



Prime retail & professional office space for lease in the heart of Dieppe

FOR LEASE | 3127 rue Principale-Ouest Avenue, Dieppe, NB

This multi-tenant commercial building is situated in the heart of Dieppe. Presently there are seven different units available for lease ranging from 739 to 1,138 SF in size, which could also potentially be combined to suit your needs. All located on the main floor with their own private entrance and ample natural light throughout these units are perfect for a retail or professional services operation.

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FOR LEASE | 3127 rue Principale-Ouest Avenue, Dieppe, NB

Starting from:

\$12 PSF NET + Additional Rent: \$7.97 (CAM)

There are 6 different units available for lease:

- Unit #3115: 739 SF
- Unit #3127: 1,504 SF
- Unit #3133: 752 SF
- Unit #3139: 752 SF
- Unit #3255: 1,138 SF
- Unit #3625: 1,122 SF
- Unit #3365: 975 SF

Property Features

- PID: 70510862
- Building Assessment: \$2,631,500.00 (2019)
- Building Taxes: \$92,999.35 (2019)
- Zoning: (ID) Integrated Development
- Year Built: 2011
- Parking: On-site Parking Available

Highlights

- The available units are perfect for retail or professional office. All available units are located on the main floor with their own private entrance and large windows providing ample natural light.
- The property is located in the heart of Dieppe, currently experiencing rapid growth. It is also surrounded by dense residential communities!
- There are tons of amenities within walking distance including IGA Grocer, Shell Gas, Goodlife Fitness, the Dieppe Aquatic Centre, Alcool NB Liquor and Jean Coutu.
- The property is only minutes to Downtown Moncton and the Greater Moncton Romeo LeBlanc International Airport. Dieppe's favorable geographical location also gives access to more than 1.4 million consumers within a two-and-a-half-hour drive.
- Dieppe is a great place to do business with more than 3/4 of residents speaking both official languages. In less than 30 years, the City of Dieppe's population has also more than quadrupled.

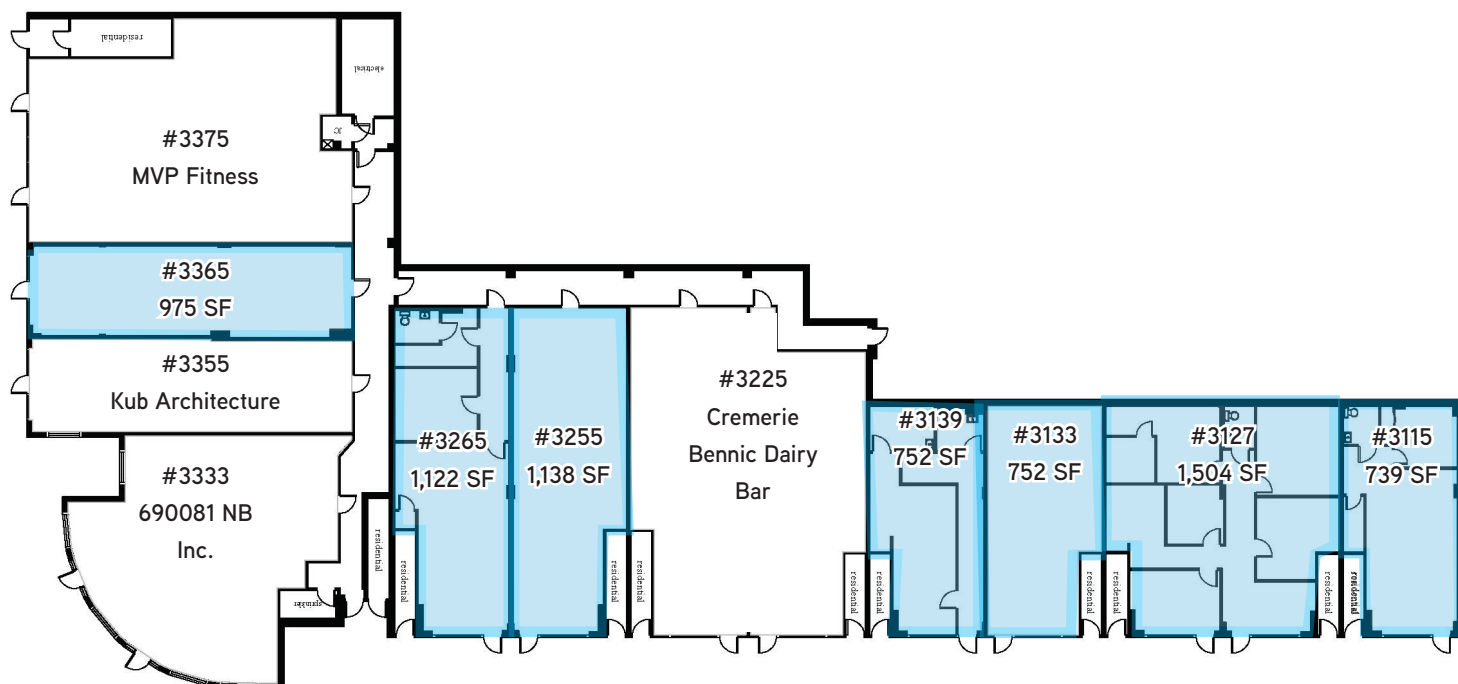


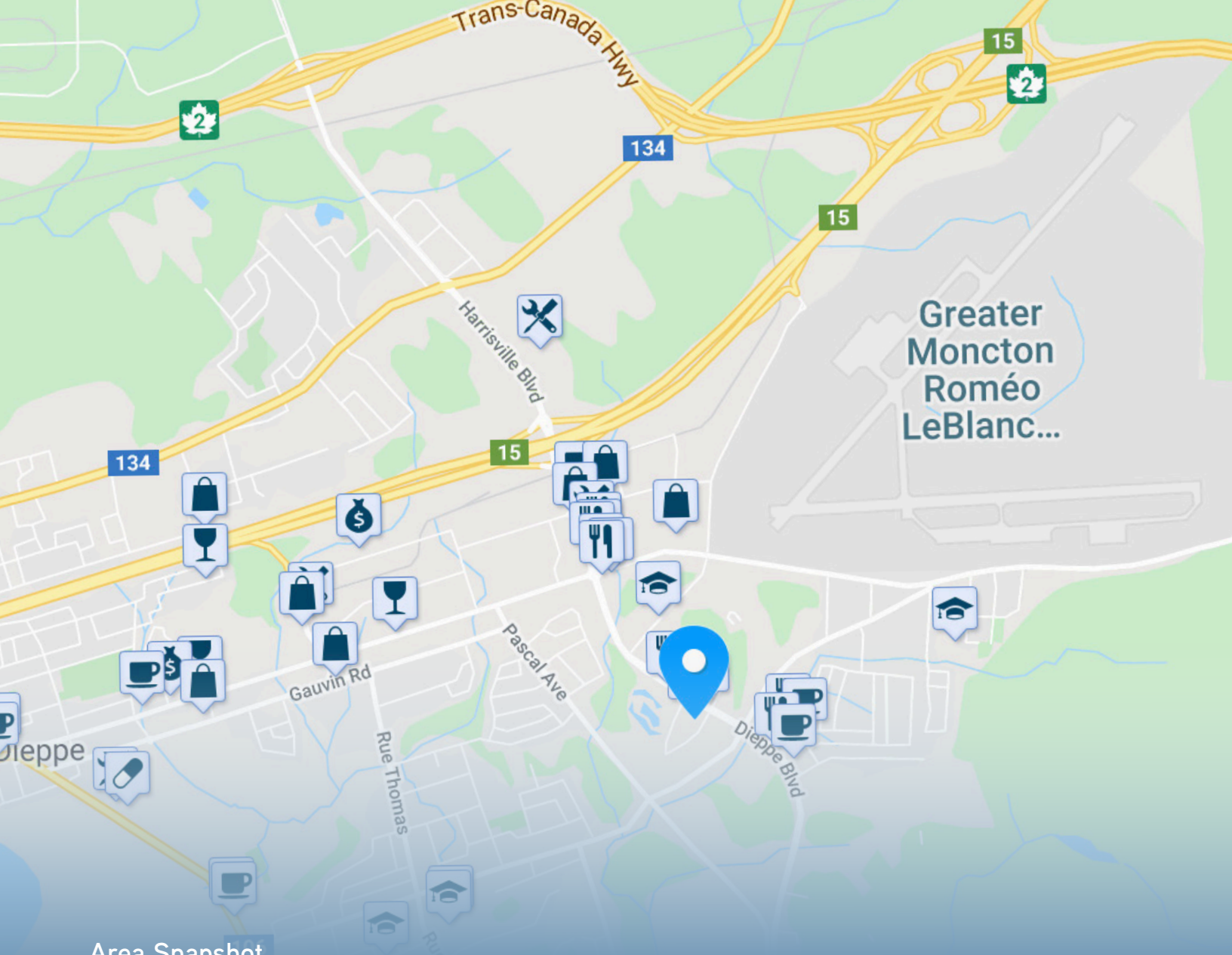
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Floor Plan

There are six different units available for lease ranging from 739 to 1,138 SF in size, which could also potentially be combined to suit your needs.

Current tenants include MVP Fitness, Kub Architecture, 690081 NB and Cremerie Bennic Dairy.





Area Snapshot



Population
(City of Dieppe | 2016)
25,384



**Greater Moncton Area
Population (2017)**
144,810



**Average Household
Income (2016)**
\$91,313



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