



**FOR LEASE**

**HIGGINS BLOCK**  
**679 - 687 MAIN STREET**  
MONCTON, NB | +/- 1,482 SF



# Property Highlights

679-687 Main Street Moncton, commonly known as the Higgins Block, consists of a 3-storey Italianate commercial building in pink sandstone, located on the northwest corner of Botsford Street and Main Street in Moncton.

- Tenant Incentive Allowance available
- Units is vacant and ready for tenant's design
- Plenty of natural light through large floor-to-ceiling windows
- Access to the city transit route and stops
- Elevator access available

MLS	NB129112
PID	0687772
Space available	2nd floor
Suite	204
Size	+/- 1,482 sf
Lease Rate	\$17.00 psf Net
Additional Rent	\$10.00 psf



# Location

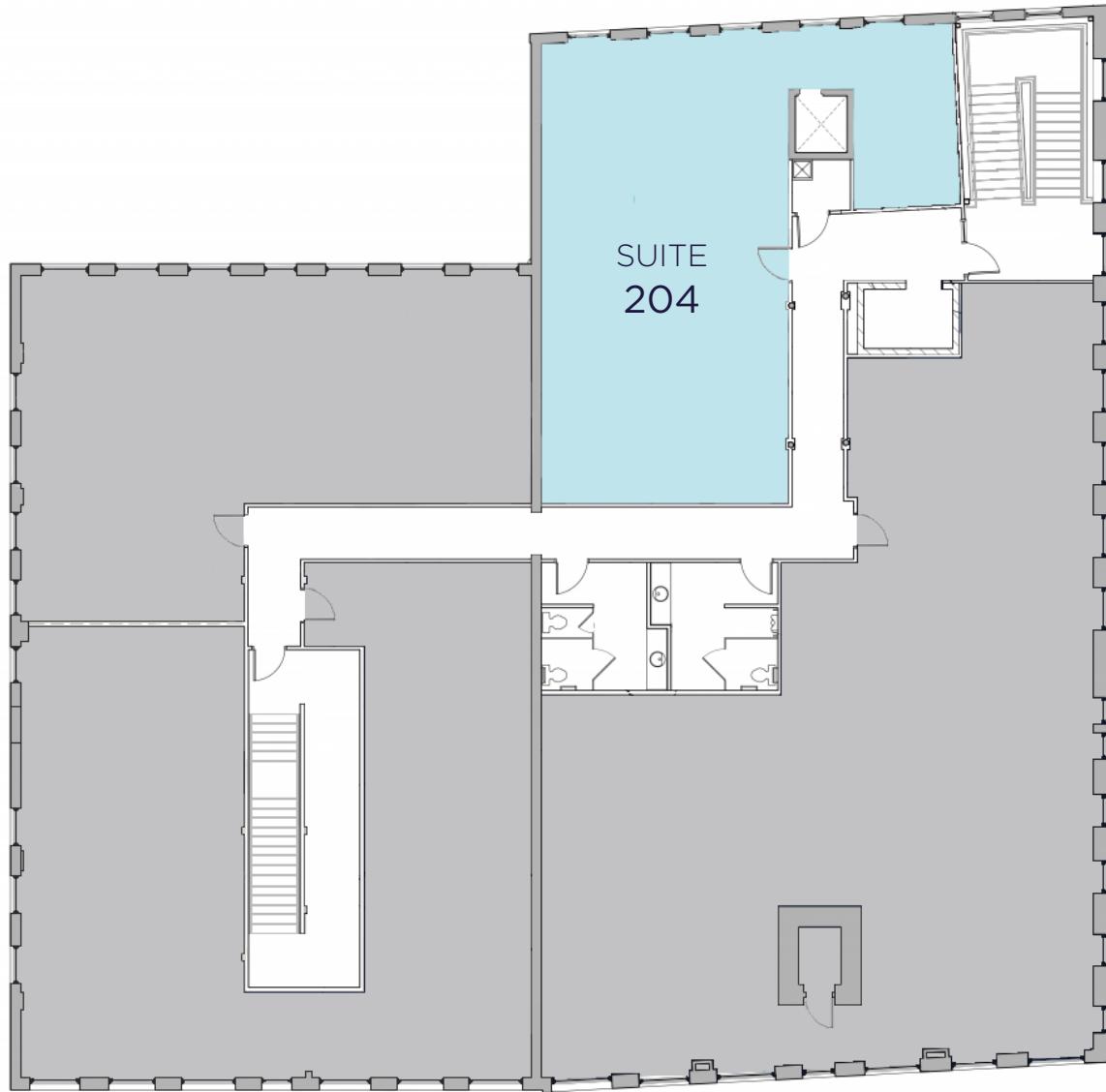
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The Higgins Block is located in the heart of Downtown Moncton, providing excellent visibility and convenience within one of the city's most lively commercial areas. This prime location enjoys high pedestrian foot traffic, significant vehicle traffic, and immediate access to a variety of amenities.

- Walking distance from hotels, Assumption Place, banks, city hall, restaurants, coffee shops, and the Avenir Centre.
- 20,000+ downtown business population
- Public and private parking easily accessible
- 3,000+ bar & restaurant seats in the downtown core
- Minutes from Wheeler Boulevard

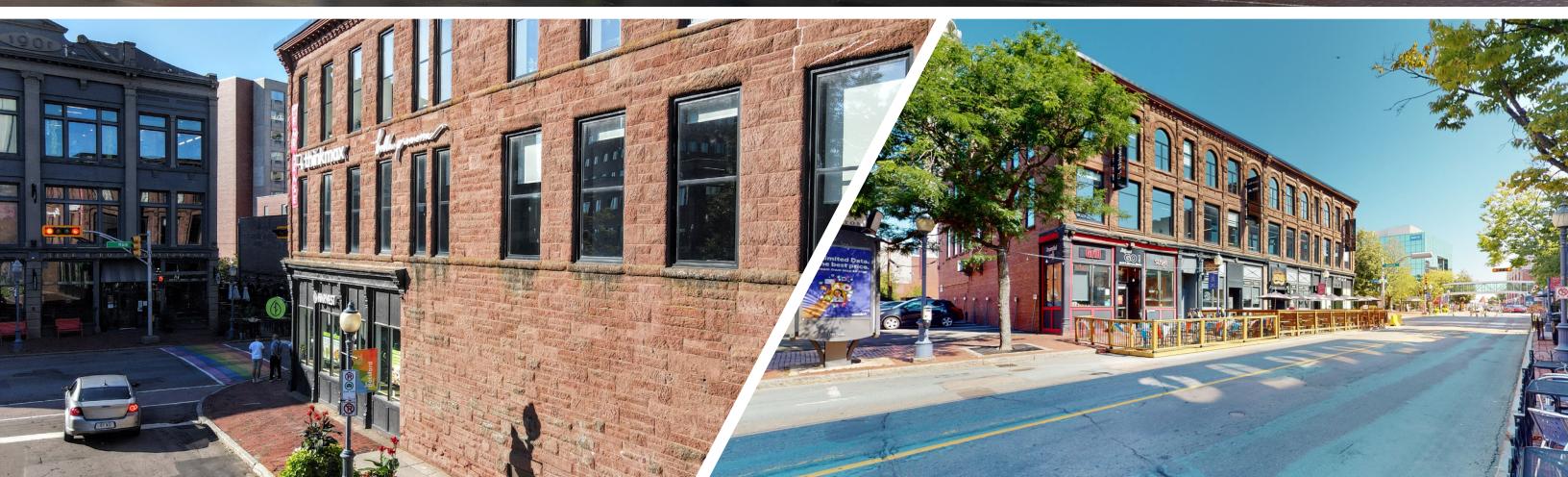


# Floor Plans



## Additional Information

The building is a 3-storey commercial heritage building with a 9,693 ft<sup>2</sup> basement and 29,079 ft<sup>2</sup> above grade, with 16 dedicated parking spaces in the back of the building. The building is a heritage building built in 1901, with an addition in 1908. The walls of the building are brick and sandstone.



## CONTACT INFORMATION

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