



0.29 Acre Development Opportunity on Elmwood Drive in Moncton East

FOR SALE | 78-80 Elmwood Drive, Moncton, NB

This is an exceptional opportunity for a small multi-unit development. 78-80 Elmwood Drive is a 0.29 acre vacant lot situated on one of Moncton's busiest streets. It is located in Moncton East an area experiencing continued growth. It is easily accessible and close to all major amenities.

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FOR SALE | 78-80 Elmwood Drive

Asking Price

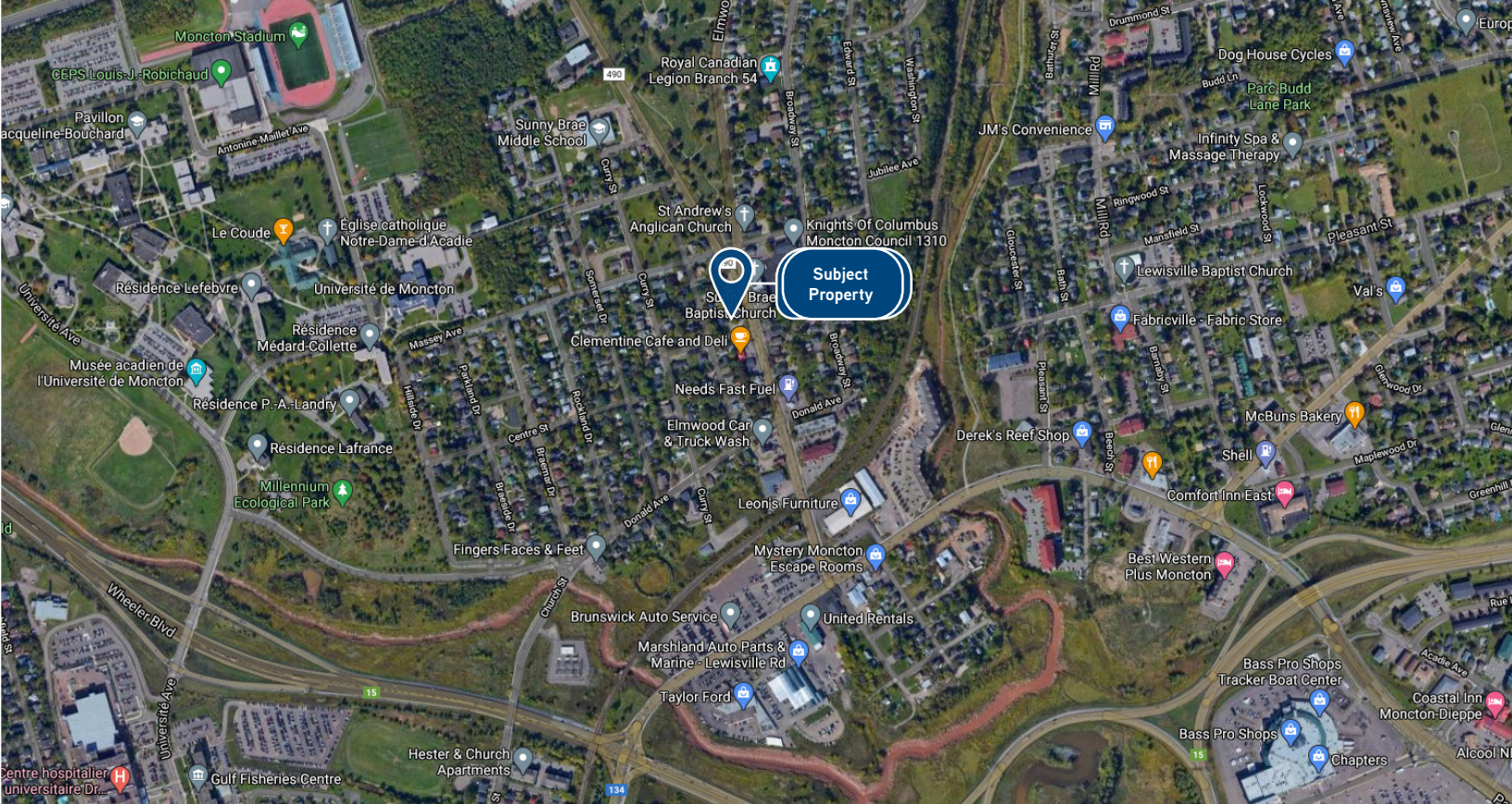
\$99,000

Property Features

- Civic Address: 78-80 Elmwood Drive
- Type: Vacant Land
- PID: 70655873
- Assessment: \$56,300 | 2020
- Tax Levy: \$2,634.83 | 2020
- Land Area: 0.29 Acres
- Zoning: Neighbourhood Convenience

Highlights

- 78-80 Elmwood Drive is a 0.29 acre vacant lot situated on one of Moncton's busiest streets that sees traffic counts of +/-22,543 vehicles daily.
- The property is located close to both dense commercial and residential with immediate access to numerous amenities.
- The property is minutes from the Dieppe Traffic circle providing easy access to Wheeler Boulevard, Main Street or Champlain Street. Elmwood Drive also provides easy access to both Lewisville Road and Morton Avenue.
- Currently, the parcel is zoned Neighbourhood Convenience Zone (NC) allowing for multiple commercial usages. Ideally located, this lot would also be great for a small multi-unit.
- This area is experiencing continued growth with the new Costco Wholesale and the Granite Centre development, which is home to a new Starbucks, The Bone & Biscuit Co., McDonald's and Elmwood Design Centre.



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Area Overview

Elmwood Drive is one of Moncton's busiest streets with an annual average daily traffic count of 22,543. It is quickly becoming one of the most desirable property locations in the Greater Moncton Area. It is surrounded by commercial, retail and residential properties.

In the immediate surrounding area there's a \$50 million retirement complex (housing +/- 350 seniors and 150 employees), Université de Moncton (home to approximately 4,907 and employer to 434 administrative employees), the Moncton Stadium (\$17 million venue opened in 2010) and several dense residential neighborhoods.

Within a 5 KM Radius of Elmwood Drive you will also find:

- › Schools/Daycares
- › Both Major City Hospitals
- › Several Grocers/Retail Stores including the new Costco
- › Irishtown Nature Park (and several community Parks)
- › Nightlife/Pubs
- › Pharmacies/Medical Clinics
- › Restaurants/Coffee Shops

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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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 Population
155,825



Average Family Income
\$73,073



Median Population Age
42.1

Key Greater Moncton Facts

- Greater Moncton is the most populous CMA in the province with nearly 160,000 habitants. Its slightly wider economic region has a population of more than 220,000.
- More than 1.4 million people live within 2.5 hours of Greater Moncton and more than 1.5 million within 3 hours. It is the largest catchment area in Eastern Canada.
- On average Greater Moncton has 1.76 annual area visitors and tourism expenditures of ±\$449.3 million.
- It has the best retail shopping environment in Atlantic Canada with Impressive average annual retail sales of ±2.6 billion.
- It is the #1 Commercial & Industrial Hub in Atlantic Canada according to Statistics Canada.
- There are over 13,500 students enrolled in post-secondary education programs in the Greater Moncton region.

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