

VIEW ONLINE 

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Asking Rent:

Unit VIC: \$9 PSF NET

Units 2A & 2C: \$13 PSF NET

Additional Rent:

\$11 PSF (Est. Operating Costs)

Contact us:

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FOR LEASE | Chocolate River Station, 391 Coverdale Road, Riverview, New Brunswick

3 UNITS OF PRIME COMMERCIAL SPACE AVAILABLE

922 SF (Unit VIC), 1,474 SF (Unit 2C) & 4,435 SF (Unit 2A)

LOCATED IN THE CHOCOLATE RIVER STATION IN
RIVERVIEW, NEW BRUNSWICK

Colliers International

29 Victoria Street | Suite 101

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FOR LEASE | Chocolate River Station, 391 Coverdale Road, Riverview, New Brunswick

PROPERTY IS A TOURIST BEACON & HUB FOR LOCAL ACTIVITY

THE OPPORTUNITY

The Chocolate River Station located at 391 Coverdale Road in Riverview has 3 units available for lease:

- Unit VIC: 922 SF
- Unit 2A: 4,435 SF
- Unit 2C: 1,474 SF

With suburban commercial zoning the opportunities are endless. Ideal uses could include: retail, spa/salon, office, café, restaurant and much more.

The Fundy Chocolate River Station has an attractive exterior and is a beacon tourist and hub for local fun and activity. The property is located directly on the Petitcodiac River and borders the Riverfront Trail and boardwalk. Furthermore, this property offers ample on-site parking and is only minutes away from the City of Moncton.

THE REGION

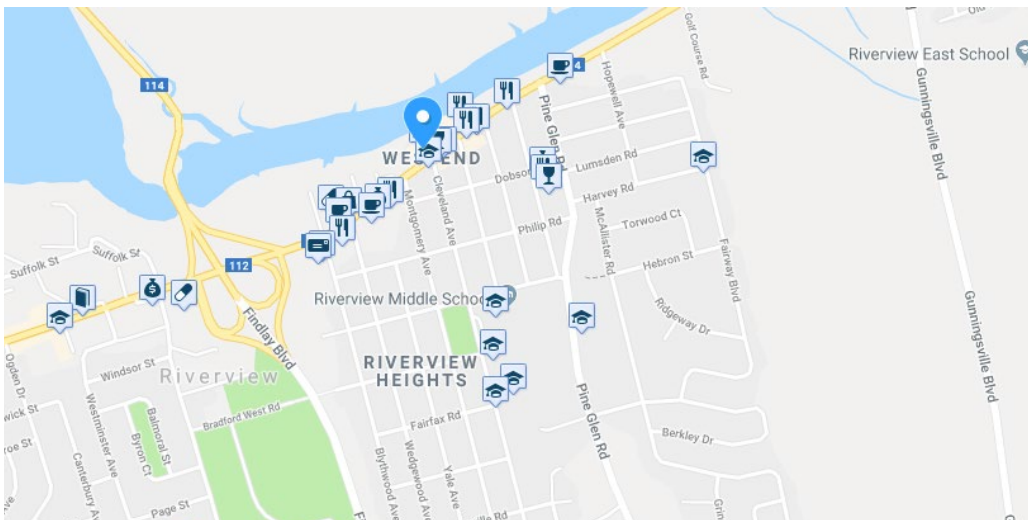
The Town of Riverview is in the heart of the Atlantic Provinces - it gives you access to three national and provincial transportation networks, and more than two million consumers within a 300-kilometre radius.

This Town has the distinction of having the most retail workers per capita in Canada, making it an ideal location for business.



AVAILABLE SPACE

Civic Address	391 Coverdale Road, Riverview, NB E1B 3J6
PID	05087127
Available Areas	922 SF, 1,474 SF & 4,435 SF
Asking Rent	Unit VIC: \$9 PSF NET Units 2A & 2C: \$13 PSF NET
Additional Rent:	\$11 PSF (Estimated Operating Costs)
Zoning:	Suburban Commercial (SC)
Parking:	On-Site
Heating:	Electric



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UNIT 2A: 4,435 SF



UNIT 2A: 4,435 SF



UNIT 2A: 4,435 SF



UNIT 2A: 4,435 SF



UNIT 2C: 1,474 SF



UNIT 2C: 1,474 SF



UNIT 2C: 1,474 SF



UNIT VIC: 922 SF

TOWN OF RIVERVIEW SNAPSHOT



Current Population
(2016)
19,667



**Population within a
2.5 Hour Drive** (2018)
1,400,000



**Median Family
Income** (2016)
\$69,474



**Average Family
Income** (2016)
\$81,985



Official Languages
English Only: 72%
English/French: 27%
French Only: 1%

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