

# C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

JANUARY 2013

# OFFICE SPACE FOR LEASE

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## NEW – 654 MALENFANT BOULEVARD, DIEPPE

Size	760 – 3,073 sf	Details	Ability to build-out space to tenant's needs, ample onsite parking.
Price	\$18 - \$20.00 psf Gross	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## NEW – 150 EDMONTON AVENUE, MONCTON

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



## NEW – 281 ST. GEORGE STREET, MONCTON

Size	1,600 sf	Details	4 offices, reception, boardroom, 2 washrooms, & open concept area.
Price	\$16.00 psf Gross	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## NEW – 630 PINEWOOD ROAD, RIVERVIEW

Size	1,500 sf	Details	Commercial space in popular strip mall.
Price	\$12.00 psf net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 196 ROBINSON STREET, MONCTON

Size	1,000 sf	Details	Professional 2 <sup>nd</sup> floor office space in downtown.
Price	\$10.00 - \$12.00 psf Net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 860 MAIN STREET, MONCTON

Size	1,000 sf & 3,500 sf	Details	Office space located in high traffic area in downtown Moncton.
Price	\$19.00 psf Gross	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett

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## 890 MAIN STREET, MONCTON

Size	9,000 sf	Details	Sale or Lease. 6,000 sf vacant space available for lease. 3 floors.
Price	\$13.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 80 DRISCOLL CRESCENT, MONCTON

Size	Up to 6,750 sf	Details	Office space in Moncton Industrial Park. Rent includes heat & lights.
Price	\$12.00 psf Gross	Agent(s)	<a href="#">Gary Brown</a>   <a href="#">Donna Green</a>



## 1180 ST. GEORGE BOULEVARD, MONCTON

Size	3,621 sf & 3,866 sf	Details	Great location with highway access. Large offices and boardroom.
Price	\$14.00 psf Gross	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 85 BONNACCORD STREET, MONCTON

Size	3,400 sf	Details	Second floor space with skylight, large reception & 8 private offices.
Price	\$10.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 35 HIGHFIELD STREET, MONCTON

Size	Various Suites	Details	Three storey historic commercial building.
Price	Please contact	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 1070 ST. GEORGE BOULEVARD, MONCTON

Size	5,338 sf	Details	Bright open concept main floor space. Great location & exposure.
Price	\$15.00 psf Gross	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# OFFICE SPACE FOR LEASE

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## 290 MAIN STREET, SHEDIAC

Size	8,287 sf	Details	Prime 2 <sup>nd</sup> & 4 <sup>th</sup> floor office space in modern Class "A" 4 storey bldg.
Price	\$7.50 psf Net	Agent(s)	<a href="#">Gary Brown</a>



## 391 COVERDALE ROAD, RIVERVIEW

Size	500 – 2,500 sf	Details	Office space on 2 <sup>nd</sup> floor in modern 2 storey building.
Price	\$11.50 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 35 ENGLISH DRIVE, MONCTON

Size	1,800 sf	Details	Newly renovated space throughout. Ample free on-site parking.
Price	\$11.50 psf Net + H&L	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 355 DIEPPE BOULEVARD, DIEPPE

Size	2,572 sf	Details	4 offices, boardroom, large kitchen with large open reception area.
Price	\$13.25 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 400 ENGLISH DRIVE, MONCTON

Size	180 – 2,800 sf	Details	Main floor offices & 2 <sup>nd</sup> floor office mezzanine.
Price	Please contact	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 12 ROONEY CRESCENT, MONCTON

Size	2,400 sf	Details	Modern office space plus warehouse and loading door.
Price	\$10.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

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## 22 CHURCH STREET, MONCTON

Size	674 to 4,170 sf	Details	1 <sup>st</sup> & 3 <sup>rd</sup> floors of Church & tower. Discounted rates for not-for-profit.
Price	\$9.50 - \$13.50 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 1273 MAIN STREET, MONCTON

Size	5,248 sf	Details	Modern built-out third floor space. Sub-lease opportunity.
Price	\$14.25 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 585 MAPLETON ROAD, MONCTON

Size	9,000 sf	Details	First class office / retail space in newly built 4 storey commercial bldg.
Price	Please contact	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>   <a href="#">Raoul Robichaud</a>



## 700 MAIN STREET, MONCTON

Size	2 <sup>nd</sup> & 3 <sup>rd</sup> floors	Details	Various office space in downtown office complex. Lots of natural light.
Price	\$10.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# INDUSTRIAL SPACE FOR LEASE

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## NEW – 186 HALIFAX STREET, MONCTON

Size	2,200 sf	Details	Warehouse including office space. Grade loading door.
Price	\$10.00 psf Semi-Gross	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 135 HARRISVILLE BOULEVARD, MONCTON

Size	30,000 sf	Details	Now pre-leasing! Available for occupancy Summer 2013.
Price	\$7.50 psf Net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 700 ST. GEORGE BOULEVARD, MONCTON

Size	8,295 sf	Details	Great exposure on one of the busiest streets in Greater Moncton.
Price	\$4.25 psf Net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 1070 ST. GEORGE BOULEVARD, MONCTON

Size	+/- 37,327 sf	Details	Great visibility and access to highway.
Price	\$5.50 psf Net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 41 BLAKENY STREET, MONCTON

Size	10,500 sf	Details	Excellent quality warehouse space, ideal for manufacturing/distribution.
Price	\$5.25 psf Net	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 190 RUE DE L'ANSE, EEL RIVER

Size	60,000 sf	Details	Located in the Restigouche Industrial Park.
Price	\$2.50 psf NNN	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett

# INDUSTRIAL SPACE FOR LEASE

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## 703 MALENFANT BOULEVARD, **DIEPPE**

Size	Up to 5,000 sf	Details	Large warehouse with office. Located in Dieppe Industrial Park.
Price	\$6.50 psf Net	Agent(s)	<a href="#">Donna Green</a>



## 49 BLAKENY STREET, **MONCTON**

Size	7,200 sf	Details	Excellent quality warehouse space, ideal for manufacturing/distribution.
Price	\$5.25 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 75 URQUHART AVENUE, **MONCTON**

Size	4,000 sf	Details	Office space with showroom, 3 offices & 2 washrooms. Ample parking.
Price	\$6.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## NEW – 325 VANIER BOULEVARD, BATHURST

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



## NEW – 630 PINWOOD ROAD, RIVERVIEW

Size	1,500 sf	Details	Commercial space in popular strip mall.
Price	\$12.00 psf net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 983 – 1035 MAIN STREET, MONCTON

Size	600 – 2,100 sf	Details	Commercial bldg in high visibility location, ideal for office or retail use.
Price	\$19.00 psf Gross	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 585 MAPLETON ROAD, MONCTON

Size	9,000 sf	Details	First class office / retail space in newly built 4 storey commercial bldg.
Price	Please contact	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>   <a href="#">Raoul Robichaud</a>



## 391 COVERDALE ROAD, RIVERVIEW

Size	500 – 2,500 sf	Details	First class office space on 2 <sup>nd</sup> floor in modern building.
Price	\$11.50 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 460 MOUNTAIN ROAD, MONCTON

Size	5,700 sf	Details	Ground floor commercial/office space on high traffic Mountain Road.
Price	\$12.00 psf Semi-Gross	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# COMMERCIAL / RETAIL SPACE FOR LEASE

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## GREY ROCK POWER CENTRE, EDMUNDSTON

Size	70 Acres	Details	Strategically located on the Trans-Canada Highway near Edmundston.
Price	Please contact	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>   <a href="#">Richard Lang</a>



## 23 BIGGS DRIVE, RIVERVIEW

Size	3,120 sf	Details	Multi use commercial bldg, 3 grade doors, office, washroom & bays.
Price	\$2,300/mth + utilities	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 115 HARRISVILLE BOULEVARD, MONCTON

Size	2,425 sf	Details	First class office space with mezzanine & modern finishes.
Price	\$8.00 psf Net	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# OFFICE SPACE FOR SALE

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## 143 HIGHFIELD STREET, **MONCTON**

Size	5,041 sf	Details	Modern 2 storey Class "A" office bldg with onsite parking and signage.
Price	\$649,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 196 ROBINSON STREET, **MONCTON**

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



## 85 BONACCORD STREET, **MONCTON**

Size	7,500 sf	Details	Professional 2 storey office bldg with skylight and onsite parking.
Price	\$849,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 325 BAIG BOULEVARD, **MONCTON**

Size	3,200 sf	Details	Great quality office space located in Moncton Ind. Park, onsite parking.
Price	\$375,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 890 MAIN STREET, **MONCTON**

Size	9,000 sf	Details	Prominent office building for sale in downtown Moncton.
Price	\$749,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 192 CHURCH STREET, **MONCTON**

Size	+/- 4,400 sf	Details	3 storey commercial bldg on high traffic corner of Church & Mountain.
Price	\$329,900	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# INDUSTRIAL SPACE FOR SALE

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190 RUE DE L'ANSE, <b>MONCTON</b>			
Size	60,000 sf	Details	Located in the Restigouche Industrial Park.
Price	\$999,500	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# COMMERCIAL / RETAIL SPACE FOR SALE

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## 23 BIGGS DRIVE, RIVERVIEW

Size	3,120 sf	Details	Multi use commercial bldg, 3 grade doors, office, washroom & bays.
Price	\$249,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 670 SALISBURY ROAD, MONCTON

Size	2,664 sf	Details	Freestanding bldg, newly converted to commercial use.
Price	\$295,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# INVESTMENT OPPORTUNITIES

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## NEW – 441-465 MAIN STREET, MONCTON

Size	2.41 ac / 30,000 sf bldg	Details	Ideal development site, existing tenants produce \$23,000 income/mth.
Price	\$3,599,500	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 598 HIGH STREET, MONCTON

Size	6 Units	Details	All 2 bdrm units, 1/2 of bldg fully renovated, upside potential on rents.
Price	\$335,000	Agent(s)	Sean Power



## 700 ST. GEORGE BOULEVARD, MONCTON

Size	28,500 sf	Details	Mixed use industrial and office / retail bldg at high traffic location.
Price	\$949,000	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 290 MAIN STREET, SHEDIAC

Size	20,763 sf	Details	Overlooking Shediac Bay, Tenants: Town of Shediac & Gov't of Can.
Price	\$2,550,000	Agent(s)	Gary Brown



## 755 FOLEY STREET, BATHURST

Size	16,000 sf	Details	Investment opportunity with long standing tenant; 10 year lease.
Price	\$850,000	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett



## 885-889 MAIN STREET, MONCTON

Size	15,000 sf	Details	Redevelopment opportunity for business center, hotel, condos, etc.
Price	\$339,000	Agent(s)	Ian Franklin   Donna Green   Miranda Burnett

# INVESTMENT OPPORTUNITIES

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40 HENRI DUNANT STREET, <b>MONCTON</b>			
Size	14,460 sf	Details	Great investment opportunity with long term lease in place (10+ yrs).
Price	\$1,895,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# LAND FOR SALE

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## IRVING BOULEVARD, BOUTOUCHE

Size	+/- 21 acres	Details	Waterfront property, ideal development site, 55 km to Moncton.
Price	\$320,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## MELANSON ROAD, DIEPPE

Size	+/- 215 acres	Details	Vacant lot; ideal for residential development, minutes from Fox Creek.
Price	\$550,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 9 & 13 SUFFOLK STREET, RIVERVIEW

Size	+/- 2.4 acres	Details	Pre-approved development site for 120 unit luxury apartment complex.
Price	\$1,100,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## CNR LAND (MAIN & VAUGHAN HARVEY), MONCTON

Size	+/- 11 acres	Details	Prime location near Sobey's & Shoppers Drug Mart.
Price	\$1,500,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## ENSLEY DRIVE, MONCTON

Size	+/- 2 acres	Details	Strategic development site highly visible from Trans Canada Highway.
Price	\$495,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>



## 86 ST. GEORGE STREET, MONCTON

Size	16,878 sf	Details	Commercial development lot located near downtown Moncton.
Price	\$350,000	Agent(s)	<a href="#">Gary Brown</a>

# LAND FOR SALE

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DEVELOPMENT HIGHWAY 15, <b>SHEDIAC</b>			
Size	Up to 30 acres	<a href="#">Details</a>	Prime commercial development site Hwy 15 & Hwy 11 Intersection.
Price	\$3.00 - \$4.00 psf Net	<a href="#">Agent(s)</a>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

# LEASED / SOLD PROPERTIES

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## **SOLD**, 691-693 ST. GEORGE BOULEVARD, **MONCTON**

Size	14,348 sf	Details	Great warehouse space. High traffic / visibility.
Price	\$875,000	Agent(s)	<a href="#">Gary Brown</a>   <a href="#">Donna Green</a>

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## **SOLD**, RTE 112, FREDERICTON ROAD, **SALISBURY**

Size	+/- 14 acres	Details	Close proximity to Irving Big Stop/Blue Canoe, Tim Hortons, & more.
Price	\$200,000	Agent(s)	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Miranda Burnett</a>

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**Gary Brown**  
Commercial Sales & Leasing  
506.387.6921 Direct  
506.381.1681 Mobile  
506.387.6929 Fax  
[gbrown@cweast.com](mailto:gbrown@cweast.com)



**Miranda Burnett**  
Commercial Sales & Leasing  
506.387.6930 Direct  
506.387.6929 Fax  
[mburnette@cweast.com](mailto:mburnette@cweast.com)



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



**Donna Green**  
Commercial Sales & Leasing  
506.387.6928 Direct  
506.866.1319 Mobile  
506.387.6929 Fax  
[dgreen@cweast.com](mailto:dgreen@cweast.com)



**Sean Power**  
Commercial Sales & Leasing  
506.387.6926 Direct  
506.387.6929 Fax  
[seanpower@cweast.com](mailto:seanpower@cweast.com)



**Raoul Robichaud**  
Commercial Sales & Leasing  
506.387.6922 Direct  
506.862.8380 Mobile  
506.387.6929 Fax  
[rrobichaud@cweast.com](mailto:rrobichaud@cweast.com)