

Tenant Improvement Allowance Available



FOR LEASE

Asking Rent:

14.00 PSF NET

+ 8.50 PSF Additional Rent
(CAM & Taxes)

FOR LEASE | 824 MOUNTAIN ROAD, UNIT B, MONCTON, NEW BRUNSWICK

1,280 SF OF COMMERCIAL SPACE IN MULTI-TENANT RETAIL PLAZA IN HIGH TRAFFIC AREA

824 Mountain Road is a well-located multi-tenant retail plaza offering 1,280 SF of commercial space for lease with on-site parking. Zoned Suburban Commercial this space offers numerous usage possibilities.

With frontage on Mountain Road, this property provides great street access, visibility and prominent pylon signage opportunities for branding your business. Mountain Road is a main traffic artery in the City of Moncton with daily traffic counts exceeding +/-23,000.

In the immediate area you will find numerous restaurants, pharmacies, gas stations and financial institutions. Furthermore, the property is only 300 meters (a one-minute drive) from Vaughan Harvey Boulevard which leads directly to the downtown Moncton core and all the amenities it encompasses.

Contact Us

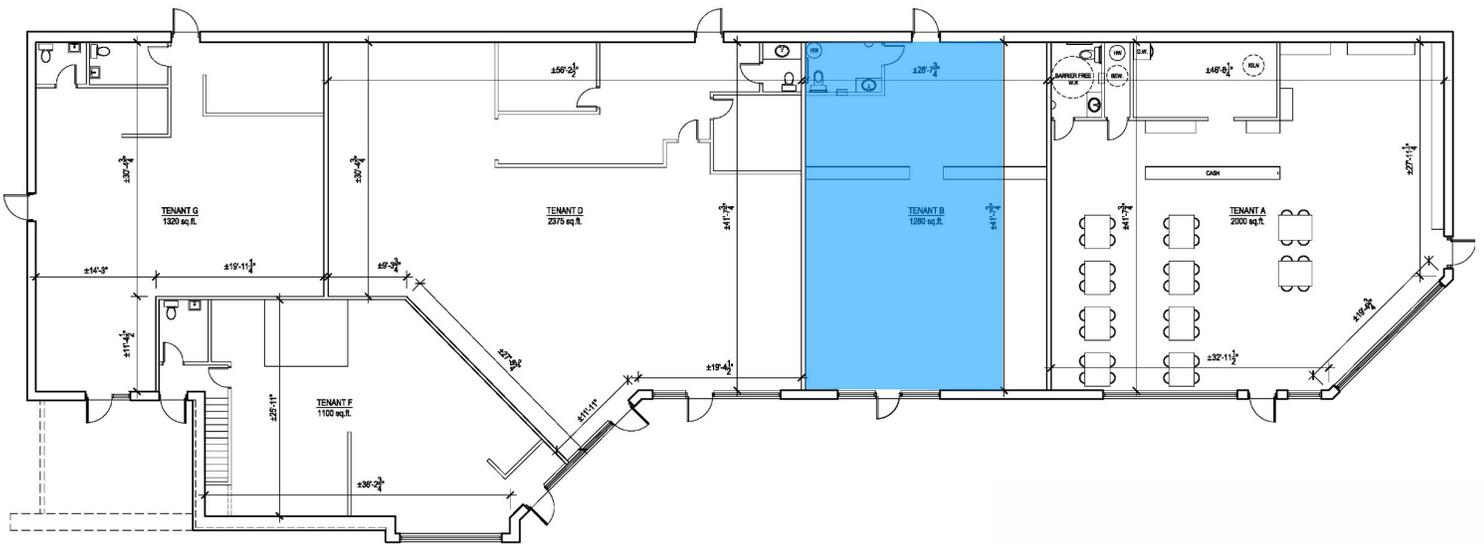
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Floor Plan



Features

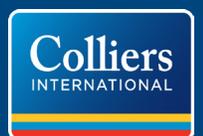
Civic Address	824 Mountain Road, Unit B, Moncton, NB
PID	00728063
Available Unit	Unit B 1,280 SF
Type	Multi-tenant retail plaza
Asking Rent	\$14.00 PSF NET
Additional Rent	\$8.50 PSF (Cam & Taxes)
Tenant Inducements	To be negotiated based on lease terms
Parking	On-site paved parking
Zoning	Suburban Commercial (SC)
Heating & Cooling	Air Conditioning & Water Heater (Rented)
Transit	Codiac Transpo Bus Route
Current Tenants	Case Depot, DIY Pottery Cafe, Up In Smoke Shop & CPR Cell Phone Repair

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Moncton Area Snapshot

Population of the City of Moncton (2017): **71,889**

Greater Moncton (Metro) population (2017): **144,810**

Population Growth Rate (2011-2016) **4%**

Average Household Income (2017): **73,386**

Downtown Population (2017): **Aprox. 4000**
5% of the Population

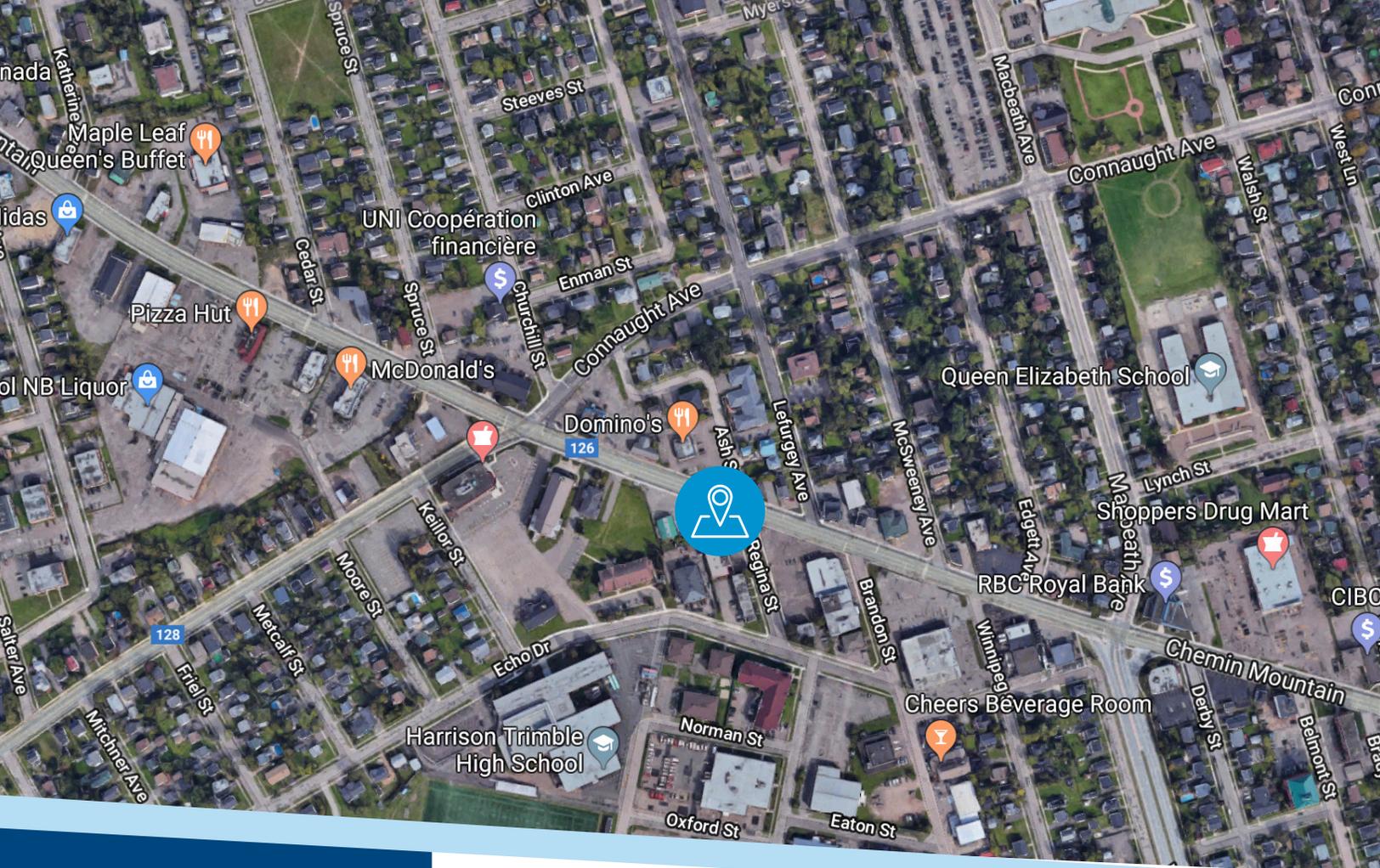
Downtown Working Population: **Aprox. 20,000**

Annual Area Visitors: **Aprox. 1,76 million**

Annual Tourism Expenditures: **Aprox. \$449.3 Million**

Annual Retail Sales: **Aprox. \$2.6 Billion**





Location

837 Mountain Road is located on one of Moncton's most prominent roads. This property can also be accessed directly by Mountain Road or Echo Drive. The location truly offers it all: prominent frontage, high exposure and excellent visibility.

Mountain Road is a main through-fare with average daily vehicle counts exceeding +/-23,000 vehicles daily. This location also provides easy access to major arterial routes such as Mapleton Road, Killam Drive, Connaught Avenue and Vaughan Harvey - which leads directly to the downtown Moncton core.

In the immediate area you will find numerous restaurants, pharmacies, gas stations and financial institutions. The property is also within walking distance to Harrison Trimble High School, home to +/- 1,000 students, and close to several middle schools as well.

Moncton's bilingual and diverse workforce, growing economy and central location in Atlantic Canada make it one of the best places in Canada to do business. Moncton was once again named the most cost-competitive city in the US and Canada by KMPG.

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