

FOR SALE

1642 Mountain Road  
Moncton, New Brunswick



CUSHMAN &  
WAKEFIELD  
Atlantic

INDUSTRIAL/FLEX/COMMERCIAL



## 6,750 SF INDUSTRIAL PROPERTY | SALE PRICE: \$995,000

### Property Highlights

1642 Mountain Road offers an ideal opportunity for light industrial use, mechanical, flex options, service commercial and other uses.

- 6,750 sf building situated on a 23,002 sf lot.
- Versatile building offers efficient and flexible layout for owner occupiers, w/ income potential or a great investment as a single or multi-tenant building.
- Featuring open work areas, service bays, former detailing bay, and built out office areas.
- Located on the south side of Mountain Road with access from Hildegard Drive and Mountain Road via right of ways
- Fully paved parking lot offering ample yard space for staff and client parking.



5 GRADE  
LOADING DOORS



ZONING:  
SUBURBAN  
COMMERCIAL



LARGE BACK LIT  
SIGN BOX



HIGH TRAFFIC  
AREA



AMPLE PAVED  
ON-SITE  
PARKING/YARD  
SPACE



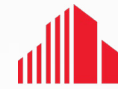
LOCATED ON  
PUBLIC TRANSIT  
ROUTE

### Contact

DONNA GREEN  
Vice President  
+1 506 387 6930  
dgreen@cwatlantic.com

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VIRTUAL TOUR



## Property Highlights

<b>Address</b>	1642 Mountain Road, Moncton, NB	<b>Fire Protection</b>	ULC Rating for Wood Construction 2 hours
<b>Year Built</b>	Mid 1970's / 2000's	<b>Electrical</b>	200 Amp w/ 3-phase, 600 volts
<b>Total Building SF</b>	6,750 sf	<b>Dock Doors</b>	N/A
<b>Available SF</b>	6,750 sf	<b>Drive-ins</b>	5
<b>Construction</b>	Steel & Wood Framed	<b>Zoning</b>	Suburban Commercial Zone
<b>Land Area</b>	± 23,002 sf	<b>Roof</b>	Pitch Metal
<b>Plumbing</b>	2-2 pc bathrooms w/ abs/ copper tubing	<b>HVAC</b>	Electric Heaters, Mini Split & Roof Top HVAC (heat and A/C)
<b>Exterior</b>	Mix of metal panel w/ commercial aluminum windows	<b>Interior</b>	Mostly exposed steel & con- crete floors; some drywall & ceramic tiles

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## Location Information

Situated in the heart of Moncton's thriving commercial district, this property is strategically positioned along a bustling traffic artery, set back off Mountain Road, offering visibility from Mountain Road and Hildegard. Its immediate access to Wheeler Boulevard provides convenient links to nearby areas like Riverview and Dieppe. Moreover, the property offers enticing benefits, including top-notch signage opportunities and abundant on-site parking, making it an attractive destination for businesses in search of a prime location with outstanding accessibility in Moncton, NB.

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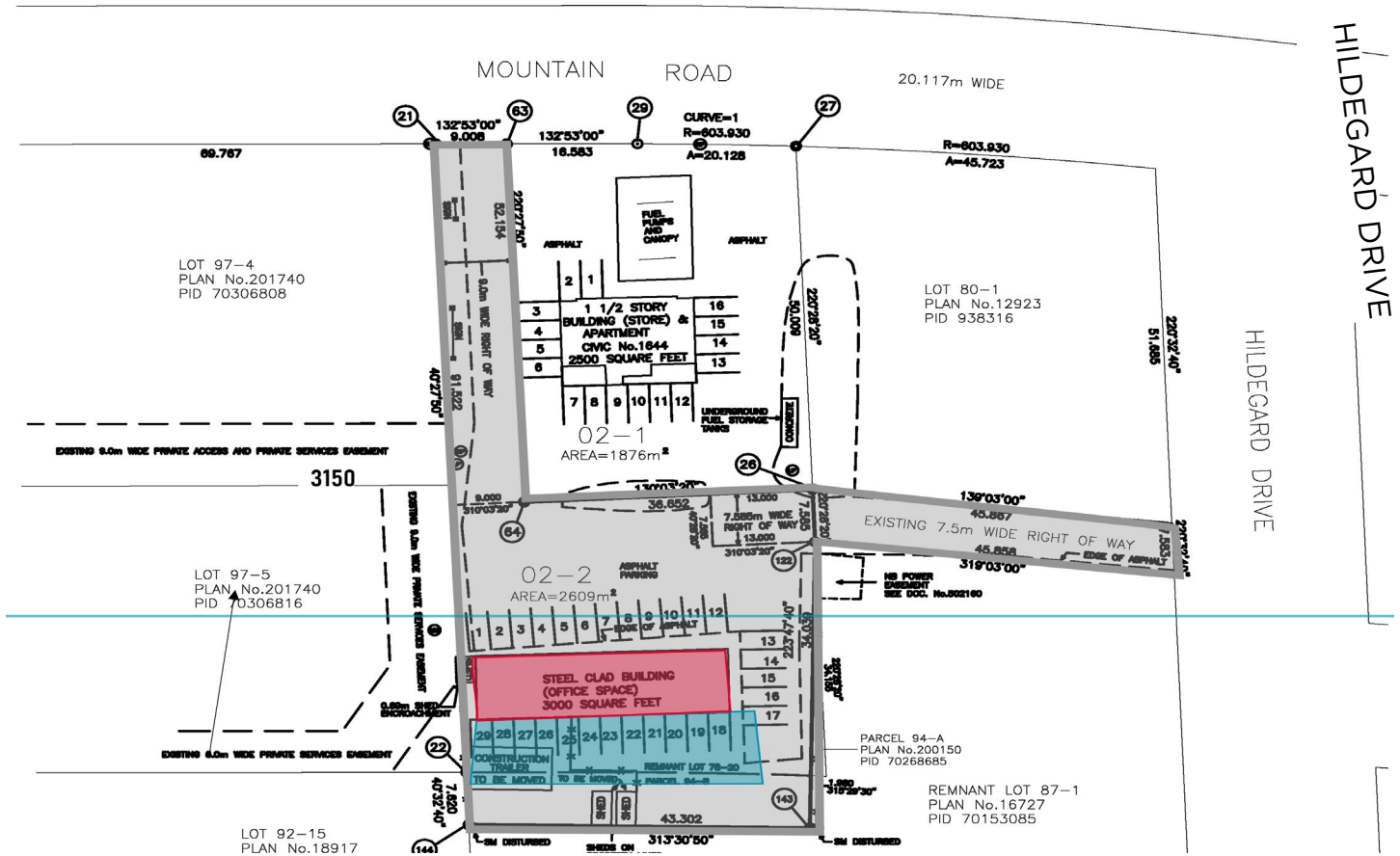


- Original Steel Frame | 3,150 sf
- Wood Frame Addition | 3,600 sf



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3,600 sf expansion section has been overlaid on the site plan for promotional purposes and does not depict accuracy of area & measurements

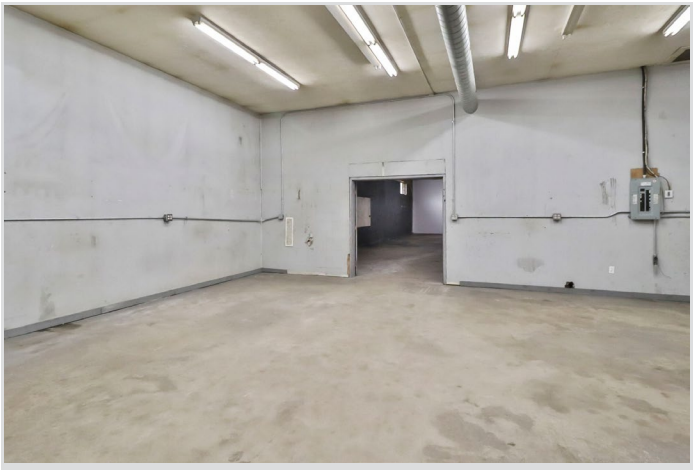
### Easements

A copy of a registered survey certificate indicates a 24'.6" wide right of way off Hildegard Drive along with a 29'.5" wide right of way along Mountain Road with no apparent easements.

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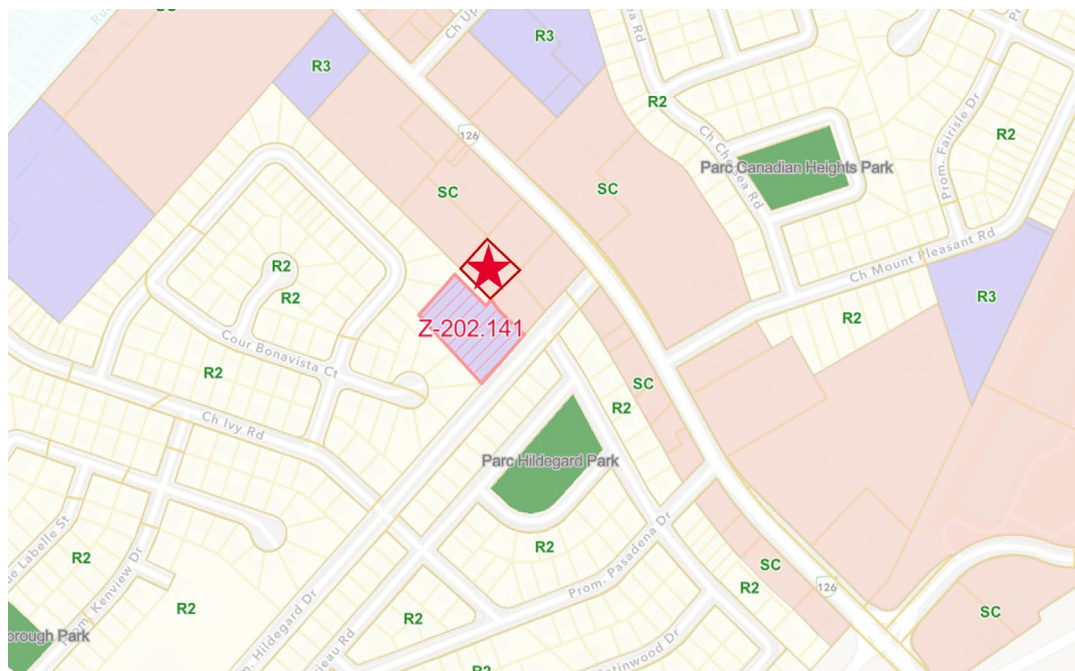
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-  SC - Suburban Commercial
-  1642 Mountain Road



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## Zoning | SC: Suburban Commercial Zone

### Permitted uses:

- Art gallery, library or museum
- Bank or financial institution
- Call Centre
- Car Wash
- Church
- Communication use
- Community garden, subject to section 100.1
- Daycare Centre
- Educational use
- Entertainment use
- Funeral home
- Government use
- Hospital, treatment centre or medical clinic
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Person service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Residential care facility
- Restaurant
- Restaurant including drive thru
- Retail Store
- Rooming house ,single unit dwelling, two unit dwelling, semi-detached dwelling, or three unit dwelling
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store

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## Zoning | SC: Suburban Commercial Zone

Permitted uses:

TABLE 13.1 COMMERCIAL ZONES USE TABLE				
TABLEAU 13.1 TABLEAU DES USAGES – ZONES COMMERCIALES				
P = Permitted / Usage permis C = Conditional Use Subject to Terms and Conditions / Usage conditionnel assujéti à des conditions - = Use Not Permitted / Usage interdit				
ONE OR MORE OF THE FOLLOWING MAIN USES / UN OU PLUSIEURS DES USAGES PRINCIPAUX SUIVANTS	NC	SC	HC	MU
	jusqu'à 112 m <sup>2</sup> )	jusqu'à 465 m <sup>2</sup> )	jusqu'à 112 m <sup>2</sup> )	
Parking garage or off-site parking lot, subject to sections 48 and 49 / Garage de stationnement ou parc de stationnement hors lieux, sous réserve des articles 48 et 49	-	-	-	C
Personal service shop / Boutique de prestation de services personnels	P	P	P	P
Pet services / Services pour animaux familiers	-	P	P	-
Philanthropic use / Usage philanthropique	P	P	P	P
Public park or playground / Parc public ou terrain de jeux public	P	P	P	P
Recreational use / Usage récréatif	-	P	P	P
Research and development / Recherche et développement	-	-	-	P
Residential care facility / Établissement de soins spéciaux pour bénéficiaires internes	-	P	-	P
Restaurant / Restaurant	C	P	P	P
Restaurant including a drive thru / Restaurant, y compris un commerce avec service au volant	-	P	P	-
Retail store / Magasin de détail	P (up to 465 m <sup>2</sup> / jusqu'à 465 m <sup>2</sup> )	P	P	P
Rooming house, single unit dwelling, two unit dwelling, semi-detached dwelling, or three unit dwelling / Maison de chambres, habitation unifamiliale, habitation bifamiliale, habitation jumelée ou habitation à trois logements	-	P	-	P
Service shop / Atelier de service	P	P	P	P
Service station, subject to section 76 / Station-service, sous réserve de l'article 76	-	C	C	-
Small engine repair / Réparation de petits moteurs	-	C	C	C
Small-scale recycling centre / Centre de recyclage à petite échelle	P	P	P	P
Veterinary clinic / Clinique vétérinaire	-	P	P	P
Wholesale store / Magasin de vente en gros	-	P	P	P
ACCESSORY USES, BUILDINGS & STRUCTURES / USAGES, BÂTIMENTS ET CONSTRUCTIONS ACCESSOIRES	NC	SC	HC	MU
Subject to section 36, an accessory use, building or structure / Usage, bâtiment ou construction accessoire, sous réserve de l'article 36	P	P	P	P

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