

C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

JULY 2013

OFFICE SPACE FOR LEASE

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NEW, 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



699 MALENFANT BOULEVARD, DIEPPE

Size	1,800 sf	Details	2 nd floor office space, ample parking, air conditioned
Price	\$9.00 psf gross (+ h&l)	Agent(s)	Ian Franklin Donna Green



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



630 PINWOOD ROAD, RIVERVIEW

Size	1,550 sf	Details	Commercial space in popular strip mall.
Price	\$12.00 psf net	Agent(s)	Ian Franklin Donna Green



196 ROBINSON STREET, MONCTON

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



860 MAIN STREET, MONCTON

Size	1,450 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

OFFICE SPACE FOR LEASE

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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



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



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



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



22 CHURCH STREET, MONCTON

Size	675 to 4,500 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



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

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

INDUSTRIAL SPACE FOR LEASE

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699 MALENFANT BOULEVARD, **DIEPPE**

Size	2,400 sf	Details	Open warehouse, 1 dock and 1 grade level door, ceiling height 18'-21'
Price	\$10.00 psf Gross +H&L	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



104 ROONEY CRESCENT, **MONCTON**

Size	5,600 sf	Details	Single tenant building, 2 grade level doors. Moncton Industrial Park
Price	\$7.50 NNN	Agent(s)	Ian Franklin Donna Green



1070 ST. GEORGE BOULEVARD, **MONCTON**

Size	6,000 - 28,000 sf	Details	Great visibility and access to highway.
Price	\$5.50 psf Net	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



699 MALENFANT BOULEVARD, **DIEPPE**

Size	4,800 sf	Details	Open warehouse, one-2 ton crane, 18-21' ceilings, 2 large grade level
Price	\$10.00 psf Gross +H&L	Agent(s)	Ian Franklin Donna Green

INDUSTRIAL SPACE FOR LEASE

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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



703 MALENFANT BOULEVARD, **DIEPPE**

Size	2,400 sf	Details	Warehouse 40 X 60 feet. Located in Dieppe Industrial Park. H&L incl.
Price	\$11.00 psf Gross	Agent(s)	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

COMMERCIAL / RETAIL SPACE FOR LEASE

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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



154 QUEEN STREET, MONCTON

Size	3,870 sf	Details	Prime commercial space located in the heart of downtown Moncton
Price	\$2,500 / Mth	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 / Mth + H&L	Agent(s)	Ian Franklin Donna Green



630 PINEWOOD ROAD, RIVERVIEW

Size	1,550 sf	Details	Commercial space in popular strip mall.
Price	\$12.00 psf Net	Agent(s)	Ian Franklin Donna Green



631 PINEWOOD ROAD, RIVERVIEW

Size	1,200 – 12,000 sf	Details	Built to suit opportunity for retail, restaurant or professional office
Price	\$12.50 psf Net	Agent(s)	Ian Franklin Donna Green



353 MOUNTAIN ROAD, MONCTON

Size	1,200 sf	Details	Featuring kitchen, open concept area, boardroom, offices & washroom
Price	\$1,000 / mth	Agent(s)	Ian Franklin Donna Green

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 Richard Lang



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

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

INDUSTRIAL SPACE FOR SALE

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1880 CONNOLLY AVENUE, BATHURST

Size	19,060 sf	Details	Former manufacturing bldg, fenced in yard with onsite parking
Price	\$799,000	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

COMMERCIAL / RETAIL SPACE FOR SALE

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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



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



23 BIGGS DRIVE, RIVERVIEW

Size	3,120 sf	Details	Multi use commercial bldg, 3 grade doors, office, washroom & bays.
Price	\$234,900	Agent(s)	Ian Franklin Donna Green



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

INVESTMENT OPPORTUNITIES

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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



186 STEADMAN STREET, MONCTON

Size	6 Units	Details	All 2 bedroom apartments, upside potential on rents, lots of parking
Price	\$310,000	Agent(s)	Sean Power



11 – 13 EDEN STREET, MONCTON

Size	4 Units	Details	Great cashflow 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



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



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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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



PRICE REDUCTION, 42 – 44 DERBY STREET, **MONCTON**

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



21 - 23 MAIN STREET, **SACKVILLE**

Size	32 Units	Details	Two 16 unit apartments consisting of 15 two bdrm & 1 one bdrm units.
Price	\$1,888,000	Agent(s)	Raoul Robichaud

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94 BOTSFORD STREET, **MONCTON**

Size	8 Units	Details	Beautiful Heritage building, this property was completely redone inside
Price	\$523,000	Agent(s)	Sean Power



394 COVERDALE ROAD, **RIVERVIEW**

Size	1,600 sf	Details	Good quality commercial tenant and 2 nd floor residential unit.
Price	\$219,000	Agent(s)	Ian Franklin Donna Green



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

INVESTMENT OPPORTUNITIES

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250 LAFAYETTE STREET, DIEPPE

Size	6 Units	Details	Condo units located in Dippe, close to other rental properties
Price	\$690,000	Agent(s)	Sean Power

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104 ALMA STREET, MONCTON

Size	11 Units	Details	Great location in downtown Moncton, 10 one bdrm apts & 1 bachelor
Price	\$541,000	Agent(s)	Sean Power

LAND FOR SALE

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NEW, DIEPPE BOULEVARD EXTENSION, DIEPPE

Size	+/- 47 acres	Details	Excellent residential development opportunity
Price	\$850,000	Agent(s)	Sean Power



86 ST. GEORGE STREET, MONCTON

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



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 Sean Power



MELANSON ROAD, DIEPPE

Size	215 acres	Details	Minutes from Fox Creek and developing residential areas
Price	\$550,000	Agent(s)	Ian Franklin Donna Green



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

LEASED / SOLD PROPERTIES

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UNDER AGREEMENT, 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



LEASED, 154 QUEEN STREET, MONCTON

Size	3,870 sf	Details	Prime commercial space located in downtown Moncton
Price	\$2,500 / month NNN	Agent(s)	Ian Franklin Donna Green



LEASED, 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



LEASED, 154 QUEEN STREET, MONCTON

Size	3,870 sf	Details	Prime commercial space located in the heart of downtown Moncton
Price	\$2,500 / Mth	Agent(s)	Ian Franklin Donna Green



SOLD, 168 WESLEY STREET, MONCTON

Size	6 Units	Details	Professionally maintained building, condo style 2 bedroom apartments
Price	\$330,000	Agent(s)	Sean Power

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



Gary Brown
Commercial Sales & Leasing
506.387.6921 Direct
506.381.1681 Mobile
506.387.6929 Fax
gbrown@cweast.com



Ian Franklin
Commercial Sales & Leasing
506.387.6920 Direct
506.863.7199 Mobile
506.387.6929 Fax
ifranklin@cweast.com



Donna Green
Commercial Sales & Leasing
506.387.6928 Direct
506.866.1319 Mobile
506.387.6929 Fax
dgreen@cweast.com



Sean Power
Commercial Sales & Leasing
506.387.6926 Direct
506.387.6929 Fax
seanpower@cweast.com



Raoul Robichaud
Commercial Sales & Leasing
506.387.6922 Direct
506.862.8380 Mobile
506.387.6929 Fax
rrobichaud@cweast.com