# C&WA MONTHLY LISTINGS REPORT

## MONCTON & SURROUNDING AREA

DECEMBER 2014

CUSHMAN & WAKEFIELD® ATLANTIC

# OFFICE SPACE FOR LEASE

## Click on a property photo to obtain further information online

### NEW, 1000 ST. GEORGE BOULEVARD, MONCTON

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

### 33 WELDON STREET, MONCTON

| | | | |
|---|---|---|---|
| **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 |

### 381 ST. GEORGE STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 486 – 2,445 sf | **Details** | 2nd floor commercial/ office space in downtown Moncton. High visibility. |
| **Price** | $12.00 psf Gross | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

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

| | | | |
|---|---|---|---|
| **Size** | Up to 11,971 | **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 |

### 165 GORDON STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | +/- 600 – 1,700 sf | **Details** | Unique office/commercial space in the Downtown core, parking for ten. |
| **Price** | $600 / month Gross | **Agent(s)** | Please Contact 506.387.6930 |

### 1273 MAIN STREET, MONCTON

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

# OFFICE SPACE FOR LEASE

## Click on a property photo to obtain further information online

### 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 |

### 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** | 2nd 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** | 9,000 sf | **Details** | Sale or Lease. 6,000 sf vacant space available for lease. 2nd & 3rd floor. |
| **Price** | $13.00 psf Net | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### 150 EDMONTON AVENUE, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 2,579 & 1,318 & 1,287 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 |

### 816 MAIN STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 690 & 4,500 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 |

# OFFICE SPACE FOR LEASE

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### 1070 ST. GEORGE BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 651 sf & 5,338 sf | **Details** | Various main floor suites; on-site parking. |
| **Price** | $12.00 psf Gross | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### 1180 ST. GEORGE BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 3,815 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** | 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 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** | 3,500 sf | **Details** | Ideal for professional office, recreational or training facility, 2nd floor. |
| **Price** | $10.00 psf Semi-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 |

### 196 ROBINSON STREET, MONCTON

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

### 645 MALENFANT BOULEVARD, DIEPPE

| | | | |
|---|---|---|---|
| **Size** | +/- 1,000 sf | **Details** | 2nd floor office in professional mixed-use building. |
| **Price** | $14.00 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) | Robert Jennings |

# INDUSTRIAL SPACE FOR LEASE

## Click on a property photo to obtain further information online

### 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 |

### 205 COMMERCE STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 12,193 sf | **Details** | 2 dock doors, 28 ft ceilings, natural gas heat, Caledonia Industrial Park. |
| **Price** | $6.50 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 |

### 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 |

### 1070 ST. GEORGE BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | Up to 13,327 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

## Click on a property photo to obtain further information online

### 222 EDINBURGH DRIVE, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 3,750 – 53,261 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** | Prime state of the art stand-alone building. |
| **Price** | $6.00 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

## 115 HARRISVILLE BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 7,500 sf | **Details** | High profile commercial space, ideally located on Harrisville Boulevard. |
| **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 |

## REDUCED PRICE, 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 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 |

## 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 |

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## 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 |

## 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** | Single level commercial building on high-traffic St. George Street. |
| **Price** | Please contact | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

## 165 GORDON STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | +/- 600 – 1,700 sf | **Details** | Unique commercial space in Downton Moncton, private offices, parking. |
| **Price** | $600 / month Gross | **Agent(s)** | Please contact 506.387.6930 |

## 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 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 |

# OFFICE FOR SALE

## 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. Ideal investment opportunity. |
| **Price** | $239,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### SHEDIAC TOWN HALL, 290 MAIN STREET, SHEDIAC

| | | | |
|---|---|---|---|
| **Size** | Starting at 700+ sf | **Details** | Commercial condo units starting at $115,000 – 2nd & 4th floors available. |
| **Price** | Please Contact | **Agent(s)** | Please contact 506.387.6930 |

# INDUSTRIAL FOR SALE

## Click on a property photo to obtain further information online

### 74 BLAKENY ROAD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 3,200 sf | **Details** | Industrial building with fenced in compound. Sits on 0.6 acres. |
| **Price** | $325,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### REDUCED PRICE, 200 MILLENNIUM BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | +/- 4,000 sf | **Details** | Industrial building sitting on large lot. Plus a +/- 2,000 sf cold storage. |
| **Price** | $274,900 | **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 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 |

# COMMERCIAL / RETAIL FOR SALE

## Click on a property photo to obtain further information online

Sorry, Link Not Available

### NEW, 60 MAIN STREET, PETITCODIAC

| | | | |
|---|---|---|---|
| **Size** | 800 sf | **Details** | Main floor operates as a bottle return depot. 2nd floor 1 bedroom apartment |
| **Price** | $ 125,000 | **Agent(s)** | Kent Hoar |

Sorry, Link Not Available

### NEW, RTE 112, SALISBURY

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

### 1 TRITES ROAD, RIVERVIEW

| | | | |
|---|---|---|---|
| **Size** | 7,200 sf | **Details** | Commercial building with long term tenant, Wee College. |
| **Price** | $ 820,000 | **Agent(s)** | Kent Hoar |

### 770 ST. GEORGE BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 23,625 sf | **Details** | High profile first class flex/multi-use building. 3 access points to property. |
| **Price** | $1,995,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### 480 MOUNTAIN ROAD, MONCTON

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

### 601 ST. GEORGE STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 15,356 sf | **Details** | Single level commercial building on high-traffic St. George Street. |
| **Price** | $589,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

# COMMERCIAL / RETAIL FOR SALE

## Click on a property photo to obtain further information online

### 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 |

### REDUCED PRICE, 210 MILLENNIUM BOULEVARD, MONCTON

| | | | |
|---|---|---|---|
| **Size** | +/- 7,560 sf | **Details** | Showroom, warehouse, grade loading & 18' ceilings. Great visibility. |
| **Price** | $ 639,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### REDUCED PRICE, 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 |

### 73 CAPITOL AVENUE, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 24,500 sf | **Details** | Large two storey multi-use complex, also available for lease. |
| **Price** | $795,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

# INVESTMENT OPPORTUNITIES

## Click on a property photo to obtain further information online

### NEW, 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 |

### 196 ROBINSON STREET, MONCTON

| | | | |
|---|---|---|---|
| **Size** | 6,400 sf | **Details** | Professional 3 storey office / retail building in downtown Moncton. |
| **Price** | $799,000 | **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 |

### 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)** | Please contact 506.387.6930 |

### 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 |

# LAND FOR SALE

## Click on a property photo to obtain further information online

### 655 CHAMPLAIN STREET, DIEPPE

| | | | |
|---|---|---|---|
| **Size** | 2.99 acres | **Details** | Commercial development opportunity, ideal for retail or development use. |
| **Price** | $1,690,000 | **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)** | Please contact 506.387.6930 |

### DIEPPE BOULEVARD EXTENSION, DIEPPE

| | | | |
|---|---|---|---|
| **Size** | 111 acres | **Details** | Excellent residential development opportunity. |
| **Price** | $2,056,000 | **Agent(s)** | Please contact 506.387.6930 |

### 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

## Click on a property photo to obtain further information online

### GUNNINGSVILLE MULTI-RESIDENTIAL DEVELOPMENT SITE, RIVERVIEW

| | | | |
|---|---|---|---|
| **Size** | 165 units | **Details** | Site is near the Gunningsville Blvd near a prestigious residential area. |
| **Price** | $2,145,000 | **Agent(s)** | Ian Franklin \| Donna Green \| Adam MaGee |

### 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)** | Please contact 506.387.6930 |

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

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