,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | |
| | | | | |

| 136 EN | 136 ENGLISH DRIVE, MONCTON | | | | | |
|--------|----------------------------|----------|---|--|--|--|
| Size | 14,460 sf | Details | Industrial building with dock loading and 16' ceiling height. | | | |
| Price | \$849,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |



| 186 H | 186 HALIFAX STREET, MONCTON | | | | | |
|-------|-----------------------------|----------|---|--|--|--|
| Size | 4,750 sf | Details | Warehouse and office spaces. Grade loading. | | | |
| Price | \$499,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |



RTE 112, SALISBURY



| NEW, 378 COVERDALE ROAD, RIVERVIEW | | | | |
|------------------------------------|-----------|----------|--|--|
| Size | 4,768 sf | Details | Class A building with professional image; first class finishes & on-site parking | |
| Price | \$699,500 | Agent(s) | Ian Franklin Donna Green Adam MaGee | |







| Size | 4,800 sf & 3,000 sf | Details | Corner lot, high visibility. Ideal for convenience store, fuel or seniors home. | | | |
|----------------------------|---------------------|----------|---|--|--|--|
| Price | \$ 299,900 | Agent(s) | Kent Hoar | | | |
| | | | | | | |
| 73 CAPITOL AVENUE, MONCTON | | | | | | |

| Size | 24,500 sf | Details | Large two storey multi-use complex; this property is also available for lease. | | | |
|----------------------------|-----------|----------|--|--|--|--|
| Price | \$695,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | | | |
| | | | | | | |
| 480 MOUNTAIN ROAD, MONCTON | | | | | | |

Details

| Price | \$399,500 | Agent(s) | Ian Franklin Donna Green Adam MaGee |
|--------|---------------|----------|---|
| | | | |
| 00E 00 | MAIN STREET M | ONCTON | |

2,300 sf

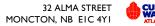
Size

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| 111 | |
| FEETER LAND | |

| 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 |



| 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 | |



Single tenant commercial building in high traffic area. Adjacent site available.



COMMERCIAL / RETAIL FOR SALE

Click on a property photo to obtain further information online

| The EXMINISTRE | |
|----------------|-----|
| | 200 |

| 60 MAIN STREET, PETITCODIAC | | | |
|-----------------------------|-----------|----------|---|
| Size | 800 sf | Details | Main floor operates as a bottle depot, 2 nd floor one bedroom apartment. |
| Price | \$ 99,900 | Agent(s) | Kent Hoar |



| 670 SALISBURY ROAD, MONCTON | | | |
|-----------------------------|------------|----------|---|
| Size | 2,664 sf | Details | Free standing commercial building on large lot. |
| Price | \$ 199,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee |

INVESTMENT OPPORTUNITIES

Click on a property photo to obtain further information online



NEW, 491 MOUNTAIN ROAD, MONCTON

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



| NEW, 933 SALISBURY ROAD, MONCTON | | | |
|----------------------------------|------------|----------|--|
| Size | 9.07 acres | Details | Re-development opportunity, ideal for multi-residential or senior center |
| Price | \$599,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee |





| 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 |
| | | | |

| 245-247 ST. GEORGE STREET, MONCTON | | | |
|------------------------------------|---------------|----------|---|
| Size | +/- 16,000 sf | Details | Re-development opportunity for residential or commercial. |
| Price | \$ 845,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee |



| 121 PI | 121 PINE GLEN ROAD, RIVERVIEW | | | |
|--------|-------------------------------|----------|---|--|
| Size | 25,579 sf | Details | Established strip centre, 95% occupied with RBC as anchor tenant. | |
| Price | \$2,200,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



| THE JUNCTION – URBAN VILLAGE, MONCTON | | | |
|---------------------------------------|----------------|----------|--|
| Size | +/- 11 acres | Details | Leasing, Investment, Partnerships, Development, high traffic intersection. |
| Price | Please Contact | Agent(s) | Ian Franklin Donna Green Adam MaGee |



Size

Price

Size

+/- 40,000 sf

\$799,000

59 acres

\$300.000

7.5 acres

NEW, 491 MOUNTAIN ROAD, MONCTON

Details

Agent(s)

Details

Agent(s)

Details

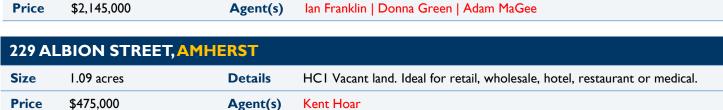












Kent Hoar

GUNNINGSVILLE MULTI-RESIDENTIAL DEVELOPMENT SITE, RIVERVIEW

Site features 3 income properties and additional land for development

Zoned RR- Rural Residential, ideal for residential development.

Development site near Gunningsville Blvd and prestigious residential area.

Ian Franklin | Donna Green | Adam MaGee





| 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 | | |

| 655 CHAMPLAIN STREET, DIEPPE | | | | | |
|------------------------------|-----|-------------|----------|--|--|
| Siz | ze | 2.99 acres | Details | Commercial development opportunity, ideal for retail or development use. | |
| Pr | ice | \$1,690,000 | Agent(s) | Ian Franklin Donna Green Adam MaGee | |



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