

EVERGREEN PLAZA

**1966 MOUNTAIN ROAD,
UNIT D, MONCTON, NB**



FOR LEASE | 1,500 SF

PROPERTY HIGHLIGHTS

Situated on a prominent lot on the edge of Moncton North, Evergreen Plaza at 1966 Mountain Road offers an exceptional ground-floor commercial space. With a direct entrance on Mountain Road, this unit enjoys high visibility and significant traffic.

This unit is perfectly suited for a variety of uses, including retail, service commercial, professional office, insurance company, health and wellness, and more. Unit D being the commercial unit farthest from the parking lot entrance is currently available for lease.

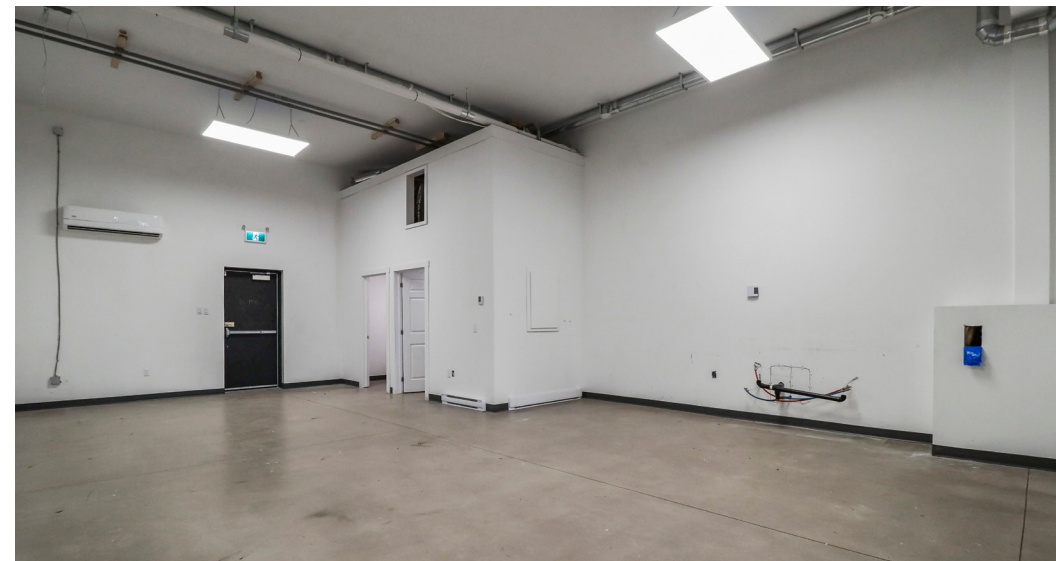
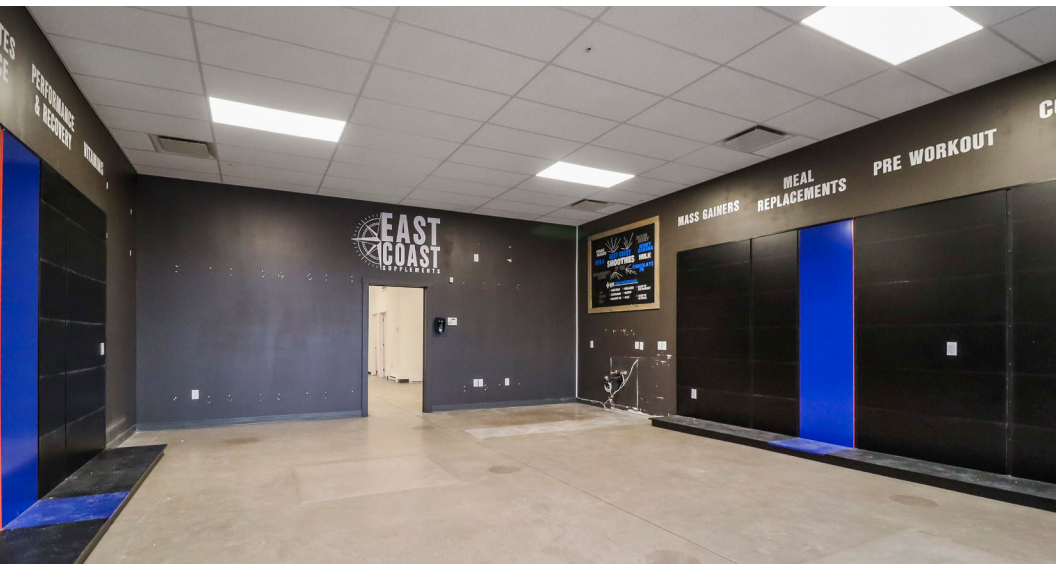
The space measures just under 1,500 sf and is ready for a tenant's custom fit-out, featuring existing concrete flooring and drywall. The space also includes two pre-existing washrooms.

High profile opportunity with building signage and roadside pylon sign. Food-related uses are restricted at this location.

MLS	NB133120
Unit	D - 1,500 sf
Lease rate	\$16.00 psf Net
Accessibility	Wheelchair accessible ground floor
Parking	+/- 34 Parking spots for the building



PHOTO GALLERY

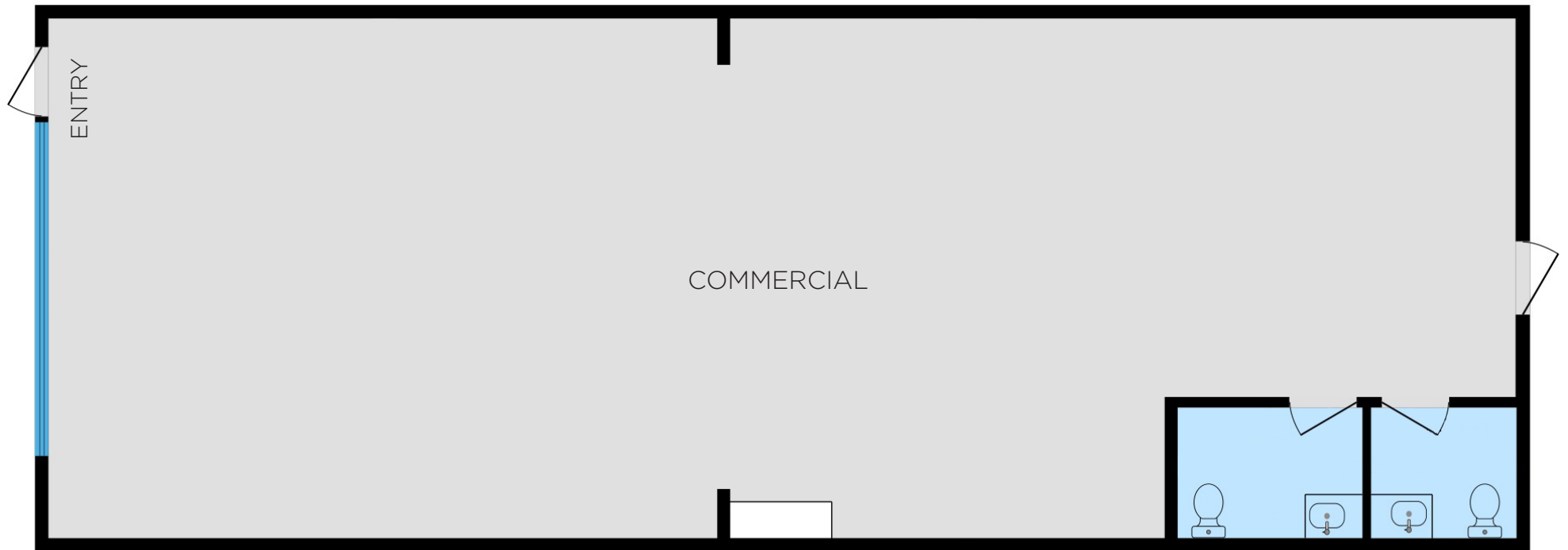


SITE PLAN



FLOOR PLAN

UNIT D | 1,500 SF



LOCATION MAP

0.8 KM HWY 2

1.8 KM NB 15

3.2 KM NB 128

7.6 KM NB 114

8.2 KM NB 115

8.8 KM NB 112





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