

FOR LEASE

# 334 MAIN STREET

UNIT B1, SHEDIAC, NB





*MAIN ENTRANCE*  
At the rear of the building

# Welcome to 334 Main Street

An ideally located, multi-tenant commercial building in the heart of Shediac, offering prime convenience and accessibility. Available immediately, the versatile spaces are ideal for office, service-based professionals or startup businesses in need of a dedicated meeting or working environment.

Suitable for a range of uses, including aesthetics, wellness services, or traditional office setups, they provide the flexibility to accommodate various business needs. With its entrance situated directly onto the public parking lot, tenants and visitors can enjoy free onsite parking and easy access. Potential for exterior signage.

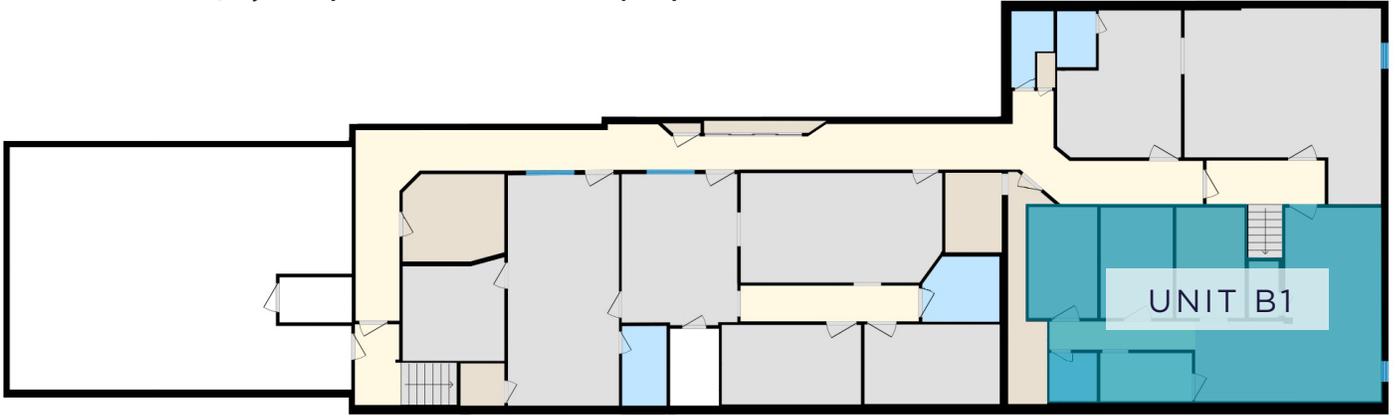


# FLOOR PLANS

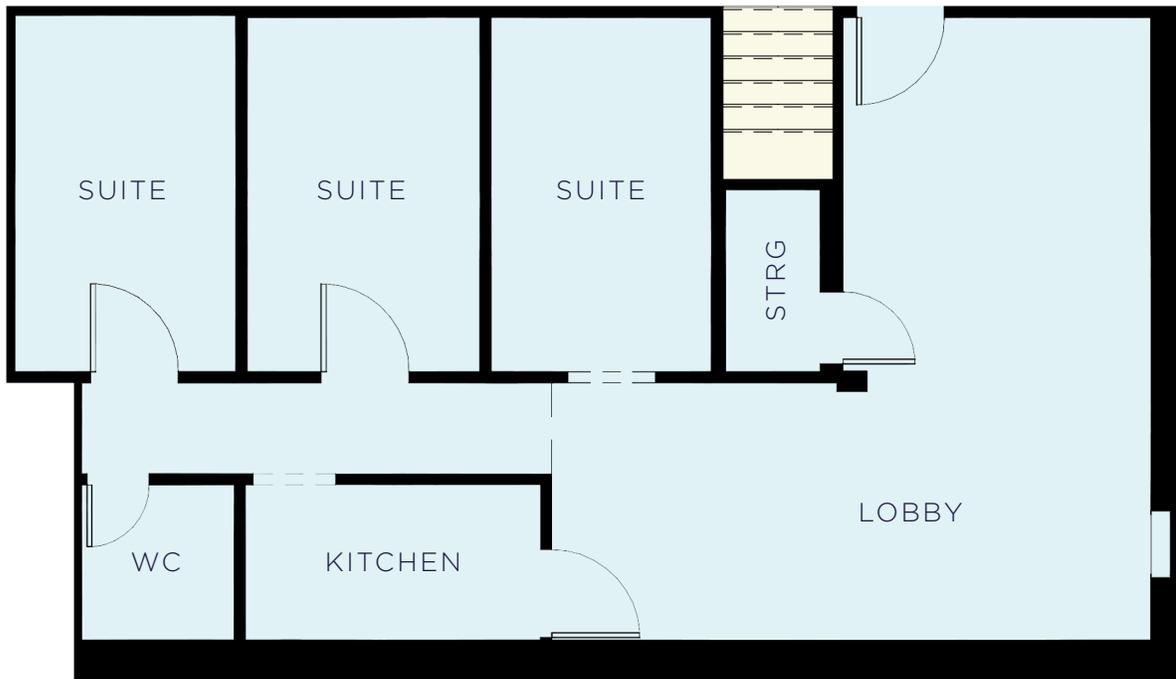
## LOWER LEVEL

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UNIT B1 - \$1,150/MO GROSS \* | +/- 784 SF



A lower-level window space featuring three suites, storage, a private kitchen, and a restroom. Two of the suites have in-suite sinks, making it a versatile space for various business needs.





## AREA Demographics



7,535

TOTAL  
POPULATION

in 2021



13.1%

POP. PERCENTAGE  
CHANGE

2016 - 2021



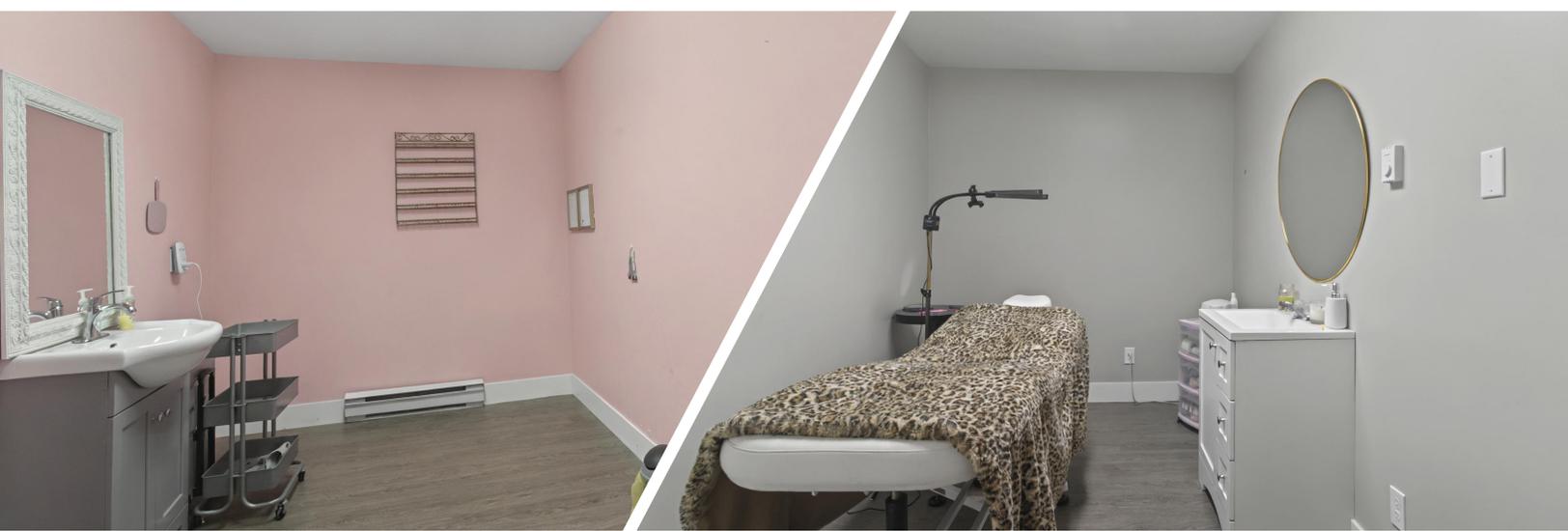
\$67,000

MEDIAN HOUSEHOLD  
INCOME

in 2020

## SHEDIAC, NB

Over the past few years, the town of Shediac has experienced one of the strongest growths among all of the province of New Brunswick's municipalities. The town strives to support a high quality of life for its residents, workforce and visitors alike.



## CONTACT INFORMATION

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