

FOR LEASE

1405 MOUNTAIN RD
MONCTON, NB

GARDAWORLD

GARDAWORLD

A2



CANADA HOUSE
Experts in Cann

Access to
**Medical
Cannabis**

canadahouseclinics.ca
Contact Us Today to Register

Hours of Operation
Monday - Friday
9am - 5pm
Saturday & Sunday
Closed

SUITE A3 | 1,000 SF

PROPERTY OVERVIEW

This exceptional commercial space is ideally located in a **prime business district** in Moncton, with easy access to highways and public transport.

This **ground-level plaza** features a prominent building with clear signage on both the building and roadside pylon.

The unit offers **1,000 sf** of space, featuring a bright reception area, a spacious open-concept workspace, an accessible washroom, and a storage room with rear access.

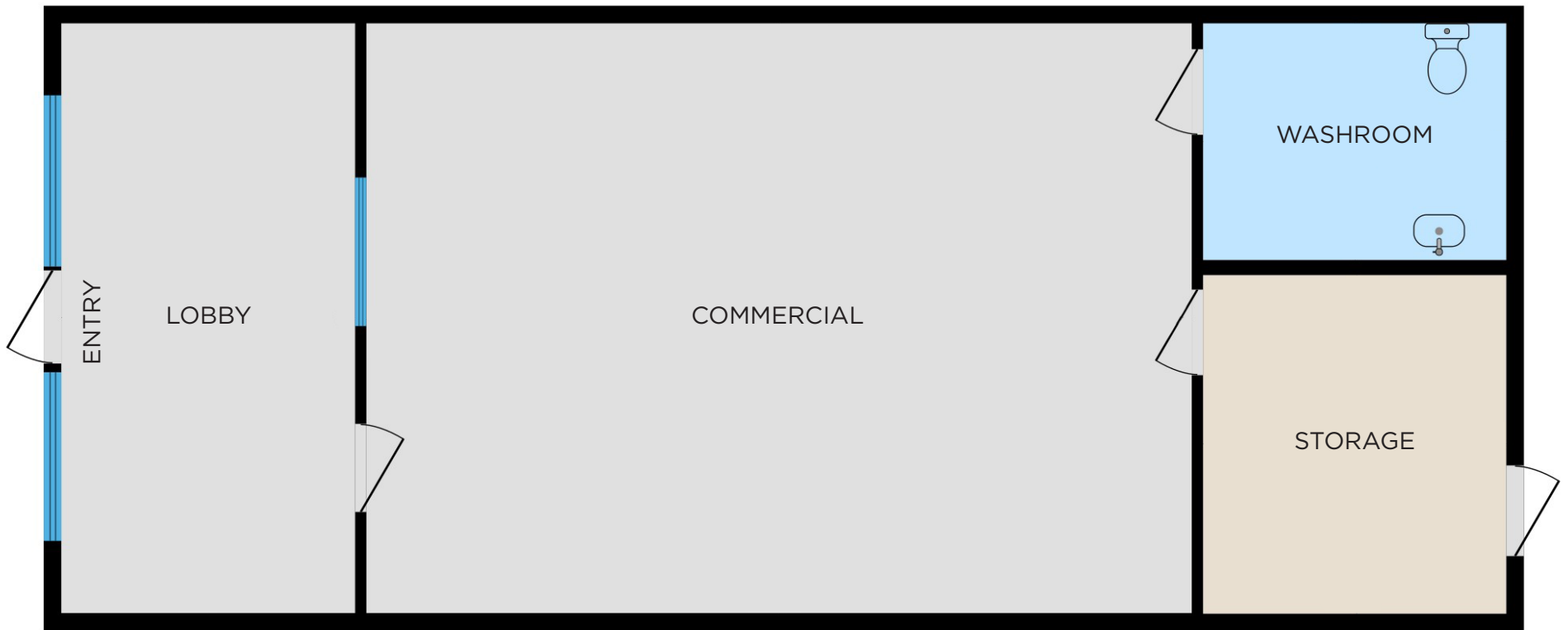
Located in a vibrant commercial hub with **on-site shared parking**, this unit is ideal for professional offices, boutique retail, clinics, studios, and other businesses seeking strong exposure.

MLS	NB137191
Suite	A3
Suite Size	1,000 sf
Lease rate	\$18.00 psf Net
Additional rent	\$12.17 psf
Parking	± 73 paved parking spots
Zoning	ID - Integrated Development Zone





FLOOR PLAN



SUITE A3 | 1,000 SF

LOCATION MAP



This prime commercial space is strategically situated on Mountain Road, a busy street that guarantees outstanding visibility.

This space is in a vibrant commercial district, surrounded by a variety of amenities and with easy access to Wheeler Boulevard and the Trans-Canada Highway.



ADAM MAGEE
Managing Director NB/NL
+1 506 872 2507
amagee@cwatlantic.com

SUZIE TAYLOR
Commercial Real Estate Advisor
+1 506 380 1777
staylor@cwatlantic.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.