



11.26 Acre Development Site in Moncton's Rapidly Expanding North End

For Sale | 760 & 854 Mapleton Road and 59 Northwood Road, Moncton, New Brunswick

This 11.26 development site, made up of 3 parcels situated on Mapleton Road/Northwood Road in Moncton's North End, a rapidly expanding area in the City. Mapleton Road is one of Moncton's main through-fares and offers easy access to the Trans-Canada Highway. This site is minutes from numerous amenities including the Trinity Drive/Plaza Boulevard commercial node. There's also dense residential communities in the immediate area. Zoned HC (Highway Commercial) and R2 (Two Unit Dwelling Zone), this site would be prime for a commercial development.

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\$1,689,000

Asking Price

Property Features

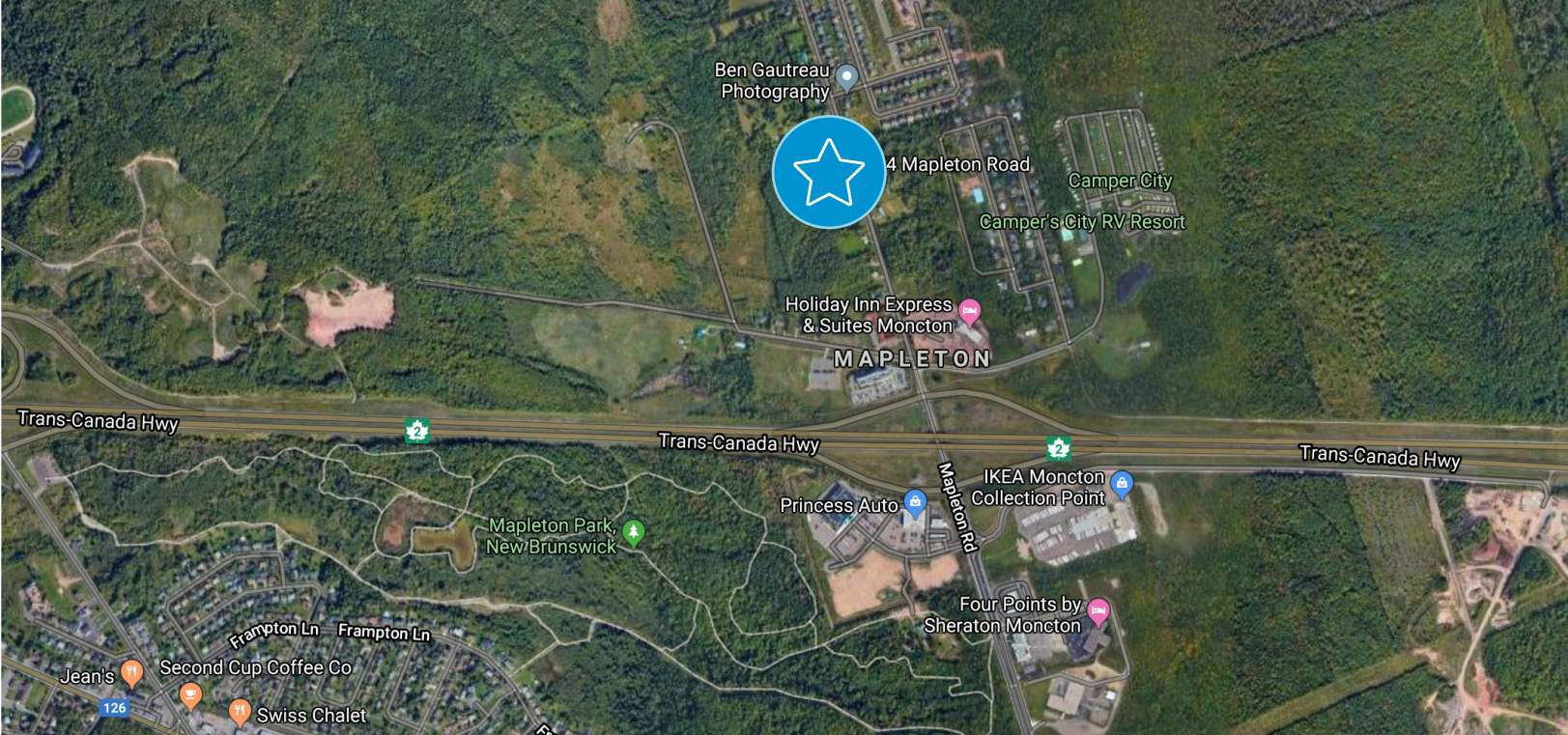
- Civic Address: 760 & 854 Mapleton Road; and 59 Northwood Road
- Area: Moncton (North)
- Lot Size: 11.26 Acres
- Zoning: Highway Commercial (HC); and Two-Unit Dwelling (R2)
- PID(s): 00942060; 01019595; & 01019553

Zoning

The property is zoned majority Highway Commercial (HC) with some Two-Unit Dwelling (R2) allowing for a multitude of uses, including but not limited to: bank/financial institution, restaurant/drive-thru, hotel, medical clinic, retail/wholesale store and more.

Highlights

- Property is located in Moncton's North End, an area experiencing rapid growth both residentially and commercially.
- Located in a high-traffic area off of Mapleton Road with easy access to the Trans-Canada Highway. Daily traffic counts at Mapleton Road intersection and on/off ramp of Trans-Canada Highway 454 North are +/- 22,330.
- Only a short drive to the Trinity Drive/Plaza Boulevard commercial nodes with tons of amenities including restaurants, shopping, gas stations and more all within the immediate area.
- Close to dense residential communities which continue to expand including Mountain Wood Golf Course Residential Community.
- Only a short drive to the Elmwood Drive area including Granite Centre and the new Costco via the Trans-Canada Highway.
- Zoned primarily Highway Commercial this site is ripe for a new commercial development.



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Neighbourhood Snapshot

760 & 854 Mapleton Road and 59 Northwood Road are located in Moncton's North End. In the last several years there has been tremendous commercial growth in the area. The property is just minutes away from the Wheeler Power Centre, Plaza Boulevard and Trinity Drive. This area is home to several major retailers like Wal-Mart, Superstore, Kent, Bed Bath & Beyond and more. The area continues to grow and there's also several smaller retail stores, financial institutions and multiple restaurants in the immediate surrounding area like MacDonald's, Dominos, Shoppers Drug Mart, Scotia Bank and Alcool NB Liquor.

Regional Snapshot

We want you to take a hard look at Greater Moncton because we think you will be truly blown away. Our airport services more clients than all others in New Brunswick combined. Our retail shopping, personal services, health care and educational sectors all service a larger regional market. Being the geographical heart of the Maritime Provinces, numerous corporations use Moncton as a hub to service clients across the region and beyond.

- Greater Moncton is the most populous CMA in the province with nearly 150,000 habitants. Its slightly wider economic region has a population of more than 220,000.
- Tourism and retail employ 23.5% of the total workforce in Moncton. That just gives you a sense of what a bustling retail hub Moncton really is.
- Best retail shopping environment in Atlantic Canada with Impressive average annual retail sales of ±2.6 billion.
- Greater Moncton is the 5th fastest growing community in Canada with 17.8% growth 2001-2011.
- It has 1.76 annual area visitors and tourism expenditures of ±\$449.3 million.
- Over 13,500 students enrolled in post-secondary education programs in the Greater Moncton region.



Current Population
(City of Moncton | 2019)
82,451



**Greater Moncton Area
Population (2019)**
147,698



**Average Household
Income (2017)**
\$73,836

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