



# C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

FEBRUARY 2014

# OFFICE SPACE FOR LEASE

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## NEW, 281 ST. GEORGE STREET, MONCTON

<b>Size</b>	1,600 sf	<b>Details</b>	Great opportunity for professional office, great on-site parking.
<b>Price</b>	\$16.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## NEW, 80 DRISCOLL CRESCENT, MONCTON

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



## NEW, 1273 MAIN STREET, MONCTON

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



## NEW, 100 CAMERON STREET, MONCTON

<b>Size</b>	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



## 860 MAIN STREET, MONCTON

<b>Size</b>	3,500 sf	<b>Details</b>	Office space located in high traffic area in downtown Moncton.
<b>Price</b>	\$19.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 150 EDMONTON AVENUE, MONCTON

<b>Size</b>	2,500 sf	<b>Details</b>	6 offices, reception, boardroom, washrooms, kitchen, IT area, & more.
<b>Price</b>	\$11.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green

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## 22 CHURCH STREET, MONCTON

<b>Size</b>	675 to 10,635 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



## 844 MAIN STREET, MONCTON

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



## 373 URQUHART AVENUE, MONCTON

<b>Size</b>	1,150 sf	<b>Details</b>	Reception, 3 private offices, kitchenette, boardroom & washrooms.
<b>Price</b>	\$14.50 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 890 MAIN STREET, MONCTON

<b>Size</b>	6,000 sf	<b>Details</b>	Sale or Lease. 6,000 sf vacant space available for lease. 3 floors.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 1040 CHAMPLAIN STREET, DIEPPE

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



## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	5,338 sf	<b>Details</b>	Open concept office space, great exposure, property manager on-site.
<b>Price</b>	\$15.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



# OFFICE SPACE FOR LEASE

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## 1180 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	3,621 sf & 3,866 sf	<b>Details</b>	Large private offices, washroom, lunchrooms, kitchen, boardroom area.
<b>Price</b>	\$14.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 607 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	352 – 9,200 sf	<b>Details</b>	Multi-tenant office complex, open concept, high ceilings, parking on-site.
<b>Price</b>	\$13.50 – 17.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 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



## 816 MAIN STREET, MONCTON

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



## 707 MALENFANT BOULEVARD, DIEPPE

<b>Size</b>	875 sf	<b>Details</b>	Office space for lease in Dieppe Industrial Park.
<b>Price</b>	\$1,000 / month	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 50 FOUNDRY STREET, MONCTON

<b>Size</b>	5,527 sf	<b>Details</b>	First class main floor office space available for sub-lease.
<b>Price</b>	\$14.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green

# OFFICE SPACE FOR LEASE

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## 1600 MAIN STREET, MONCTON

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



## 411 CHAMPLAIN STREET, DIEPPE

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



## 196 ROBINSON STREET, MONCTON

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

# INDUSTRIAL SPACE FOR LEASE

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## NEW, 247 ARSENAULT DRIVE, DIEPPE

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



## 380 MACNAUGHTON AVENUE, MONCTON

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



## 186 HALIFAX STREET, MONCTON

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



## 135 HARRISVILLE BOULEVARD, MONCTON

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



## 10 DESBRISAY AVENUE, MONCTON

<b>Size</b>	2,500 – 5,000 sf	<b>Details</b>	Prime commercial space, 18' ceilings, dock level door with leveler.
<b>Price</b>	\$7.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 1070 ST. GEORGE BOULEVARD, MONCTON

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

# INDUSTRIAL SPACE FOR LEASE

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## 222 EDINBURGH DRIVE, **MONCTON**

<b>Size</b>	7,500 sf to 33,600 sf	<b>Details</b>	Good quality multi-tenant building w/ recent interior and exterior upgrades.
<b>Price</b>	\$4.75 - \$5.25 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## NEW, 357 ST. GEORGE STREET, MONCTON

<b>Size</b>	1,100 -3,900 sf	<b>Details</b>	First class multi-tenant commercial building.
<b>Price</b>	\$10 – 14 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green



## NEW, 601 ST. GEORGE STREET, MONCTON

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



## 325 VANIER BOULEVARD, BATHURST

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



## 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



## 25-27 PINE GLEN ROAD, RIVERVIEW

<b>Size</b>	2,340 sf	<b>Details</b>	Commercial building for lease or 3,165 sf for sale, close to amenities.
<b>Price</b>	\$7.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 353 MOUNTAIN ROAD, MONCTON

<b>Size</b>	1,200 sf	<b>Details</b>	Great opportunity for professional office or service commercial.
<b>Price</b>	\$1000 / mo + additional	<b>Agent(s)</b>	Ian Franklin   Donna Green



## COMMERCIAL / RETAIL SPACE FOR LEASE

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### 631 PINWOOD 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



### 61-65 PACIFIC AVENUE, MONCTON

<b>Size</b>	1,000 sf	<b>Details</b>	Mixed use commercial complex, onsite parking, central location.
<b>Price</b>	\$1,100 / mo + H&L	<b>Agent(s)</b>	Ian Franklin   Donna Green

# INDUSTRIAL SPACE FOR SALE

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## 769 DE LA POINTE ROAD, **RICHIBUCTO VILLAGE**

<b>Size</b>	35,670 sf + mezzanine	<b>Details</b>	Lobster and oyster processing and shipping plant.
<b>Price</b>	\$2,500,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 707 MALENFANT BOULEVARD, **DIEPPE**

<b>Size</b>	+/- 6,165 sf	<b>Details</b>	Multi-tenant Industrial space for sale in Dieppe Industrial Park.
<b>Price</b>	\$609,000	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 88 ALBERT STREET, **MONCTON**

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



## 1880 CONNOLLY AVENUE, **BATHURST**

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



## 200 MILLENNIUM BOULEVARD, **MONCTON**

<b>Size</b>	+/- 4,000 sf	<b>Details</b>	Industrial building sitting on large lot with good access to Wheeler Blvd.
<b>Price</b>	\$289,500	<b>Agent(s)</b>	Ian Franklin   Donna Green



## 24 RIDEOUT STREET, **MONCTON**

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

# INDUSTRIAL SPACE FOR SALE

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## 1299 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	14,400 sf	<b>Details</b>	Showroom, warehouse, private office space, boardroom & kitchen.
<b>Price</b>	\$1,295,000	<b>Agent(s)</b>	Ian Franklin   Donna Green

# COMMERCIAL / RETAIL SPACE FOR SALE

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## NEW, 343 CHAMPLAIN STREET, DIEPPE

<b>Size</b>	2,080 sf	<b>Details</b>	Stand-alone retail/service commercial building on high traffic corner.
<b>Price</b>	\$399,999	<b>Agent(s)</b>	Ian Franklin   Donna Green



## NEW, 601 ST. GEORGE STREET, MONCTON

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



## 2271 MOUNTAIN ROAD, MONCTON

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



## 73 CAPITOL AVENUE, MONCTON

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



## 69 CAP BIMET ROAD, GRAND BARACHOIS

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



## 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



## COMMERCIAL / RETAIL SPACE FOR SALE

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### 25-27 PINE GLEN ROAD, **RIVERVIEW**

<b>Size</b>	3,165 sf	<b>Details</b>	Commercial building for sale or 2,340 sf for lease, close to amenities.
<b>Price</b>	\$379,000	<b>Agent(s)</b>	Ian Franklin   Donna Green

# INVESTMENT OPPORTUNITIES

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## 69 CAP BIMET ROAD, **GRAND BARACHOIS**

<b>Size</b>	Various	<b>Details</b>	LeRivage, condo investment opportunity, 4 units, all 2 bedrooms.
<b>Price</b>	\$670,000	<b>Agent(s)</b>	<a href="#">Gary Brown</a>



## 25 SECOND AVENUE, **MONCTON**

<b>Size</b>	6 Units	<b>Details</b>	Six 1 Bedroom units, located in Central Moncton.
<b>Price</b>	\$255,000	<b>Agent(s)</b>	<a href="#">Sean Power</a>



## 290 MAIN STREET, **SHEDIAC**

<b>Size</b>	20,763 sf	<b>Details</b>	Overlooking Shediac Bay, Tenants: Town of Shediac & Gov't of Can.
<b>Price</b>	\$2,550,000	<b>Agent(s)</b>	<a href="#">Gary Brown</a>



## 184 SPRUCE STREET, **MONCTON**

<b>Size</b>	12 Units	<b>Details</b>	11 two bedroom units and 1 one bedroom unit, large parking lot.
<b>Price</b>	\$650,000	<b>Agent(s)</b>	<a href="#">Sean Power</a>



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



## 178 HALIFAX STREET, **MONCTON**

<b>Size</b>	7,840 sf	<b>Details</b>	Great investment opportunity with quality international tenant.
<b>Price</b>	\$515,000	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>

# INVESTMENT OPPORTUNITIES

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## 42 – 44 DERBY STREET, MONCTON

<b>Size</b>	3 Units	<b>Details</b>	Two 3 bedrooms, One 1 bedroom. Full occupancy, 4 parking spots.
<b>Price</b>	\$159,000	<b>Agent(s)</b>	Sean Power



## 94 BOTSFORD STREET, MONCTON

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



## 100 CAMERON STREET, MONCTON

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



## 196 ROBINSON STREET, MONCTON

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

# LAND FOR SALE

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## NEW, ACADIE AVENUE LAND DEVELOPMENT SITE, DIEPPE

<b>Size</b>	47,000 sf	<b>Details</b>	Directly across from City Hall, land 90% cleared/ready for development.
<b>Price</b>	\$995,000	<b>Agent(s)</b>	Sean Power



## DIEPPE BOULEVARD EXTENSION, DIEPPE

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



## AMIRAULT LAND RESIDENTIAL DEVELOPMENT SITE, DIEPPE

<b>Size</b>	+/- 85 acres	<b>Details</b>	Residential development opportunity, minutes from Fox Creek.
<b>Price</b>	\$1,100,000	<b>Agent(s)</b>	Raoul Robichaud



## CAP BIMET ROAD, GRAND BARACHOIS

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



## LAND FOR SALE

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### GUNNINGSVILLE MULTI-RESIDENTIAL DEVELOPMENT SITE, **RIVERVIEW**

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



### PINWOOD ROAD MULTI-RESIDENTIAL DEVELOPMENT SITE, **RIVERVIEW**

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



### 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>	<b>Ian Franklin   Donna Green</b>

## LEASED / SOLD PROPERTIES

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### UNDER AGREEMENT, 469 ADELARD-SAVOIE BOULEVARD, DIEPPE

<b>Size</b>	2,022 sf	<b>Details</b>	Stand alone light industrial building with quality international tenant.
<b>Price</b>	\$359,500	<b>Agent(s)</b>	Ian Franklin   Donna Green



### UNDER AGREEMENT, 104 ALMA STREET, MONCTON

<b>Size</b>	11 Units	<b>Details</b>	Great location in downtown Moncton, 10 one bedroom apts & 1 bachelor.
<b>Price</b>	\$539,000	<b>Agent(s)</b>	Sean Power

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