



# Cushman & Wakefield LePage Moncton Market - Broker Update

July 2009



**CUSHMAN &  
WAKEFIELD  
LEPAGE™**

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

# MONCTON MARKET - BROKER UPDATE

## OFFICE - July '09



**CUSHMAN &  
WAKEFIELD  
LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
264 Botsford Street MONCTON	4,200 sq. ft.	\$14.00 Gross + heat & lights	Sub Lease. 2 <sup>nd</sup> floor prime office space. Beautifully renovated, centrally located	Donna Green
1040 Champlain Street DIEPPE	13,936 sq. ft. 4,399 sq.ft.	\$13.50 Net \$16.50 Net	3 <sup>rd</sup> floor office space in high traffic area 4 <sup>th</sup> floor penthouse, premium space with rooftop terrace	Ian Franklin
80 Driscoll Crescent MONCTON	8,400 sq. ft. 2,000 sq.ft.	\$12.00 Gross \$13.00 Gross	2 <sup>nd</sup> floor office in Moncton Industrial Park Main floor office in Moncton Industrial Park	Ian Franklin
750 Main Street MONCTON	1,000 to 6,000 sq. ft.	\$24.00 Gross	Office space with potential for Retail	Ian Franklin
349 St. George Street MONCTON	450 sq. ft. & 540 sq. ft.	\$10.00 Gross + heat & lights	Two 2 <sup>nd</sup> floor office spaces – high traffic area Near Downtown Moncton	Donna Green
1234 Main Street MONCTON	4,914 sq. ft.	\$19.45 Gross +heat & lights	High profile main floor location. Lots of large windows facing the courtyard	Ian Franklin
123 Lutz Street MONCTON	20,000 sq. ft.	\$1,750,000	Office Space in Downtown Moncton	Raoul Robichaud
1 Factory Lane MONCTON	5,000 sq. ft.	\$18.50 Gross	Great space. Lots of natural brick Work stations could remain	Ian Franklin
75-77 Weldon Street MONCTON	2,178 sq. ft.	\$249,900 \$2,000/month	Office space with 3 bedroom apartment Plus heat and lights	Ian Franklin
671 St. George Street MONCTON	1,400 sq. ft.	\$15.00 Gross	Two offices, boardroom and large common area	Donna Green, Gary Brown

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

### Gary Brown

506.387.6921  
[gbrown@cw east.com](mailto:gbrown@cw east.com)

### Ian Franklin

506.387.6920  
[ifranklin@cw east.com](mailto:ifranklin@cw east.com)

### Donna Green

506.387.6928  
[dgreen@cw east.com](mailto:dgreen@cw east.com)

### Bill MacAvoy

902.425.1872  
[bmacavoy@cw east.com](mailto:bmacavoy@cw east.com)

### Raoul Robichaud

506.387.6922  
[rrobichaud@cw east.com](mailto:rrobichaud@cw east.com)

**506.387.6925**

[www.cw east.com](http://www.cw east.com)  
910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial  
Eastern Inc.**  
Independently owned  
and operated

# MONCTON MARKET - BROKER UPDATE

## OFFICE - July '09



# CUSHMAN & WAKEFIELD LEPAGE™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
343 St. George MONCTON	4,000 sq. ft.	\$10.00 Gross + heat & lights	Natural light, high ceilings. Very eco friendly!	Ian Franklin
83 Victoria MONCTON	6,000 sq. ft.	\$499,500	Totally restored Victorian House	Ian Franklin
Main & Vaughan Harvey MONCTON	1,000-5,000 sq. ft.	\$15.00 Net	New office development at the Gateway to Downtown	Ian Franklin
844 Main St. MONCTON	4,000 sq. ft.	\$16.00 Net	Downtown office space	Raoul Robichaud

### Gary Brown

506.387.6921  
[gbrown@cweast.com](mailto:gbrown@cweast.com)

### Ian Franklin

506.387.6920  
[ifranklin@cweast.com](mailto:ifranklin@cweast.com)

### Donna Green

506.387.6928  
[dgreen@cweast.com](mailto:dgreen@cweast.com)

### Bill MacAvoy

902.425.1872  
[bmacavoy@cweast.com](mailto:bmacavoy@cweast.com)

### Raoul Robichaud

506.387.6922  
[rrobichaud@cweast.com](mailto:rrobichaud@cweast.com)

## 506.387.6925

[www.cweast.com](http://www.cweast.com)

910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial  
Eastern Inc.**

Independently owned  
and operated

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

# MONCTON MARKET - BROKER UPDATE

## INDUSTRIAL - July '09



**CUSHMAN &  
WAKEFIELD  
LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
222 Edinburgh MONCTON	7,500 sq. ft.	\$4.75 Net	Warehouse space in Moncton Industrial Park Two dock level doors and one grade loading ramp	Donna Green
212 Halifax Street MONCTON	14,129 sq. ft.	\$525,000	Convenient location. Ideal for service shop	Ian Franklin
190 Rue de L'Anse EEL RIVER	63,000 sq. ft.	\$1,250,000 \$3.00 Net	Located in the Restigouche Industrial Park	Ian Franklin
661-693 St. George Blvd MONCTON	22,013 sq. ft.	\$949,000 \$8.50 Gross	Great investment property, high traffic/visibility	Gary Brown, Donna Green
653 Babin Street DIEPPE	2,060 sq. ft.	\$12.50 Gross	Clean property, one overhead door	Ian Franklin
961 Malenfant DIEPPE	9,150 sq. ft.	\$5.50 Net	Located in the Dieppe Industrial Park	Raoul Robichaud
669 Babin DIEPPE	12,800 sq. ft.	\$525,000 \$6.25 Net	Great location in the Dieppe Industrial Park	Raoul Robichaud
75 Driscoll MONCTON	12,713 sq. ft.	SOLD	Located in the Moncton Industrial Park	Raoul Robichaud

### Gary Brown

506.387.6921  
[gbrown@cweast.com](mailto:gbrown@cweast.com)

### Ian Franklin

506.387.6920  
[ifranklin@cweast.com](mailto:ifranklin@cweast.com)

### Donna Green

506.387.6928  
[dgreen@cweast.com](mailto:dgreen@cweast.com)

### Bill MacAvoy

902.425.1872  
[bmacavoy@cweast.com](mailto:bmacavoy@cweast.com)

### Raoul Robichaud

506.387.6922  
[rrobichaud@cweast.com](mailto:rrobichaud@cweast.com)

**506.387.6925**

[www.cwest.com](http://www.cwest.com)

910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial  
Eastern Inc.**

Independently owned  
and operated

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

# MONCTON MARKET - BROKER UPDATE

## COMMERCIAL/RETAIL - July '09



**CUSHMAN &  
WAKEFIELD  
LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
190 Halifax Street MONCTON	2,450 sq. ft.	\$10.00 semi gross	Centrally located in Victory Industrial Park	Ian Franklin
9 Champlain St. Suite 2 DIEPPE	1,400 sq. ft.	\$18.00 Net	Highly visible Champlain St. Retail space Great retail opportunity in high traffic area	Ian Franklin
1040 Champlain Street DIEPPE	3,118 sq. ft.	\$13.50 Net	1 <sup>st</sup> floor, high traffic location next to Cora's Located in Uptown Dieppe	Ian Franklin
53 Mechanic Street MONCTON	2,000 sq. ft.	\$2000 per month + heat & lights	Downtown modern office space for lease	Ian Franklin
329 St. George MONCTON	Main 1,550 sq.ft. 2 <sup>nd</sup> floor 1,750 sq.ft.	\$12.00 Gross \$10.00 Gross	Ideal location retail/office. High traffic & visibility Plus heat & lights	Donna Green
1346 Route 133 GRAND BARACHOIS	8,688 sq. ft.	\$139,900	Rural multi-purpose building (Retail/office, storage, residential)	Ian Franklin
836-842 Main Street MONCTON	6,000 sq. ft.	\$11.00 Net	Downtown, high visibility. Will build to suit	Raoul Robichaud
469 Adelard-Savoie DIEPPE	2,500 sq. ft.	\$300,000	Light industrial building on a 1.89 acre lot	Raoul Robichaud
1582 Mountain Road MONCTON	3,854 sq. ft.	\$334,900	Restaurant with finished basement. Second floor apartment unit	Ian Franklin
1391 Mountain Road MONCTON	2,000 sq. ft.	\$18.00 Net	Great retail space with high visibility Could be sub-divided	Ian Franklin
171-173 Millennium MONCTON	1,070 sq. ft.	\$15.00 Gross	Retail Wholesale showroom	Ian Franklin
333 & 337 St. George MONCTON	Main 2,300 sq. ft. 2 <sup>nd</sup> floor 2,230 sq.ft.	\$12.00 Gross \$10.00 Gross	Ideal location retail/office. High traffic & visibility Plus heat & lights	Donna Green
810 Main Street MONCTON	3,500 sq.ft.	\$349,500	2 storey retail/office/condo	Ian Franklin

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

### Gary Brown

506.387.6921  
[gbrown@cw east.com](mailto:gbrown@cw east.com)

### Ian Franklin

506.387.6920  
[ifranklin@cw east.com](mailto:ifranklin@cw east.com)

### Donna Green

506.387.6928  
[dgreen@cw east.com](mailto:dgreen@cw east.com)

### Bill MacAvoy

902.425.1872  
[bmacavoy@cw east.com](mailto:bmacavoy@cw east.com)

### Raoul Robichaud

506.387.6922  
[rrobichaud@cw east.com](mailto:rrobichaud@cw east.com)

**506.387.6925**

[www.cw east.com](http://www.cw east.com)

910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial  
Eastern Inc.**

Independently owned  
and operated

# MONCTON MARKET - BROKER UPDATE

## INVESTMENT & MULTI-RESIDENTIAL - July 09



**CUSHMAN & WAKEFIELD**  
**LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
167 Dupuis SHEDIAC	5 unit apartment	\$239,000	Very nice - fully leased 5 unit apartment building Close to new retail development. Walk to downtown.	Donna Green, Gary Brown
346 High Street MONCTON	6 unit apartment	\$199,000	Well cared for apartment building, 6 one bedroom	Donna Green
Golf Club Rd HILLSBOROUGH	Golf Course	\$649,000	Great Investment Opportunity!	Ian Franklin
Honduras Trujillo Beach CARIBBEAN COAST INVESTMENT	¼ acre lots	From \$15,000 US	Fantastic development potential. The beginning of a wave of investment	Donna Green

**Gary Brown**

506.387.6921  
[gbrown@cweast.com](mailto:gbrown@cweast.com)

**Ian Franklin**

506.387.6920  
[ifranklin@cweast.com](mailto:ifranklin@cweast.com)

**Donna Green**

506.387.6928  
[dgreen@cweast.com](mailto:dgreen@cweast.com)

**Bill MacAvoy**

902.425.1872  
[bmacavoy@cweast.com](mailto:bmacavoy@cweast.com)

**Raoul Robichaud**

506.387.6922  
[rrobichaud@cweast.com](mailto:rrobichaud@cweast.com)

**506.387.6925**

[www.cweast.com](http://www.cweast.com)  
910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial Eastern Inc.**

Independently owned  
and operated

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.



# MONCTON MARKET - BROKER UPDATE

## LAND - July 09



**CUSHMAN &  
WAKEFIELD  
LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

ADDRESS	SIZE	PRICE	DETAILS	AGENT
CNR Land-Main & Vaughan Harvey MONCTON	15 acres	\$2,000,000	Prime location near new Sobeys & Shoppers Drug	Ian Franklin
348 Main Street MONCTON	33,595 sq. ft.	\$625,000	Prime land adjacent to Rodd Park House Inn	Ian Franklin
Lot 04-2 Mapleton Road MONCTON	20 acres(3 parcels)	\$5.00-\$11.50	Prime development site adjacent to Future Inns Hotel	Gary Brown, Donna Green
134 Main Street SHEDIAC	34,162 sq. ft.	\$199,000	Located on Main St. at Shediac's main entrance	Gary Brown, Donna Green
522 Main Street SHEDIAC	42,400 sq. ft.	\$225,000	Located next to Tim Horton's and Pizza Delight	Ian Franklin
McLaughlin Drive MONCTON	3 acres	\$1,450,000	High traffic area located near University	Ian Franklin
1060 Champlain Street DIEPPE	1.4 acres	\$425,000	Prime development property; high traffic area	Ian Franklin

### Gary Brown

506.387.6921  
[gbrown@cweast.com](mailto:gbrown@cweast.com)

### Ian Franklin

506.387.6920  
[ifranklin@cweast.com](mailto:ifranklin@cweast.com)

### Donna Green

506.387.6928  
[dgreen@cweast.com](mailto:dgreen@cweast.com)

### Bill MacAvoy

902.425.1872  
[bmacavoy@cweast.com](mailto:bmacavoy@cweast.com)

### Raoul Robichaud

506.387.6922  
[rrobichaud@cweast.com](mailto:rrobichaud@cweast.com)

**506.387.6925**

[www.cweast.com](http://www.cweast.com)

910 Main St., Suite 104  
Moncton, NB E1C 1G6  
Licensed to **Commercial  
Eastern Inc.**

Independently owned  
and operated

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.

# MONCTON MARKET - BROKER UPDATE



**CUSHMAN &  
WAKEFIELD  
LEPAGE**™

Licensed to **Commercial Eastern Inc.**  
Independently owned and operated

## OUR AGENTS

**Gary Brown**

506.387.6921

[gbrown@cwest.com](mailto:gbrown@cwest.com)

**Ian Franklin**

506.387.6920

[ifranklin@cwest.com](mailto:ifranklin@cwest.com)

**Donna Green**

506.387.6928

[dgreen@cwest.com](mailto:dgreen@cwest.com)

**Bill MacAvoy**

902.425.1872

[bmacavoy@cwest.com](mailto:bmacavoy@cwest.com)

**Raoul Robichaud**

506.387.6922

[rrobichaud@cwest.com](mailto:rrobichaud@cwest.com)

**506.387.6925**

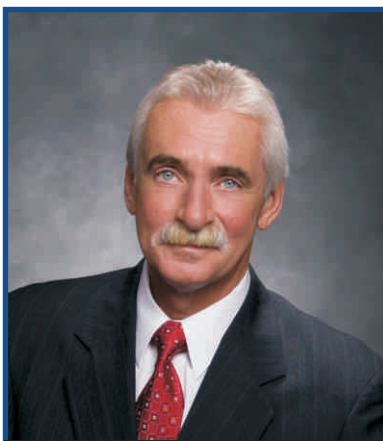
[www.cwest.com](http://www.cwest.com)

910 Main St., Suite 104

Moncton, NB E1C 1G6

Licensed to **Commercial  
Eastern Inc.**

Independently owned  
and operated



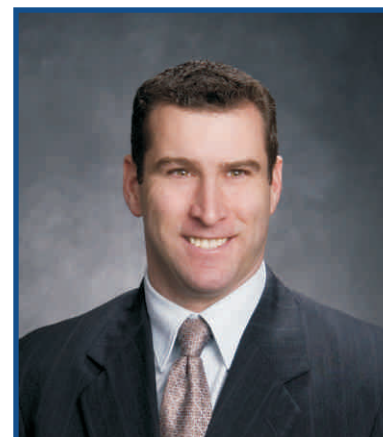
**Gary Brown**



**Ian Franklin**



**Donna Green**



**Raoul Robichaud**

The information contained herein has been provided to Cushman & Wakefield LePage by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein may change from time to time without notice. The properties may be withdrawn from the market at any time without notice.