

# C&WA MONTHLY LISTINGS REPORT

MONCTON & SURROUNDING AREA

SEPTEMBER 2014



# OFFICE SPACE FOR LEASE

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## 128 HIGHFIELD STREET, MONCTON

<b>Size</b>	2,245 sf	<b>Details</b>	2 <sup>nd</sup> floor professional office with on-site surface parking.
<b>Price</b>	\$18.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## COMMERCE HOUSE, 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	100 – 5,200 sf	<b>Details</b>	High profile, five storey multi-tenant office building with a retail presence.
<b>Price</b>	\$18.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 165 GORDON STREET, MONCTON

<b>Size</b>	+/- 600 – 1,700 sf	<b>Details</b>	Unique office/commercial space in the Downtown core, parking for ten.
<b>Price</b>	\$600 / month Gross	<b>Agent(s)</b>	Sean Power



## 1273 MAIN STREET, MONCTON

<b>Size</b>	1,080 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   Adam MaGee



## 816 MAIN STREET, MONCTON

<b>Size</b>	690 & 4,500 sf	<b>Details</b>	Prime 2 <sup>nd</sup> floor office space in downtown core, high visibility.
<b>Price</b>	\$1,250/mo.   \$18.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



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## 22 CHURCH STREET, MONCTON

<b>Size</b>	Up to 14,713 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   Adam MaGee



## 410 MOUNTAIN ROAD, MONCTON

<b>Size</b>	+/- 800 sf	<b>Details</b>	Small office ideally located in a high-traffic area providing excellent visibility.
<b>Price</b>	\$1,300 / month Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



## 890 MAIN STREET, MONCTON

<b>Size</b>	9,000 sf	<b>Details</b>	Sale or Lease. 6,000 sf vacant space available for lease. 2 <sup>nd</sup> & 3 <sup>rd</sup> floor.
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 150 EDMONTON AVENUE, MONCTON

<b>Size</b>	2,579 & 1,318 & 1,287 sf	<b>Details</b>	3 units available in high visibility building with ample parking.
<b>Price</b>	\$9.00-10.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	651 sf, 1155 sf, 5338 sf	<b>Details</b>	Various main floor suites; on-site parking.
<b>Price</b>	\$12.00 - 15.00 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# OFFICE SPACE FOR LEASE

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## 1180 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	3,815 sf & 4,324 sf	<b>Details</b>	Large private offices, washroom, lunchrooms, kitchen, boardroom area.
<b>Price</b>	\$11.50 psf Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 607 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	383 – 5,953 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   Adam MaGee



## 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   Adam MaGee



## 100 CAMERON STREET, MONCTON

<b>Size</b>	Up to 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   Adam MaGee



## 343 ST. GEORGE STREET, MONCTON

<b>Size</b>	3,500 sf	<b>Details</b>	Ideal for professional office, recreational or training facility, 2 <sup>nd</sup> floor.
<b>Price</b>	\$10.00 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee

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



## 645 MALENFANT BOULEVARD, **DIEPPE**

<b>Size</b>	+/- 1,000 sf	<b>Details</b>	2 <sup>nd</sup> floor office in professional mixed-use building.
<b>Price</b>	\$14.00 psf Gross	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 80 DRISCOLL CRESCENT, **MONCTON**

<b>Size</b>	1,759 sf	<b>Details</b>	2 <sup>nd</sup> floor space. Great opportunity for professional office.
<b>Price</b>	\$13.00 psf Gross	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>

# INDUSTRIAL SPACE FOR LEASE

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## 189 COLLISHAW STREET, MONCTON

<b>Size</b>	5,625 sf	<b>Details</b>	Victory Industrial Park, features kitchenette, warehouse, offices & 12' ceilings
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 205 COMMERCE STREET, MONCTON

<b>Size</b>	12,193 sf	<b>Details</b>	2 dock doors, on-site parking, natural gas heat, Caledonia Industrial Park.
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



## 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   Adam MaGee



## 380 MACNAUGHTON AVENUE, MONCTON

<b>Size</b>	Up to 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   Adam MaGee



## 1070 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	Up to 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   Adam MaGee

# INDUSTRIAL SPACE FOR LEASE

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## 222 EDINBURGH DRIVE, MONCTON

<b>Size</b>	3,500 - +/- 50,000 sf	<b>Details</b>	Multi-tenant industrial building w/ recent interior and exterior upgrades.
<b>Price</b>	\$4.75 - \$5.25 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 1299 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	14,400 sf	<b>Details</b>	Showroom, warehouse, private office space, boardroom & kitchen.
<b>Price</b>	\$7.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



# COMMERCIAL / RETAIL SPACE FOR LEASE

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## THE JUNCTION – URBAN VILLAGE, MONCTON

<b>Size</b>	+/- 11 acres	<b>Details</b>	Development project on high-traffic intersection. Now Leasing!
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## NEW PRICE, 210 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	Up to 7,560 sf	<b>Details</b>	Showroom, warehouse, grade loading & 18' ceilings. Great visibility.
<b>Price</b>	\$7.25 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 480 MOUNTAIN ROAD, MONCTON

<b>Size</b>	2,300 sf	<b>Details</b>	Single tenant building with grade loading. Adjacent site available.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 169 CHAMPLAIN STREET, DIEPPE

<b>Size</b>	1,700 & 1,720 sf	<b>Details</b>	Located on high-traffic corner with 88,000 cars passing daily, on-site parking.
<b>Price</b>	\$20.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 529 MAIN STREET, MONCTON

<b>Size</b>	1,900 – 9,380 sf	<b>Details</b>	High profile multi-tenant commercial space. Main floor and lower level.
<b>Price</b>	\$6.00 - \$15.00 psf Net	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



# 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   Adam MaGee



## 357 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 2,800 0 sf + basement	<b>Details</b>	Plus 2,350 sf of finished basement. Office/retail space next to Hakim Optical.
<b>Price</b>	\$10 - \$14 psf Semi-Gross	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 601 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	15,356 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   Adam MaGee



## 165 GORDON STREET, MONCTON

<b>Size</b>	+/- 600 – 1,700 sf	<b>Details</b>	Unique commercial space in Downton Moncton, private offices, parking.
<b>Price</b>	\$600 / month Gross	<b>Agent(s)</b>	Sean Power



## 1199 MAIN STREET, MONCTON

<b>Size</b>	4,037 sf	<b>Details</b>	High profile main floor commercial space in the heart of downtown.
<b>Price</b>	\$15.00 psf NNN	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# OFFICE SPACE FOR SALE

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## 118 OAKLAND AVENUE, **MONCTON**

<b>Size</b>	2,650 sf	<b>Details</b>	2 storey multi-tenant commercial/residential. Ideal investment opportunity.
<b>Price</b>	\$239,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## SHEDIAC TOWN HALL, 290 MAIN STREET, **SHEDIAC**

<b>Size</b>	Starting at 700+ sf	<b>Details</b>	Commercial condo units starting at \$115,000 – 2 <sup>nd</sup> & 4 <sup>th</sup> floors available.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Sean Power

# INDUSTRIAL SPACE FOR SALE

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## NEW, 74 BLAKNEY ROAD, MONCTON

<b>Size</b>	3,200 sf	<b>Details</b>	Industrial building with fenced in compound and three access points.
<b>Price</b>	\$325,000	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## NEW PRICE, 200 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	+/- 4,000 sf	<b>Details</b>	Industrial building sitting on large lot. Inc. a +/- 2,000 sf cold storage.
<b>Price</b>	\$274,900	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 189 COLLISHAW STREET, MONCTON

<b>Size</b>	5,625 sf	<b>Details</b>	Victory Industrial Park, features kitchenette, warehouse, offices & 12' ceilings
<b>Price</b>	\$449,000	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 1299 ST. GEORGE BOULEVARD, MONCTON

<b>Size</b>	14,400 sf	<b>Details</b>	Showroom, warehouse, private office space, boardroom & kitchen.
<b>Price</b>	\$1,195,000	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>



## 136 ENGLISH DRIVE, MONCTON

<b>Size</b>	14,460 sf	<b>Details</b>	Potential investment opportunity, dock and grade loading, 16' ceiling height.
<b>Price</b>	\$939,000	<b>Agent(s)</b>	<a href="#">Ian Franklin</a>   <a href="#">Donna Green</a>   <a href="#">Adam MaGee</a>

# COMMERCIAL / RETAIL SPACE FOR SALE

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## NEW PRICE, 210 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	+/- 7,560 sf	<b>Details</b>	Showroom, warehouse, grade loading & 18' ceilings. Great visibility.
<b>Price</b>	\$ 639,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 835 MOUNTAIN ROAD, MONCTON

<b>Size</b>	2,000 sf	<b>Details</b>	Commercial building, formerly Harvey's Restaurant, on-site parking.
<b>Price</b>	\$750,000	<b>Agent(s)</b>	Please contact our office at 506.387.6924



## 480 MOUNTAIN ROAD, MONCTON

<b>Size</b>	2,300 sf	<b>Details</b>	Single tenant building with grade loading. Adjacent site available.
<b>Price</b>	\$429,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 670 SALISBURY ROAD, MONCTON

<b>Size</b>	2,664 sf	<b>Details</b>	Free standing commercial building on large lot.
<b>Price</b>	\$ 249,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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>	\$795,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 601 ST. GEORGE STREET, MONCTON

<b>Size</b>	15,356 sf	<b>Details</b>	Single level commercial building on high-traffic St. George Street.
<b>Price</b>	\$649,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## COMMERCIAL / RETAIL SPACE FOR SALE

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### 770 ST. GEORGE BOULEVARD, **MONCTON**

<b>Size</b>	23,625 sf	<b>Details</b>	High profile first class flex/multi-use building. 3 access points to property.
<b>Price</b>	\$1,995,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



### 363 MOUNTAIN ROAD, **MONCTON**

<b>Size</b>	+/- 3,000	<b>Details</b>	High visibility location on busy Mountain Road.
<b>Price</b>	\$210,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



### 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   Adam MaGee



### 47 MILL STREET, **RIVERSIDE ALBERT**

<b>Size</b>	+/- 5,000 sf	<b>Details</b>	Riverside Fish Hatchery with holding capacity of 354,000 fish.
<b>Price</b>	\$300,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# INVESTMENT OPPORTUNITIES

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## NEW, 121 PINE GLEN ROAD, RIVERVIEW

<b>Size</b>	25,579 sf	<b>Details</b>	Established strip centre, 95% occupied with RBC as anchor tenant.
<b>Price</b>	\$2,200,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## THE JUNCTION – URBAN VILLAGE, MONCTON

<b>Size</b>	+/- 11 acres	<b>Details</b>	Leasing, Investment, Partnerships, Development, high traffic intersection.
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## 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   Adam MaGee



## 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>	Sean Power



## 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>	Ian Franklin   Donna Green   Adam MaGee



## 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

# INVESTMENT OPPORTUNITIES

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## 25 SECOND AVENUE, MONCTON

<b>Size</b>	6 Units	<b>Details</b>	Six 1 Bedroom units, located in Central Moncton.
<b>Price</b>	\$239,000	<b>Agent(s)</b>	Sean Power



## 250 LAFAYETTE STREET, DIEPPE

<b>Size</b>	6 Units	<b>Details</b>	6 townhouse apartments with individual garages, great cash flow.
<b>Price</b>	\$678,000	<b>Agent(s)</b>	Sean Power



## 42-44 DERBY STREET, MONCTON

<b>Size</b>		<b>Details</b>	3 units for sale, located in Central Moncton.
<b>Price</b>	\$149,900	<b>Agent(s)</b>	Sean Power



## 245-247 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 16,000 sf	<b>Details</b>	Re-development opportunity for residential or commercial.
<b>Price</b>	\$ 895,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee

# LAND FOR SALE

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## 655 CHAMPLAIN STREET, **DIEPPE**

<b>Size</b>	2.99 acres	<b>Details</b>	Commercial development opportunity, ideal for retail or development use.
<b>Price</b>	\$1,690,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## SUFFOLK ROAD LAND DEVELOPMENT SITE, **RIVERVIEW**

<b>Size</b>	3.34 acres	<b>Details</b>	Three lots for development, can be purchased separately.
<b>Price</b>	\$1,200,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



## ACADIE AVENUE LAND DEVELOPMENT SITE, **DIEPPE**

<b>Size</b>	45,396 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



## 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>	Ian Franklin   Donna Green   Adam MaGee



## LAND FOR SALE

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

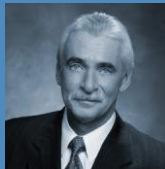
<b>Size</b>	165 units	<b>Details</b>	Site is near the Gunningville Blvd near a prestigious residential area.
<b>Price</b>	\$2,145,000	<b>Agent(s)</b>	Ian Franklin   Donna Green   Adam MaGee



### BERRY MILLS ROAD LAND DEVELOPMENT SITE, **MONCTON**

<b>Size</b>	93.6 Acres	<b>Details</b>	Zoned C-2 permitting both commercial & residential uses.
<b>Price</b>	\$3,100,000	<b>Agent(s)</b>	Gary Brown

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