

FOR SALE AND LEASE

# 212 HALIFAX ST

MONCTON, NB |



## PROPERTY HIGHLIGHTS



This mixed-use commercial property offers spaces ranging from +/- 1,200 up to +/- 14,336 sf, providing ample interior layout options to meet various business needs.

With both retail and industrial spaces, it is well-suited for retail, office, light industrial, or service-oriented operations. The property includes multiple loading doors and features a leased residential apartment, providing an additional source of income.

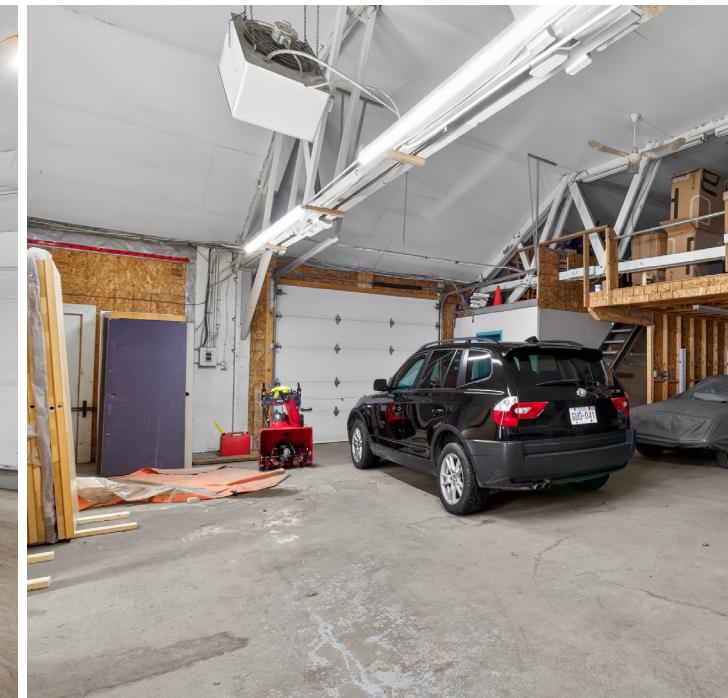
The space includes a secured, fenced compound and on-site parking.

<b>PID</b>	70278650
<b>Zoning</b>	VIP
<b>Sale price</b>	\$1,975,000
<b>Lease rate*</b>	\$12.00 - \$15.00 psf Net
<b>Additional Rent</b>	TBD

\*The retail section (+/- 1,600 sf), will be leased at a rate of \$15.00 psf Net. Additional space in the building is available at \$12.00 psf Net.



# PHOTOGRAPHS



# FLOOR PLAN



## LOCATION



The property is situated in the Victory Industrial Park, strategically located in a developing area of Moncton. It is surrounded by commercial businesses, service centers, and residential neighborhoods.

This site offers excellent visibility, convenient access, and is close to major commercial corridors, making it an ideal opportunity for a variety of business purposes.

**4 min**

TO WHEELER BLVD  
ROUTE 15

**8 min**

TO DOWNTOWN  
MONCTON

**5 min**

TO MONCTON  
HOSPITAL

**13 min**

TO MONCTON  
AIRPORT



## CONTACT INFORMATION

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