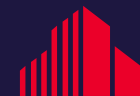




**FOR SALE & LEASE**

**1954 Amirault St**

DIEPPE, NB | +/- 13,000 SF



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WAKEFIELD**  
Atlantic

# Property Highlights

This expansive 13,000 sf property provides versatile space, perfect for various commercial, industrial, or mixed-use applications. With its spacious layout and sturdy structural design, it serves as a blank canvas, ready to be tailored to your business vision.



3D VIRTUAL TOUR



- **Generous floor area:** 13,000 sf, ample space for expansion and customization.
- **Flexible layout:** This open concept space is versatile and can be configured for various uses, including warehouse, retail, office, or mixed-use purposes.
- **Great accessibility & visibility:** This property is in an excellent location with easy access to major roads.
- **Strategic location:** Situated in a well-connected area, this site provides easy access to major roads and is part of a residential neighborhood. Additionally, it is surrounded by established businesses and various services.

|               |                         |
|---------------|-------------------------|
| PID           | 923979                  |
| Interior Size | 11,448.43 sf            |
| Sale Price    | \$1,599,500             |
| Lease Rate    | \$10.00 psf Net         |
| Zoning        | GI - General Industrial |

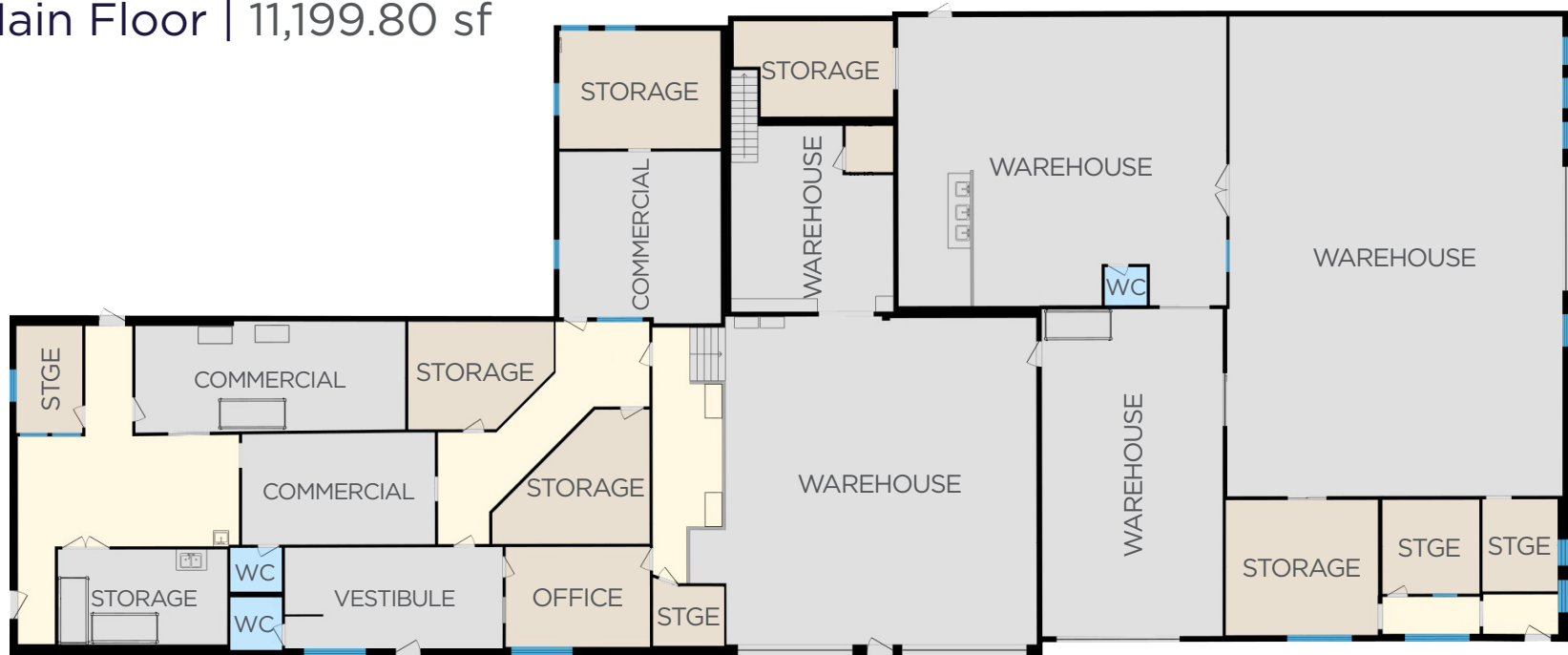


There is ample on-site space for storage, equipment, or layout expansion.



# Floor Plans

Main Floor | 11,199.80 sf



Second Floor (New) | 248.62 sf



# Location



Located in a well-connected area, the site offers easy access to major roads and convenient links to surrounding neighborhoods. This ensures excellent visibility and accessibility for retail, warehousing, office space, or other uses.



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