C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

JANUARY 2014

CUSHMAN & WAKEFIELD® ATLANTIC

OFFICE SPACE FOR LEASE

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NEW, 50 FOUNDRY STREET, MONCTON

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

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NEW, 1600 MAIN STREET, MONCTON

Size	8,568 sf	**Details**	Finished 2nd floor office space with elevator access available for sub-lease.
Price	Please Contact	**Agent(s)**	Ian Franklin | Donna Green

NEW, 411 CHAMPLAIN STREET, DIEPPE

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

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

860 MAIN STREET, MONCTON

Size	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

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

OFFICE SPACE FOR LEASE

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22 CHURCH STREET, MONCTON

Size	675 to 10,635 sf	**Details**	Downtown office space, discounted rates for not-for-profit.
Price	$8.00-$11.00 psf Net	**Agent(s)**	Ian Franklin | Donna Green

844 MAIN STREET, MONCTON

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

373 URQUHART AVENUE, MONCTON

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

890 MAIN STREET, MONCTON

Size	6,000 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

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

1070 ST. GEORGE BOULEVARD, MONCTON

Size	5,338 sf	**Details**	Open concept office space, great exposure, property manager onsite.
Price	$15.00 psf Gross	**Agent(s)**	Ian Franklin | Donna Green

OFFICE SPACE FOR LEASE

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1180 ST. GEORGE BOULEVARD, MONCTON

Size	3,621 sf & 3,866 sf	**Details**	Large private offices, washroom, lunchrooms, kitchen, boardroom area
Price	$14.00 psf Gross	**Agent(s)**	Ian Franklin | Donna Green

607 ST. GEORGE BOULEVARD, MONCTON

Size	1,732 sf	**Details**	Multi-tenant office complex, open concept, high ceilings, parking onsite.
Price	$13.50 psf Gross	**Agent(s)**	Ian Franklin | Donna Green

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

816 MAIN STREET, MONCTON

Size	690 sf	**Details**	Prime 2nd floor office space in downtown core, high visibility.
Price	$1,250 / mo + HST	**Agent(s)**	Ian Franklin | Donna Green

707 MALENFANT BOULEVARD, DIEPPE

Size	875 sf	**Details**	Office space for lease in Dieppe Industrial Park.
Price	$1,000/mo	**Agent(s)**	Ian Franklin | Donna Green

INDUSTRIAL SPACE FOR LEASE

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222 EDINBURGH DRIVE, MONCTON

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

380 MACNAUGHTON AVENUE, MONCTON

Size	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

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

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

10 DESBRISAY AVENUE, MONCTON

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

1070 ST. GEORGE BOULEVARD, MONCTON

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

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

2271 MOUNTAIN ROAD, MONCTON

Size	+/-5,000 sf	**Details**	Multi-Tenant Commercial/Industrial Building in high traffic area.
Price	Please Contact	**Agent(s)**	Ian Franklin | Donna Green

61-65 PACIFIC AVENUE, MONCTON

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

325 VANIER BOULEVARD, BATHURST

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

625 ST. PETER AVENUE, BATHURST

Size	12,300 sf	Details	Close to all amenities, 50 onsite parking stalls, also available for sale.
Price	Please contact	Agent(s)	Raoul Robichaud

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

COMMERCIAL / RETAIL SPACE FOR LEASE

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25-27 PINE GLEN ROAD, RIVERVIEW

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

353 MOUNTAIN ROAD, MONCTON

Size	1,200 sf	**Details**	Great opportunity for professional office or service commercial.
Price	$1000 / month	**Agent(s)**	Ian Franklin | Donna Green

INDUSTRIAL SPACE FOR SALE

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NEW, 769 DE LA POINTE ROAD, RICHIBUCTO VILLAGE

Size	+/- 39,438 sf	**Details**	Lobster and oyster processing and shipping plant.
Price	$2,500,000	**Agent(s)**	Ian Franklin | Donna Green

707 MALENFANT BOULEVARD, DIEPPE

Size	+/- 6,165 sf	**Details**	Multi-tenant Industrial space for sale or lease in Dieppe Industrial Park.
Price	$609,000	**Agent(s)**	Ian Franklin | Donna Green

88 ALBERT STREET, MONCTON

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

1880 CONNOLLY AVENUE, BATHURST

Size	19,060 sf	**Details**	Former manufacturing bldg, fenced in yard with onsite parking.
Price	$695,000	**Agent(s)**	Ian Franklin | Donna Green

200 MILLENNIUM BOULEVARD, MONCTON

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

24 RIDEOUT STREET, MONCTON

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

COMMERCIAL / RETAIL SPACE FOR SALE

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69 CAP BIMET ROAD, GRAND BARACHOIS

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

25-27 PINE GLEN ROAD, RIVERVIEW

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

625 ST. PETER AVENUE, BATHURST

Size	12,300 sf	**Details**	Close to all amenities, 50 onsite parking stalls, also available for lease.
Price	$1,500,000	**Agent(s)**	Raoul Robichaud

1299 ST. GEORGE BOULEVARD, MONCTON

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

73 CAPITOL AVENUE, MONCTON

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

2271 MOUNTAIN ROAD, MONCTON

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

INVESTMENT OPPORTUNITIES

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69 CAP BIMET ROAD, GRAND BARACHOIS

Size	Various	**Details**	LeRivage, condo investment opportunity, 4 units, all 2 bedrooms.
Price	$670,000	**Agent(s)**	Gary Brown

25 SECOND AVENUE, MONCTON

Size	6 Units	**Details**	Six 1 Bedroom units, located in Central Moncton.
Price	$255,000	**Agent(s)**	Sean Power

11 – 13 EDEN STREET, MONCTON

Size	Please Contact	**Details**	Great cash flow for asking price, ideal for bachelor units.
Price	$139,900	**Agent(s)**	Sean Power

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

184 SPRUCE STREET, MONCTON

Size	12 Units	**Details**	11 two bedroom units and 1 one bedroom unit, large parking lot.
Price	$650,000	**Agent(s)**	Sean Power

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

INVESTMENT OPPORTUNITIES

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42 – 44 DERBY STREET, MONCTON

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

94 BOTSFORD STREET, MONCTON

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

100 CAMERON STREET, MONCTON

Size	47,542 sf	**Details**	5 storey downtown office building, onsite parking, 36,356 sf lot.
Price	$2,800,000	**Agent(s)**	Gary Brown

104 ALMA STREET, MONCTON

Size	11 Units	**Details**	Great location in downtown Moncton, 10 one bdrm apts & 1 bachelor.
Price	$539,000	**Agent(s)**	Sean Power

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

178 HALIFAX STREET, MONCTON

Size	7,840 sf	**Details**	Great investment opportunity with quality international tenant.
Price	$515,000	**Agent(s)**	Ian Franklin | Donna Green

INVESTMENT OPPORTUNITIES

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3514-3518 RUE PRINCIPALE, TRACADIE

Size	41,570 sf	**Details**	Fully occupied office buildings. Great investment opportunity.
Price	$4,100,000	**Agent(s)**	Raoul Robichaud

LAND FOR SALE

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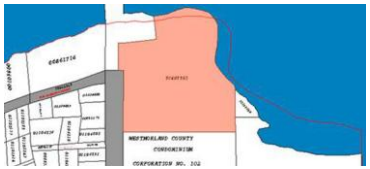

CAP BIMET ROAD, GRAND BARACHOIS

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

DIEPPE BOULEVARD EXTENSION, DIEPPE

Size	111 acres	**Details**	Excellent residential development opportunity.
Price	$2,056,000	**Agent(s)**	Sean Power

AMIRAULT LAND RESIDENTIAL DEVELOPMENT SITE, DIEPPE

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

LAND FOR SALE

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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)**	Raoul Robichaud

PINEWOOD ROAD MULTI-RESIDENTIAL DEVELOPMENT SITE, RIVERVIEW

Size	110 units	**Details**	Site is near the Moncton Golf & Country Club, off Gunningsville Blvd.
Price	$1,430,000	**Agent(s)**	Raoul Robichaud

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

LEASED / SOLD PROPERTIES

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SOLD, 79 BEECHWOOD AVENUE, MONCTON

Size	4 Units	**Details**	All 2 bedroom apartments, washer & dryers in each unit, in great shape.
Price	$210,000	**Agent(s)**	Sean Power

UNDER AGREEMENT, 469 ADELARD-SAVOIE BOULEVARD, DIEPPE

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

UNDER AGREEMENT, 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

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

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