



FOR LEASE 1,150 & 1,500 SF

# EVERGREEN PLAZA

1966 MOUNTAIN ROAD  
MONCTON, NB





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## 1966 MOUNTAIN ROAD, MONCTON, NB

### Property Features

Situated on a prominent lot on the edge of Moncton North, Evergreen Plaza at 1966 Mountain Road offers two exceptional ground-floor commercial spaces. With direct entrances on Mountain Road, these units enjoy high visibility and significant traffic. These units are perfectly suited for a variety of uses, including retail, service commercial, spa, café, veterinary clinic, professional office, insurance company, health and wellness, and more.

Unit D - 1,500 sf: Features two well-lit open concept areas with concrete floors, expansive windows across the front and two washrooms. This space also features two additional water hookups in the front and rear of the space. **Available immediately.**

Unit A1 - 850 sf  
Unit A2 - 300 sf  
UNITS A1 & A2 must be rented as a combined 1,150 sf suite. Unit A1 features 850 sf of bright, open concept space with two private washrooms, elegant tile flooring and high exposed ceilings. Unit A2 is connected to A1 and features an additional 300 sf built out front area with expansive windows, impressive natural light, and offers an added linear frontage of +/- 22 ft. **Two-tiered possession: A2 is available in October 2024. An earlier possession and fixturing is possible in A1 as it's currently vacant.**

Lease rate: Starting at \$30 psf gross (inc. heat and power)

Accessibility: Wheelchair accessible ground floor

Signage: High profile opportunity W/ building signage and roadside pylon sign

Parking: +/- 34 parking spots for the building

Traffic count: East: 9,992 West: 8,581





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Units are located on a busy intersection at the North-West end of Mountain Road

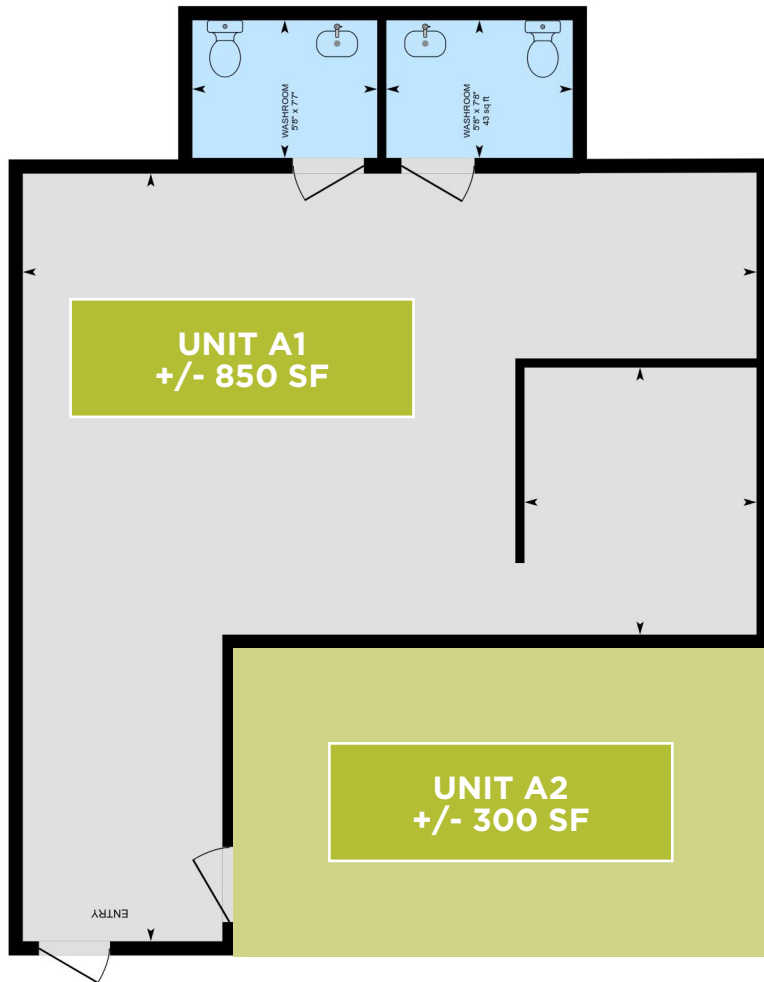
# EVERGREEN PLAZA

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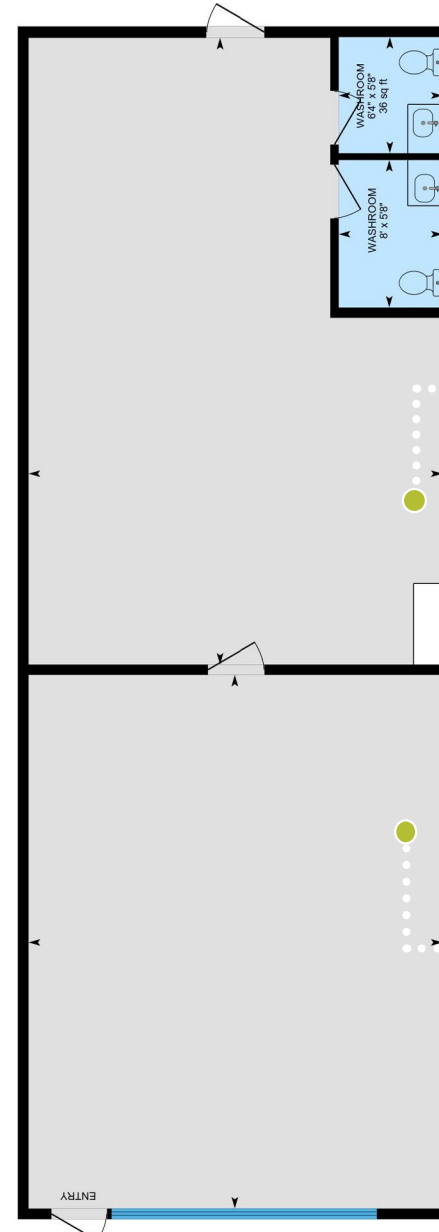


VIRTUAL TOUR

UNIT A1 & A2 - 1,150 SF



VIRTUAL TOUR

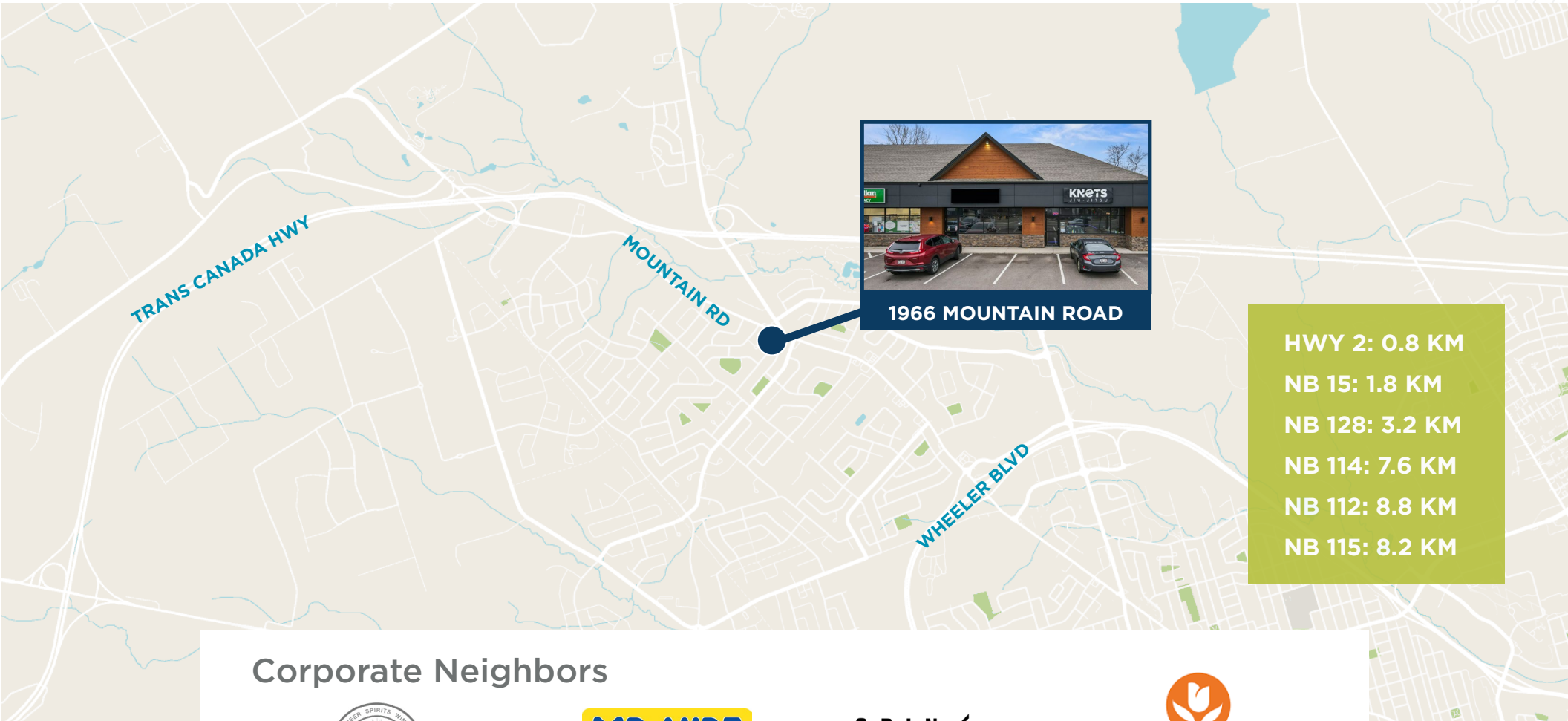


UNIT D - 1,500 SF



# EVERGREEN PLAZA

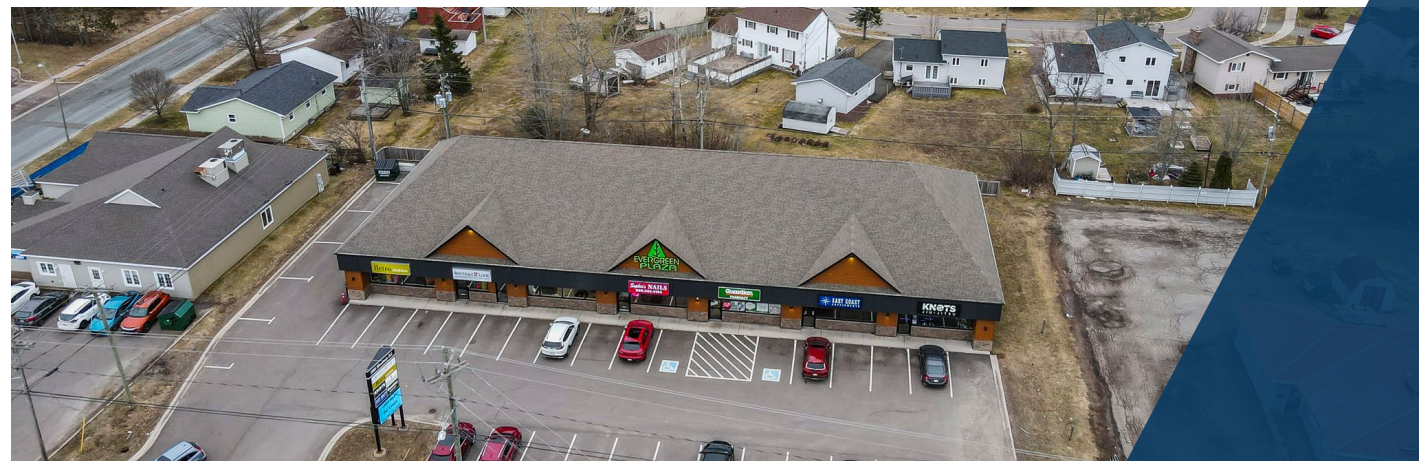
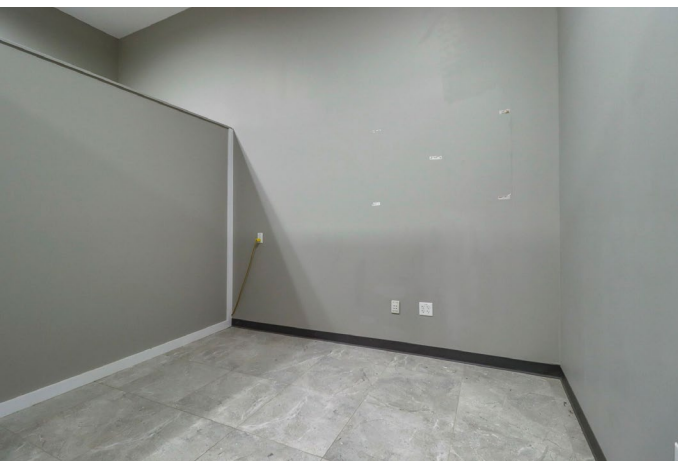
## 1966 MOUNTAIN ROAD



HWY 2: 0.8 KM  
NB 15: 1.8 KM  
NB 128: 3.2 KM  
NB 114: 7.6 KM  
NB 112: 8.8 KM  
NB 115: 8.2 KM

### Corporate Neighbors









**KNOTS**  
JIU-JITSU

**FOR MORE INFORMATION, CONTACT:**

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