



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

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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 nd 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

OFFICE SPACE FOR LEASE

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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)	Ian Franklin Donna Green Miranda Burnett



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)	Gary Brown Donna Green



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)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett



35 HIGHFIELD STREET, MONCTON

Size	Various Suites	Details	Three storey historic commercial building.
Price	Please contact	Agent(s)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett

OFFICE SPACE FOR LEASE

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290 MAIN STREET, **SHEDIAC**

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



391 COVERDALE ROAD, **RIVERVIEW**

Size	500 – 2,500 sf	Details	Office space on 2 nd floor in modern 2 storey building.
Price	\$11.50 psf Net	Agent(s)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett



400 ENGLISH DRIVE, **MONCTON**

Size	180 – 2,800 sf	Details	Main floor offices & 2 nd floor office mezzanine.
Price	Please contact	Agent(s)	Ian Franklin Donna Green Miranda Burnett



12 ROONEY CRESCENT, **MONCTON**

Size	2,400 sf	Details	Modern office space plus warehouse and loading door.
Price	\$10.00 psf Net	Agent(s)	Ian Franklin Donna Green Miranda Burnett

OFFICE SPACE FOR LEASE

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22 CHURCH STREET, MONCTON

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



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)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett Raoul Robichaud



700 MAIN STREET, MONCTON

Size	2 nd & 3 rd floors	Details	Various office space in downtown office complex. Lots of natural light.
Price	\$10.00 psf Net	Agent(s)	Ian Franklin Donna Green Miranda Burnett

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)	Donna Green



49 BLAKENY STREET, **MONCTON**

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



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)	Ian Franklin Donna Green Miranda Burnett

COMMERCIAL / RETAIL SPACE FOR LEASE

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NEW – 325 VANIER BOULEVARD, BATHURST

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

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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



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)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett Raoul Robichaud



391 COVERDALE ROAD, RIVERVIEW

Size	500 – 2,500 sf	Details	First class office space on 2 nd floor in modern building.
Price	\$11.50 psf Net	Agent(s)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett

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)	Ian Franklin Donna Green Miranda Burnett Richard Lang



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)	Ian Franklin Donna Green Miranda Burnett



115 HARRISVILLE BOULEVARD, MONCTON

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

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)	Ian Franklin Donna Green Miranda Burnett



196 ROBINSON STREET, MONCTON

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



85 BONACCORD STREET, MONCTON

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



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)	Ian Franklin Donna Green Miranda Burnett



890 MAIN STREET, MONCTON

Size	9,000 sf	Details	Prominent office building for sale in downtown Moncton.
Price	\$749,000	Agent(s)	Ian Franklin Donna Green Miranda Burnett



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)	Ian Franklin Donna Green Miranda Burnett

INDUSTRIAL SPACE FOR SALE

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190 RUE DE L'ANSE, MONCTON

Size	60,000 sf	Details	Located in the Restigouche Industrial Park.
Price	\$999,500	Agent(s)	Ian Franklin Donna Green Miranda Burnett

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)	Ian Franklin Donna Green Miranda Burnett



670 SALISBURY ROAD, MONCTON

Size	2,664 sf	Details	Freestanding bldg, newly converted to commercial use.
Price	\$295,000	Agent(s)	Ian Franklin Donna Green Miranda Burnett

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, MONCTON

Size	14,460 sf	Details	Great investment opportunity with long term lease in place (10+ yrs).
Price	\$1,895,000	Agent(s)	Ian Franklin Donna Green Miranda Burnett

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)	Ian Franklin Donna Green Miranda Burnett



MELANSON ROAD, DIEPPE

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



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)	Ian Franklin Donna Green Miranda Burnett



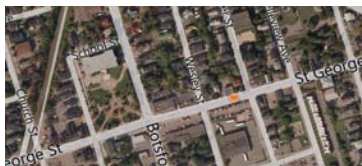
CNR LAND (MAIN & VAUGHAN HARVEY), MONCTON

Size	+/- 11 acres	Details	Prime location near Sobeys & Shoppers Drug Mart.
Price	\$1,500,000	Agent(s)	Ian Franklin Donna Green Miranda Burnett



ENSLEY DRIVE, MONCTON

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



86 ST. GEORGE STREET, MONCTON

Size	16,878 sf	Details	Commercial development lot located near downtown Moncton.
Price	\$350,000	Agent(s)	Gary Brown

LAND FOR SALE

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DEVELOPMENT HIGHWAY 15, SHEDIAC

Size	Up to 30 acres	Details	Prime commercial development site Hwy 15 & Hwy 11 Intersection.
Price	\$3.00 - \$4.00 psf Net	Agent(s)	Ian Franklin Donna Green Miranda Burnett

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)	Gary Brown Donna Green

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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)	Ian Franklin Donna Green Miranda Burnett

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



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