

FOR SALE & LEASE

1685 MAIN STREET

MONCTON, NB

CUSHMAN & WAKEFIELD
Atlantic

PROPERTY HIGHLIGHTS

This property presents an excellent opportunity, strategically located along Main Street in Moncton, a key commercial corridor.

This property spans **± 0.32 acres** with a **two-story building** of **± 6,300 sf** and presents a valuable opportunity for investors looking to acquire a well-established commercial asset. The first floor features two commercial spaces, one of which is currently vacant, while the second floor includes four residential apartments. This income-generating property is ideally situated for mixed-use opportunities.

Additionally, offers ample parking, providing convenient access to both Main Street and Chapman Street. A freestanding sign is located at the front corner of the property.

MLS Sale	NB149028
Sale Price	$1,450,000
Lot Size	± 0.32 acres
Zoning	SC - Suburban Commercial Zone

FOR LEASE

The available suite on the first floor, measuring **± 1,800 sf**, is up for lease. This space includes two separate front entrances, a spacious open commercial area, three dedicated offices, storage facilities, a staff area, and a washroom.

This layout is ideal for various business operations, providing the functionality and flexibility to accommodate diverse needs.

MLS Lease	NB149030
Lease Rate	$18.00 psf Net
Lease Unit	± 1,800 sf



*AI-Enhanced Visualization

*This image was created using Artificial Intelligence. It is for visionary purposes only, utilizing conceptual rendering.







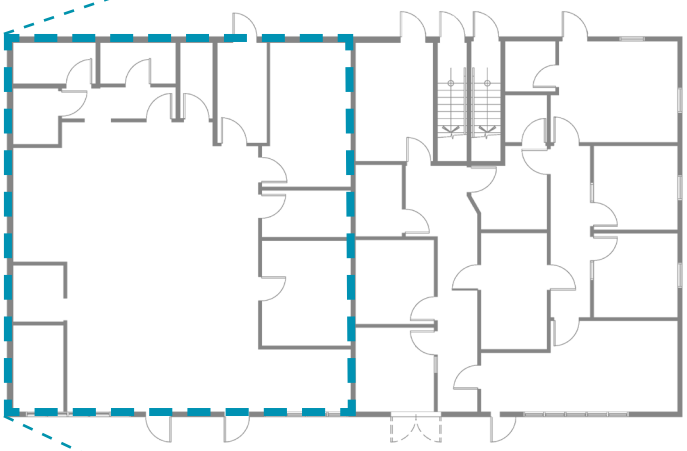




SITE |
± 0.32 ACRES

FLOOR PLAN

FIRST FLOOR |
FOR LEASE UNIT ± 1,800 SF



FIRST FLOOR |



360°











FIRST FLOOR |
FOR LEASE UNIT ± 1,800 SF

LOCATION **MAP**

This property is strategically situated on Main Street, a busy commercial corridor that ensures excellent visibility and accessibility within a well-established neighborhood.

The surrounding area features a diverse mix of residential communities, healthcare and professional services, retail businesses, and essential amenities.

Additionally, this location offers convenient access to Downtown Moncton, Vaughan Harvey Boulevard, Wheeler Boulevard, and Findlay Boulevard.





For more information, please contact:

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