



FOR SALE

# 1160 CHAMPLAIN STREET

DIEPPE, NEW BRUNSWICK



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# 1160 CHAMPLAIN STREET

Dieppe, NB

## PROPERTY HIGHLIGHTS

Welcome to 1160 Champlain Street, a prominent pre-engineered steel building situated at the busy intersection of Champlain and Englehart Streets. This versatile property encompasses 10,000 square feet, featuring approximately 4,150 square feet of thoughtfully designed office space, which includes a meeting room, five private offices, a reception area, office/storage space, accessible washrooms, open workspaces, locker rooms, and a lunchroom. The expansive warehouse section boasts a 12' grade-level door and a 10' loading dock for efficient logistics.

### PROPERTY FEATURES

<b>Building</b>	10,000 sf (can be expanded)	<b>List Price</b>	\$2,600,000
<b>Office Area:</b>	+/- 4,150 sf	<b>Year Built:</b>	2006
<b>Site Area:</b>	2.16 Acres	<b>PID</b>	70446752
<b>Loading:</b>	10' Dock Door 12' Grade Door	<b>Electricity</b>	400 Amp, 600 Volt, 3-phase
<b>Clear Height:</b>	15' - 20'	<b>Taxes (2024):</b>	\$41,684.12
<b>Parking:</b>	27 spots including one wheelchair accessible	<b>Zoning:</b>	IT: Business & Technology Park



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## FLOOR PLAN



VIRTUAL TOUR





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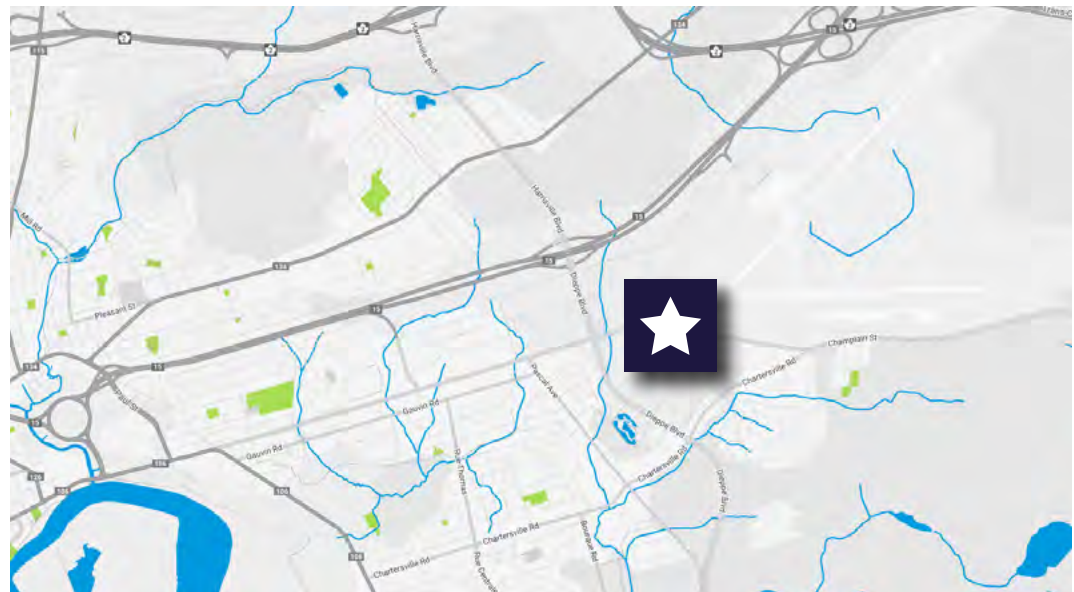


## LOCATION HIGHLIGHTS

1160 Champlain Street offers an attractive opportunity for prospective buyers aiming to establish their business in a prime, strategic location in Dieppe, surrounded by numerous amenities. Situated near the Greater Moncton Romeo LeBlanc International Airport, the Trans-Canada Highway, and Route 15, it provides quick access to major thoroughfares, ensuring efficient logistics and connectivity for various business operations.

Bursting with opportunities and robust culture, this area of Dieppe is constantly evolving and has an ultra-modern infrastructure. It is the ideal place to set up a business in various industries, surrounded by booming commercial and residential development.

## SITE MAP







**FOR MORE INFORMATION, CONTACT:**

ADAM MAGEE  
+1 506 387 6928  
amagee@cwatlantic.com

SUZIE TAYLOR  
+1 506 380 1777  
staylor@cwatlantic.com



**CUSHMAN &  
WAKEFIELD**  
Atlantic

77 Vaughan Harvey, Suite 402  
Moncton, NB  
+1 506 387 6925  
cwatlantic.com

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