

FOR LEASE
720 & 1,960 SF



185 ACADIE AVENUE
DIEPPE, NB

PRIME GROUND FLOOR LOCATION

PROPERTY HIGHLIGHTS

Located on a high-profile corner lot at the edge of Downtown Dieppe, 185 Acadie Avenue has two prime, ground floor commercial spaces coming available. Ideally suited for retail, service commercial, spa, café, immigration services, professional office, marketing and design, insurance, health and wellness and more.

720 sf unit: Features a newly built, bright, open concept area and large windows. With a direct front entrance, high visibility, and ample parking, this suite is ideal for many uses including retail, beauty/hair salon, aesthetics, health and wellness and more. **Available May 1st**

1,960 sf unit: Features a high-profile corner space with large showroom/open concept front area, private offices, large storage area, direct side entrance and large windows. Ideal for many uses including retail, spa, health and wellness, professional office and many other uses. **Available September 1st**

Lease Rate: \$20.00 psf NET
Additional Rent: \$10.40 psf inc. heat and power

Parking: Ample onsite for staff and clients

Signage: High profile opportunity

Wheelchair Accessible: Yes

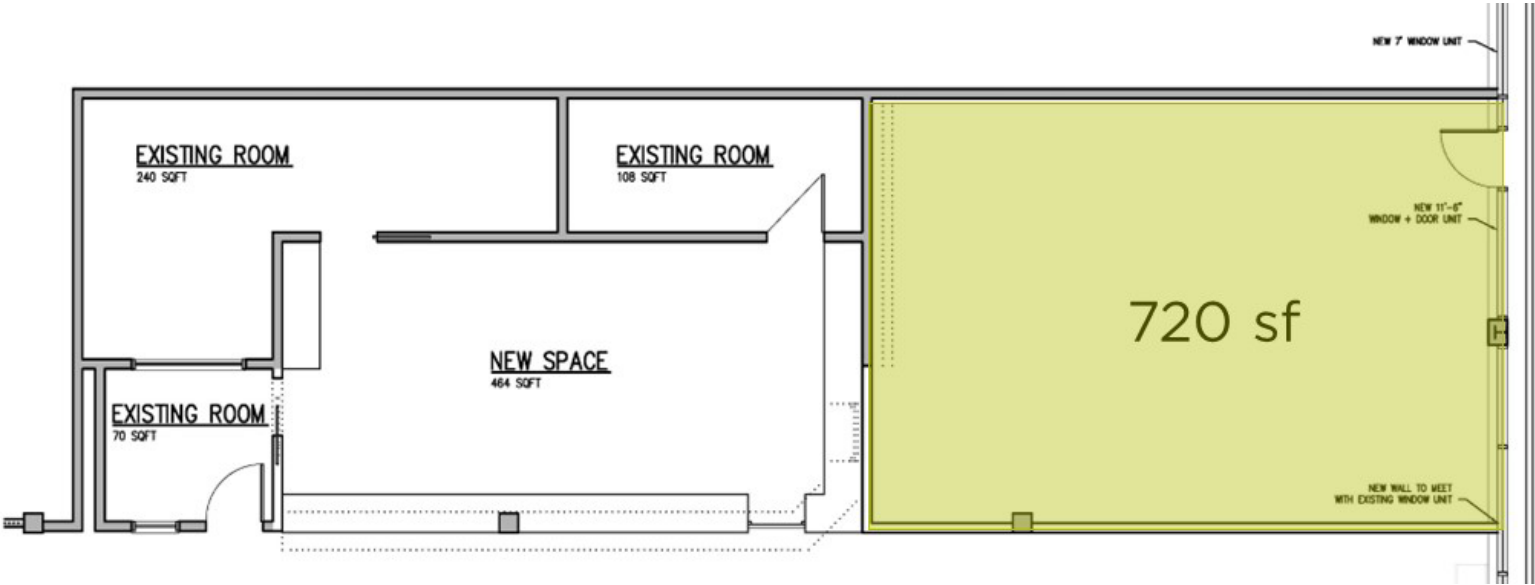
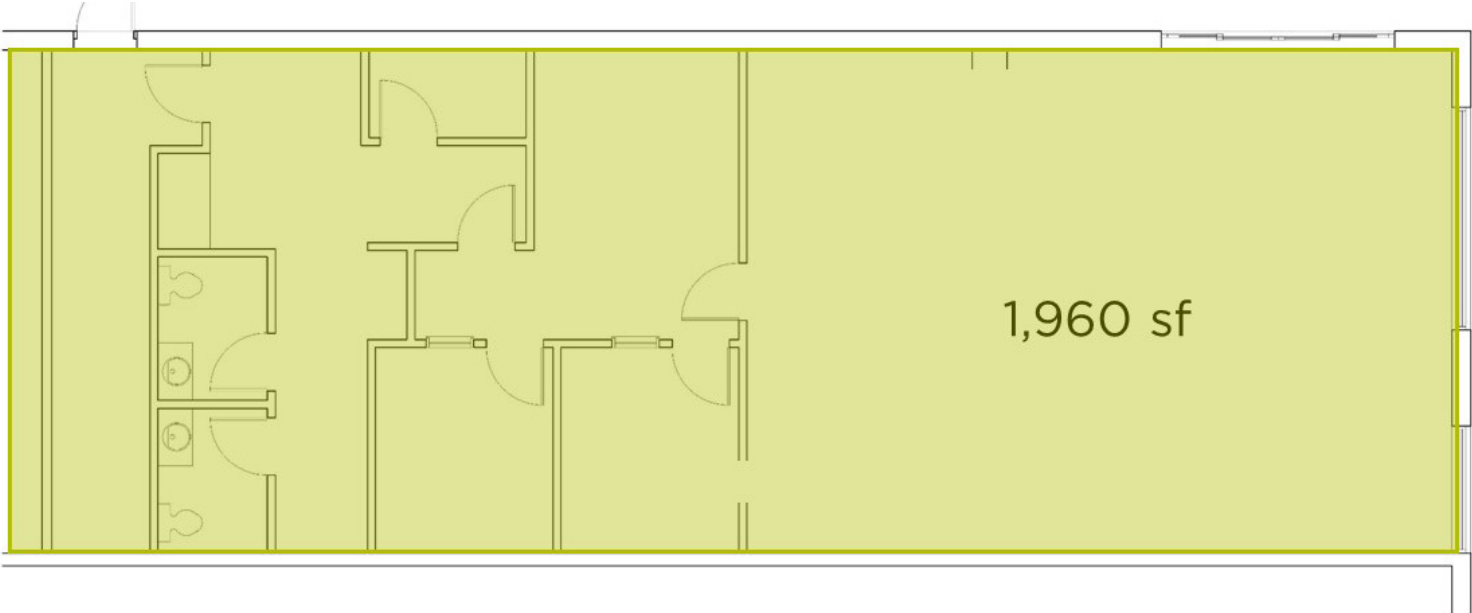
Traffic Count: North: 22,335 South: 18,396



Modern
Renovated Building



High Traffic
Location



FLOOR PLANS

720 & 1,960 SF

A THRIVING DOWNTOWN

Bursting with opportunities and robust culture, Dieppe's downtown core is constantly evolving and has an ultra modern infrastructure. It is the ideal place to set up a business in various industries, surrounded booming commercial and residential development. Revitalize your business and make the move to 185 Acadie in Dieppe, the jewel of Atlantic Canada.



3,872
POPULATION
Within 1 Kilometers



\$57,358
MEDIAN INCOME
Within 1 Kilometers



5,502
DAYTIME POP.
Within 1 Kilometers



41.23
MEDIAN AGE
Within 1 Kilometers

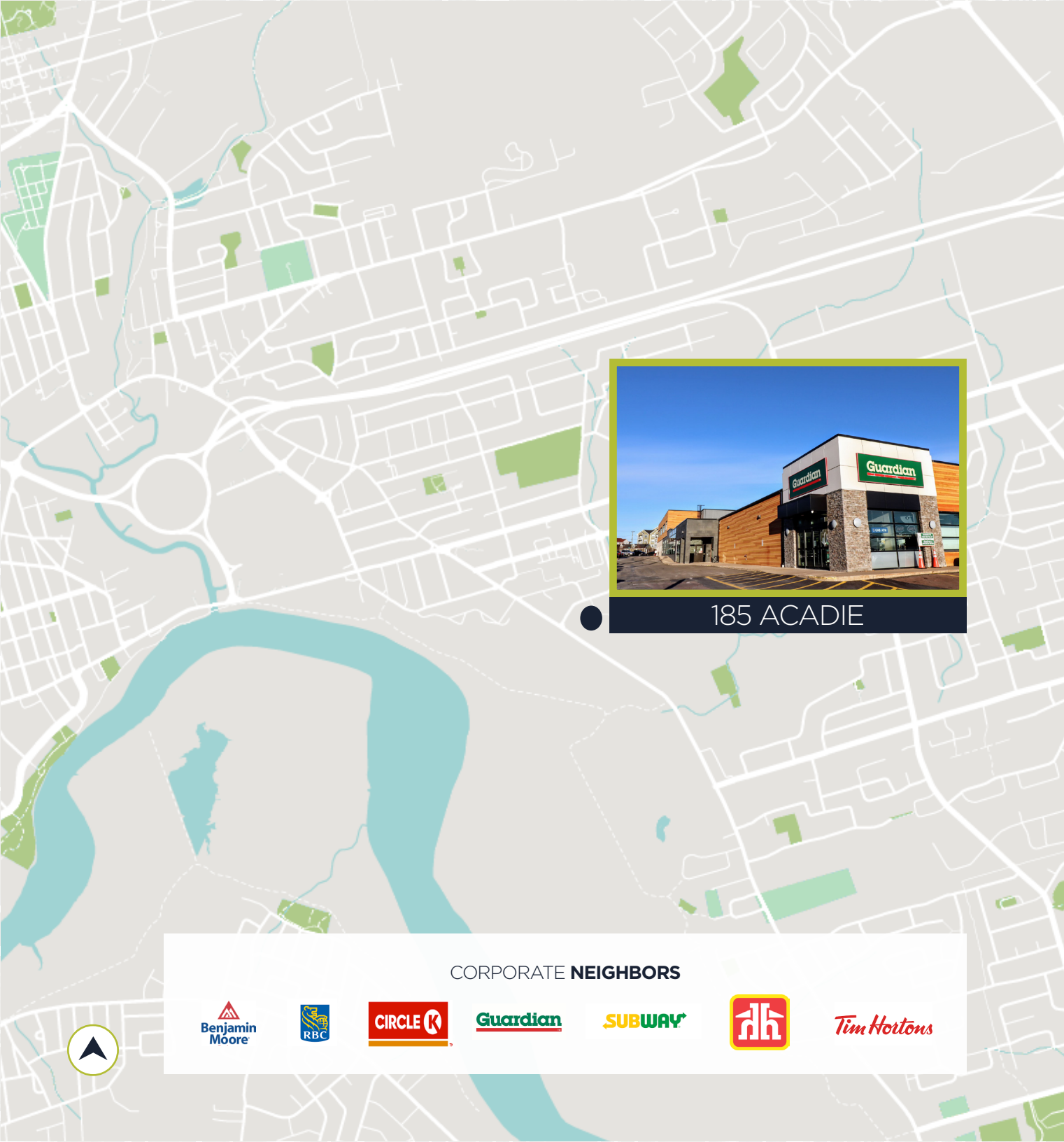
62,970
POPULATION
Within 5 Kilometers

\$72,771
MEDIAN INCOME
Within 5 Kilometers

70,587
DAYTIME POP.
Within 5 Kilometers

41.98
MEDIAN AGE
Within 5 Kilometers





185 ACADIE

0.85 KM

TO CHAMPLAIN STREET



6.8 KM

TO TRANS-CANADA HWY



4.3 KM

TO NB-15



3 KM

TO DOWNTOWN MONCTON



1.4 KM

TO CF CHAMPLAIN



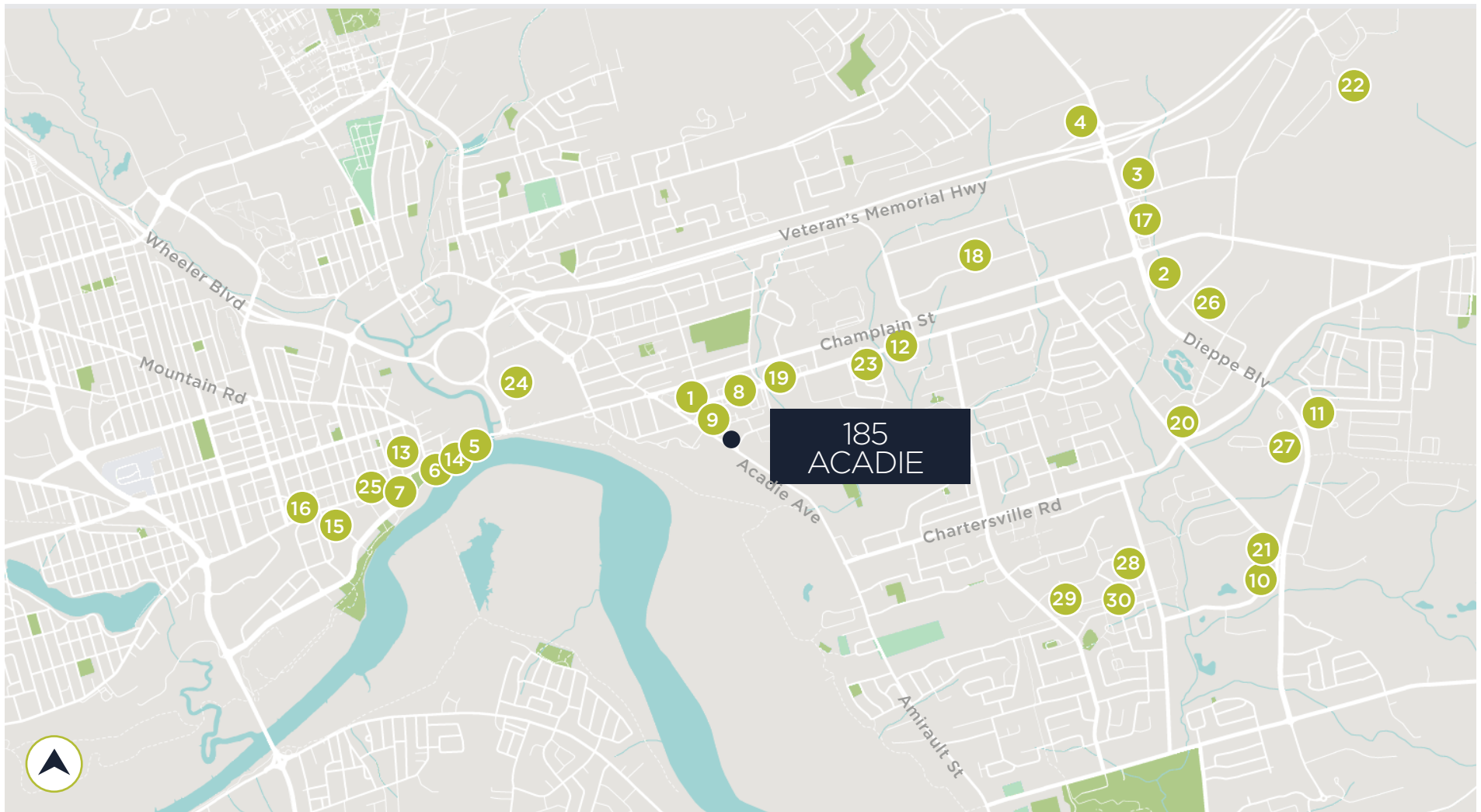
6.7 KM

TO AIRPORT

CORPORATE NEIGHBORS







- | | | |
|---------------------------------|---------------------------------------|---|
| 1. Wingate by Wyndham | 11. Red Satay Dieppe | 20. Dieppe Aquatic and Sports Centre |
| 2. Quality Inn | 12. Mimziz Macaron | 21. Fox Creek Golf Club |
| 3. Holiday Inn Express & Suites | 13. Pump House - Brewpub & Restaurant | 22. Greater Moncton Roméo LeBlanc International Airport |
| 4. Fairfield Inn & Suites | 14. The Keg Steakhouse + Bar | 23. The Wellness Exchange |
| 5. Chateau Moncton | 15. Gusto Italian Grill & Bar | 24. CF Champlain |
| 6. Rodd Moncton | 16. Tokai Ramen | 25. KEPT on Main |
| 7. Residence Inn | 17. CAVOK Brewing Co. | 26. Mike's Bike Shop |
| 8. Atelier Tony | 18. Flying Boats Brewing Company | 27. The Cookie Jar |
| 9. Marché Dieppe Market | 19. Sève bar-apéro | |
| 10. St. James' Gate | | |

AREA AMENITIES

CONTACT INFORMATION

DONNA GREEN

Vice President

dgreen@cwatlantic.com

+1 506 866 1319

cwatlantic.com

