

# C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

APRIL 2015

# OFFICE SPACE FOR LEASE

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## NEW, 378 COVERDALE ROAD, RIVERVIEW

<b>Size</b>	4,768 sf	<b>Details</b>	Class A building with professional image; first class finishes & on-site parking
<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 6,000 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 11,366 sf	<b>Details</b>	High profile Class A newly built office suites. Elevator and on-site parking.
<b>Price</b>	\$13.50 psf Net	<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>	2 <sup>nd</sup> floor commercial/office space in downtown Moncton with high visibility.
<b>Price</b>	\$12.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 645 MALENFANT BOULEVARD, DIEPPE

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



## 50 KING STREET, MONCTON

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

# OFFICE SPACE FOR LEASE

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## 150 EDMONTON AVENUE, MONCTON

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



## 22 CHURCH STREET, MONCTON

<b>Size</b>	Up to 14,713 sf	<b>Details</b>	Modern downtown turn-key office space.
<b>Price</b>	\$8.00-\$11.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 80 DRISCOLL CRESCENT, MONCTON

<b>Size</b>	1,759 sf	<b>Details</b>	2 <sup>nd</sup> floor space. Great opportunity for professional office.
<b>Price</b>	\$13.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 890 MAIN STREET, MONCTON

<b>Size</b>	6,000 sf	<b>Details</b>	Sale or Lease. 6,000 sf vacant space available for lease. 2 <sup>nd</sup> & 3 <sup>rd</sup> floor.
<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.   \$25.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 223 QUEEN STREET, CHARLOTTETOWN, PE

<b>Size</b>	7,502 & 6,600 sf	<b>Details</b>	Class A Office Space for sublet in the heart of downtown Charlottetown
<b>Price</b>	\$16.00 psf Net	<b>Agent(s)</b>	Bill MacAvoy



# OFFICE SPACE FOR LEASE

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## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	651 sf & 5,338 sf	<b>Details</b>	Main floor suites, natural light throughout. On-site parking.
<b>Price</b>	\$12.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## COMMERCE HOUSE, 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	Up to 11,971 sf	<b>Details</b>	High-profile, five storey multi-tenant office building with a retail presence.
<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>	766 – 8,381 sf	<b>Details</b>	Multi-tenant office complex. Various main and lower level suites.
<b>Price</b>	\$8.50 – \$17.00 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, free 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 & 3,500 sf	<b>Details</b>	Ideal for professional office, recreational or training facility, 2 <sup>nd</sup> floor.
<b>Price</b>	\$10.00 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# INDUSTRIAL SPACE FOR LEASE

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## NEW, 1299 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	Up to 14,400 sf	<b>Details</b>	2 access point large corner lot. 2 dock & 2 grade doors.;20' ceiling height.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 205 COMMERCE STREET, MONCTON

<b>Size</b>	12,193 sf	<b>Details</b>	2 dock doors, 28 ft ceilings, natural gas heat, Caledonia Industrial Park.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 186 HALIFAX STREET, MONCTON

<b>Size</b>	4,750 sf	<b>Details</b>	Warehouse and office spaces. Grade loading.
<b>Price</b>	\$10-11 psf Gross + H&L	<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



## 380 MACNAUGHTON AVENUE, MONCTON

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



## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	Up to 12,997 sf	<b>Details</b>	Medical grade warehouse space, temperature controlled, 25'7" ceilings.
<b>Price</b>	\$7.75 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# INDUSTRIAL SPACE FOR LEASE

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## 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>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 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>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 189 COLLISHAW STREET, **MONCTON**

<b>Size</b>	5,625 sf	<b>Details</b>	Victory Industrial Park; offices, warehouse, 11' - 12' ceilings & 2 grade doors
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## NEW, 630 PINEWOOD ROAD, RIVERVIEW

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



## NEW, 61-65 PACIFIC AVENUE, MONCTON

<b>Size</b>	Up to 1,814 sf	<b>Details</b>	Mixed use multi-tenant commercial complex in central location
<b>Price</b>	Competitive Rates	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## NEW, 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



## 210 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	Up to 7,560 sf	<b>Details</b>	Showroom, warehouse, grade loading & 18' ceilings. Great visibility.
<b>Price</b>	\$7.25 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 480 MOUNTAIN ROAD, MONCTON

<b>Size</b>	2,300 sf	<b>Details</b>	Single tenant commercial building in high traffic area.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 169 CHAMPLAIN STREET, DIEPPE

<b>Size</b>	1,700 & 1,720 sf	<b>Details</b>	Located on high-traffic corner with 88,000 cars passing daily, on-site parking.
<b>Price</b>	\$20.00 psf Net	<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>	Plus 2,350 sf of finished basement. Office/retail space next to Hakim Optical.
<b>Price</b>	\$10 - \$14 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 601 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	15,356 sf	<b>Details</b>	Newly renovated commercial building with high visibility.
<b>Price</b>	Please contact	<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



## 73 CAPITOL AVENUE, MONCTON

<b>Size</b>	24,500 sf	<b>Details</b>	Large two storey multi-use complex, also available for sale.
<b>Price</b>	\$5.00 psf Net	<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. Main floor and lower level.
<b>Price</b>	\$6.00 - \$15.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 631 PINEWOOD ROAD, RIVERVIEW

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



## COMMERCIAL / RETAIL SPACE FOR LEASE

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### 118 OAKLAND AVENUE, MONCTON

<b>Size</b>	2,650 sf	<b>Details</b>	2 storey multi-tenant commercial/residential.
<b>Price</b>	\$239,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



### 115 HARRISVILLE BOULEVARD, MONCTON

<b>Size</b>	7,500 sf	<b>Details</b>	High profile commercial/warehouse space, ideally located on Harrisville Blvd.
<b>Price</b>	\$7.75 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



### THE JUNCTION – URBAN VILLAGE, MONCTON

<b>Size</b>	+/- 11 acres	<b>Details</b>	Now leasing; development project on high-traffic intersection.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# OFFICE FOR SALE

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## NEW, 378 COVERDALE ROAD, RIVERVIEW

<b>Size</b>	4,768 sf	<b>Details</b>	Class A building with professional image; ideal for owner occupied business
<b>Price</b>	\$699,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 663 PINWOOD ROAD, RIVERVIEW

<b>Size</b>	9,200 sf	<b>Details</b>	Prestigious single-tenant office building on high visibility corner lot.
<b>Price</b>	\$1,250,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 118 OAKLAND AVENUE, MONCTON

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

# INDUSTRIAL FOR SALE

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## 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



## 74 BLAKENY ROAD, MONCTON

<b>Size</b>	3,200 sf	<b>Details</b>	Industrial building with fenced in compound, situated on 0.6 acres of land.
<b>Price</b>	\$325,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 189 COLLISHAW STREET, MONCTON

<b>Size</b>	5,625 sf	<b>Details</b>	Victory Industrial Park; offices, warehouse, 11' - 12' ceilings & 2 grade doors
<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 and 16' ceiling height.
<b>Price</b>	\$849,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 186 HALIFAX STREET, MONCTON

<b>Size</b>	4,750 sf	<b>Details</b>	Warehouse and office spaces. Grade loading.
<b>Price</b>	\$499,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# COMMERCIAL / RETAIL FOR SALE

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## NEW, 378 COVERDALE ROAD, RIVERVIEW

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



## RTE 112, SALISBURY

<b>Size</b>	4,800 sf & 3,000 sf	<b>Details</b>	Corner lot, high visibility. Ideal for convenience store, fuel or seniors home.
<b>Price</b>	\$ 299,900	<b>Agent(s)</b>	Kent Hoar



## 73 CAPITOL AVENUE, MONCTON

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



## 480 MOUNTAIN ROAD, MONCTON

<b>Size</b>	2,300 sf	<b>Details</b>	Single tenant commercial building in high traffic area. Adjacent site available.
<b>Price</b>	\$399,500	<b>Agent(s)</b>	Ian Franklin   Donna Green   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   Donna Green   Adam MaGee



## 363 MOUNTAIN ROAD, MONCTON

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



## COMMERCIAL / RETAIL FOR SALE

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### 60 MAIN STREET, PETITCODIAC

<b>Size</b>	800 sf	<b>Details</b>	Main floor operates as a bottle depot, 2 <sup>nd</sup> floor one bedroom apartment.
<b>Price</b>	\$ 99,900	<b>Agent(s)</b>	Kent Hoar



### 670 SALISBURY ROAD, MONCTON

<b>Size</b>	2,664 sf	<b>Details</b>	Free standing commercial building on large lot.
<b>Price</b>	\$ 199,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# INVESTMENT OPPORTUNITIES

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## NEW, 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



## NEW, 933 SALISBURY ROAD, MONCTON

<b>Size</b>	9.07 acres	<b>Details</b>	Re-development opportunity, ideal for multi-residential or senior center
<b>Price</b>	\$599,000	<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



## 121 PINE GLEN ROAD, RIVERVIEW

<b>Size</b>	25,579 sf	<b>Details</b>	Established strip centre, 95% occupied with RBC as anchor tenant.
<b>Price</b>	\$2,200,000	<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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## NEW, 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



## NEW, 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



## 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



## 229 ALBION STREET, AMHERST

<b>Size</b>	1.09 acres	<b>Details</b>	HCI Vacant land. Ideal for retail, wholesale, hotel, restaurant or medical.
<b>Price</b>	\$475,000	<b>Agent(s)</b>	Kent Hoar



## 250 KILLAM DRIVE, MONCTON

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



## 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

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**Ian Franklin, CCIM**  
Commercial Sales & Leasing  
506.387.6920 Direct  
506.863.7199 Mobile  
506.387.6929 Fax  
[ifranklin@cwatlantic.com](mailto:ifranklin@cwatlantic.com)



**Donna Green**  
Commercial Sales & Leasing  
506.387.6930 Direct  
506.866.1319 Mobile  
506.387.6929 Fax  
[dgreen@cwatlantic.com](mailto:dgreen@cwatlantic.com)



**Bill MacAvoy**  
Managing Director  
902.425.1872 Direct  
902.880.0445 Mobile  
902.425.7374 Fax  
[bmacavoy@cwatlantic.com](mailto:bmacavoy@cwatlantic.com)



**Adam MaGee**  
Commercial Sales & Leasing Assistant  
506.387.6928 Direct  
506.872.2507 Mobile  
506.387.6929 Fax  
[amagee@cwatlantic.com](mailto:amagee@cwatlantic.com)



**Kent Hoar**  
Commercial Sales & Leasing  
506.387.6922 Direct  
506.227.6263 Mobile  
506.387.6929 Fax  
[khoar@cwatlantic.com](mailto:khoar@cwatlantic.com)



**Robyn Esson**  
Sales Support Manager | Directrice du Service Aux Vents  
506.387.6924 Direct  
506.387.6929 Fax  
[resson@cwatlantic.com](mailto:resson@cwatlantic.com)