

# 254 Baig Boulevard

INDUSTRIAL INVESTMENT OPPORTUNITY

FOR SALE



**BRUNSWICK**  
BROKERS

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# Executive Summary

Brunswick Brokers is thrilled to present an exciting opportunity in the thriving Moncton industrial market. 254 Baig Boulevard is an ideal investment for someone looking to acquire in a prime location. The property is 100% occupied by a high quality tenant - Coast Tire - and comprised of a 39,696 square foot industrial building, sitting on 4.84 acres with ample yard space and parking on-site.

Current zoning is IP (Industrial Park) providing an array of various industrial uses, for more information see appendix A. Located in the rapidly expanding Moncton economy, the city is experiencing continued demand for industrial space. Additionally, the property's strategic location is just 10 minutes away from Moncton's downtown benefiting tenant staff and highway allowing easy access to a large customer base.

<b>PID</b>	00709857
<b>ADDRESS</b>	254 Baig Boulevard, Moncton NB
<b>ZONING</b>	IP - Industrial Park Zoning
<b>PROPERTY TYPE</b>	Industrial/Commercial
<b>YEAR BUILT</b>	1966
<b>TOTAL FLOORS</b>	1
<b>LOT SIZE</b>	4.84 acres
<b>BUILDING SIZE</b>	39,696 sf
<b>CLEAR HEIGHT</b>	16' to underside of joist in warehouse
<b>GRADE DOORS</b>	7
<b>DOCK DOORS</b>	4
<b>PARKING</b>	Ample on-site surface stalls
<b>YARD</b>	Yes - fenced yard plus additional unfenced yard
<b>ASKING PRICE</b>	Please Contact



CLOSE TO  
HIGHWAY



FULLY LEASED



MONCTON  
INDUSTRIAL  
PARK



WALT:  
4 YEARS



+/- 4.84  
ACRES



DOCK & GRADE  
LEVEL LOADING



# LOCATION OVERVIEW

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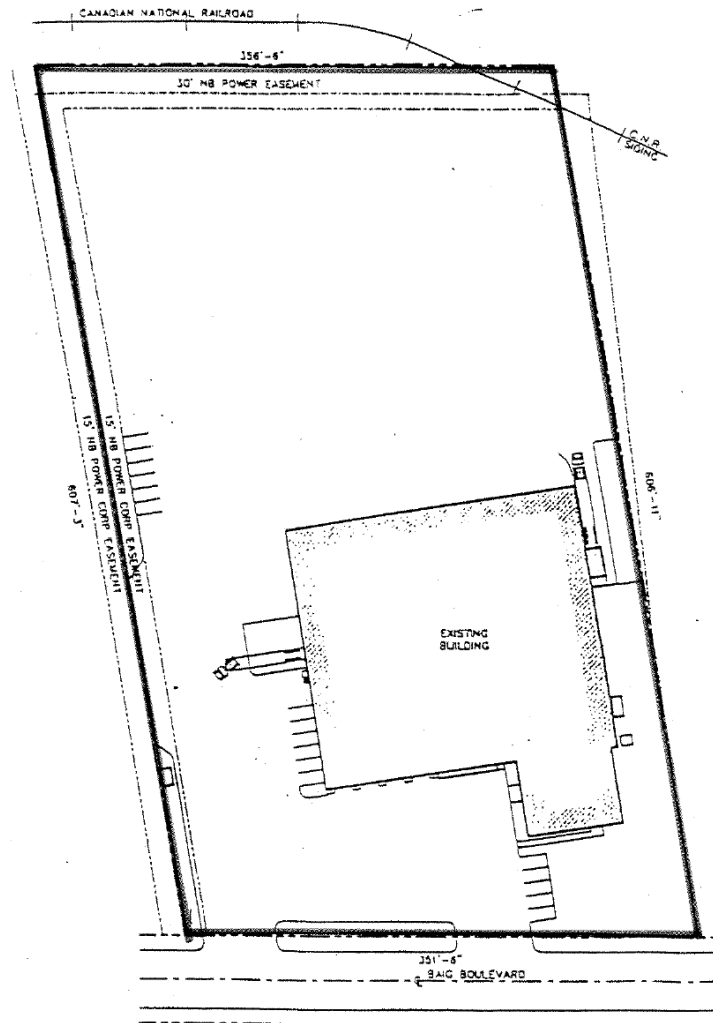
# The Location



— Moncton Industrial Park



# Site Plan



KEY PLAN  
SCALE : 1"=80'



## PID Map





## Tenant Summary

On March 1st, Andy's Tire of Halifax, Nova Scotia has acquired Coast Tire, a tenant at 254 Baig Boulevard since 2003. Coast Tire has a rich history, operating with a network of 26 locations across New Brunswick, Nova Scotia, and Prince Edward Island. Operating since 1984, Coast Tire has been serving both retail and commercial customers, providing mechanical repairs, maintenance services, oil changes, wheel alignments, and safety inspections. They have earned a reputation as the only ISO-certified tire dealer in the region.

With the acquisition of Coast Tire, Andy's Tire is now positioned as the major player in Atlantic Canada. Andy's Tire, already boasting 20 locations in the region, has expanded its reach and capabilities significantly. By integrating Coast Tire's 26 locations into their network, they have a total of 46 locations spread over the provinces. This establishes Andy's Tire as the go-to provider for tire and auto services in Atlantic Canada. Their extensive network and expertise position them as the leading choice for customers seeking exceptional service and convenience throughout the region.

**Andy's Tire** SHOP

**Coast Tire**  
Auto Service  
*REAL PEOPLE. REAL SERVICE.*





# MARKET OVERVIEW



Image Source: [downtownmoncton.com](http://downtownmoncton.com)



# Moncton Industrial Market - Q2 2024

## MARKET TRENDS

### Vacancy Rate



12 Month Change  
**1.68%**

Total Vacancy Rate  
**9.42%**

### Avg. Net Rent



12 Month Change  
**\$0.59**

Total Avg. Net Rent  
**\$8.04**

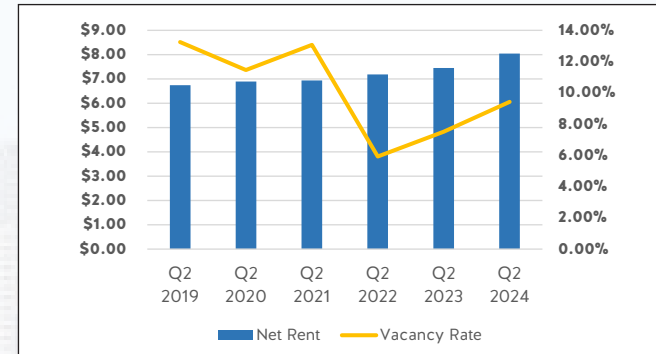
### Net Absorption



Previous Period  
**(63,768) sf**

Current Period  
**66,829 sf**

### Net Rent vs. Vacancy 2019 - 2024



### Comparable Leases 2023-2024

Civic Address	City	Prov.	Property Type	Commencement Date (YYYY)	Achieved Net Rent	Area (sf)
368 Urquhart Avenue	Moncton	NB	Industrial	2023	\$17.85	11,000
345 English Drive	Moncton	NB	Industrial	2023	\$14.77	39,000
327 Urquhart Avenue	Moncton	NB	Industrial	2024	\$13.05	31,000
1245 Aviation Avenue	Moncton	NB	Industrial	2024	\$13.00	59,000
1175 Aviation Avenue	Dieppe	NB	Industrial	2023	\$11.00	20,604
80 Driscoll Crescent	Moncton	NB	Industrial	2023	\$9.00	12,000
611 Ferdinand Boulevard	Moncton	NB	Industrial	2023	\$8.50	63,000
227 Henri Dunant Street	Moncton	NB	Industrial	2023	\$7.75	35,000

- While the average net rent is \$8.04 psf, new and renovated construction is garnering higher rents in the range of +/-15.00 psf.

Source: Turner Drake Moncton Industrial Market Survey Q2 2024 supplemented by Brunswick Brokers research



# PROPERTY PHOTOS

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## Aerial Photos

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## Exterior Photos





## Exterior Photos

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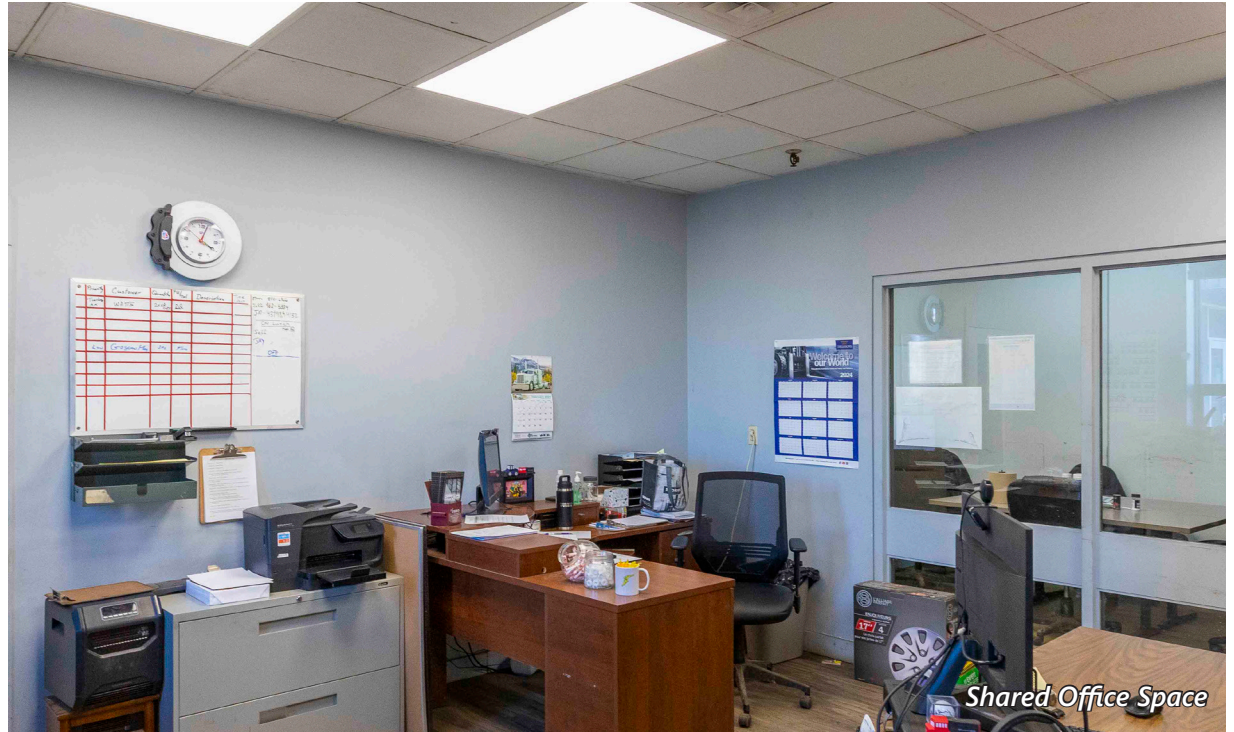




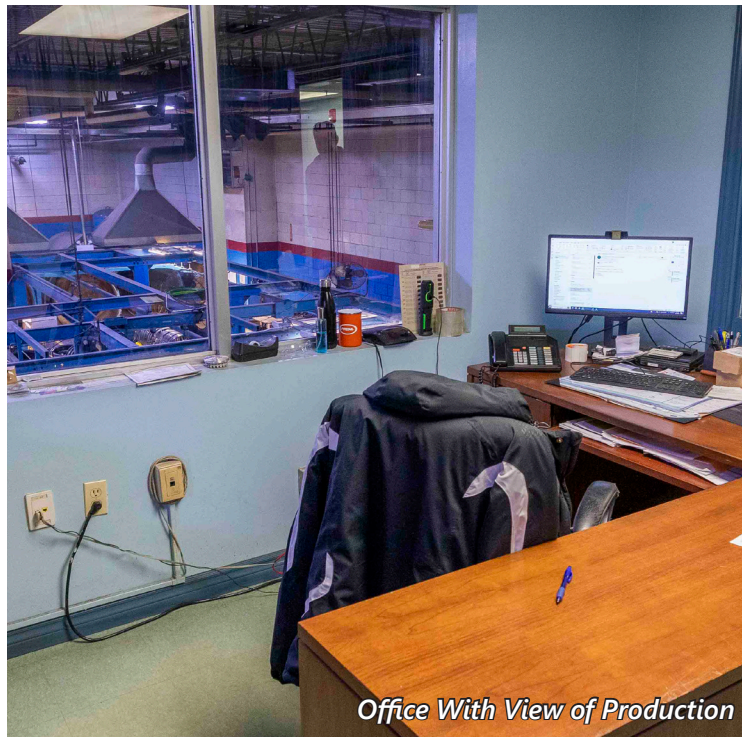
# Office



*Shared Office Space*



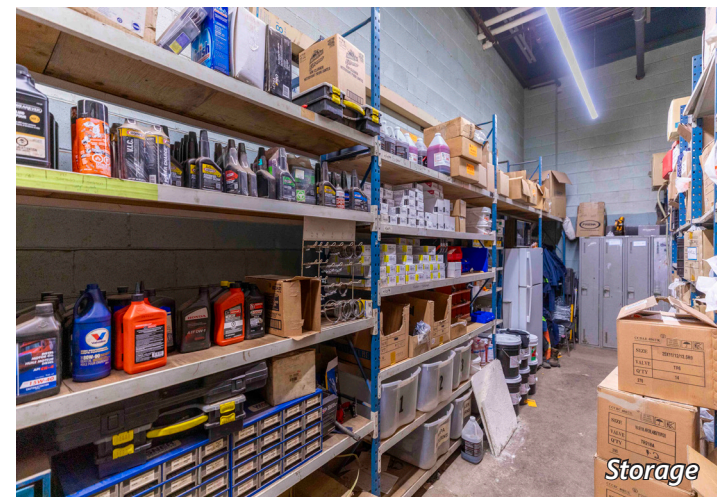
*Shared Office Space*



*Office With View of Production*



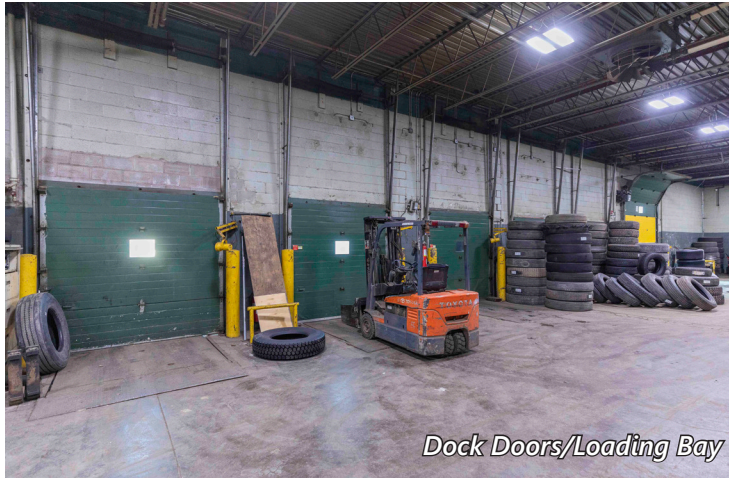
*File/Storage Area*



*Storage*



# Retreading Production Facility



*Dock Doors/Loading Bay*



*Warehouse Area & Equipment*



*Warehouse Area & Equipment*



*Staff Kitchen*



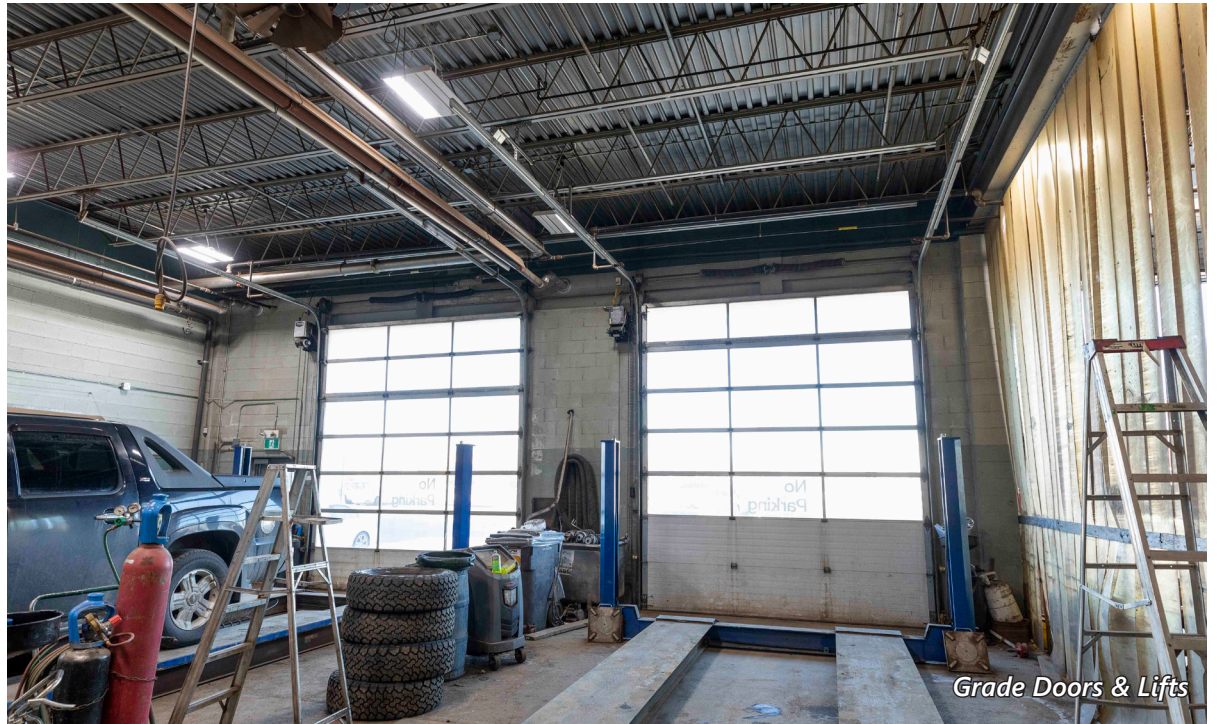
*Areal View of Warehouse Area*



## Retail Service Area



*Retail Service Counter*



*Grade Doors & Lifts*



*Retail Office*



*Waiting Area*



*Outdoor View of Grade Doors*

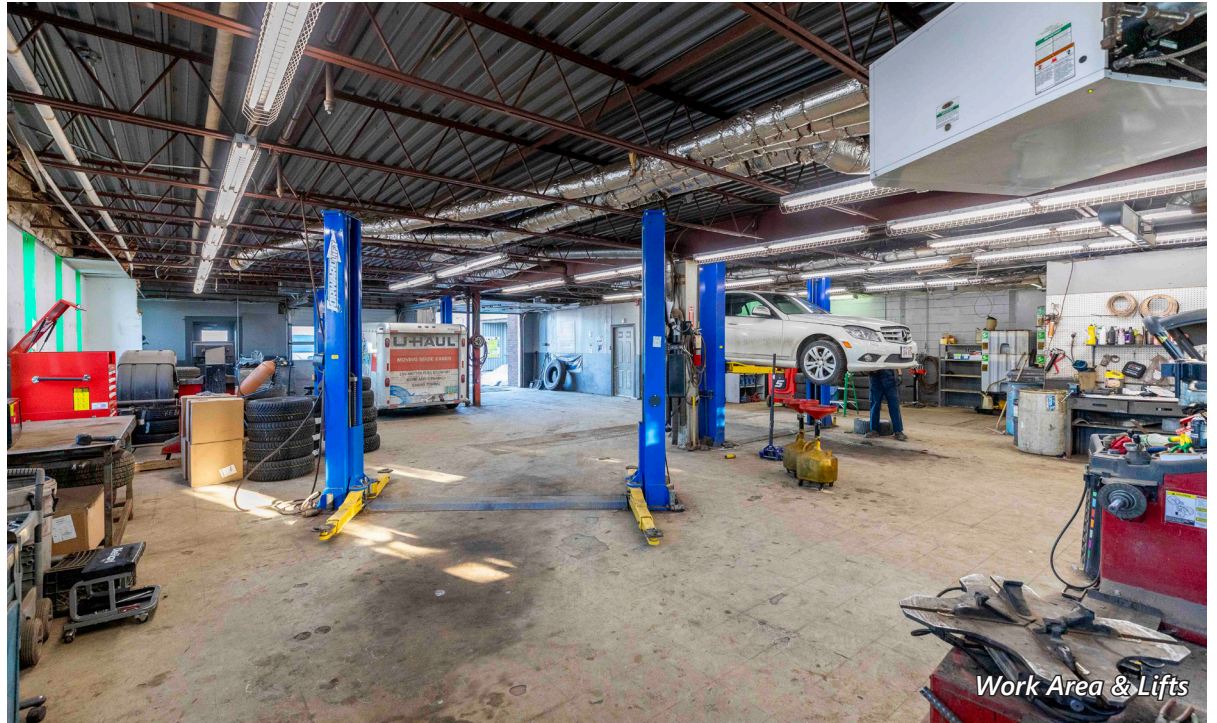


# Auto Maintenance & Tire Shop

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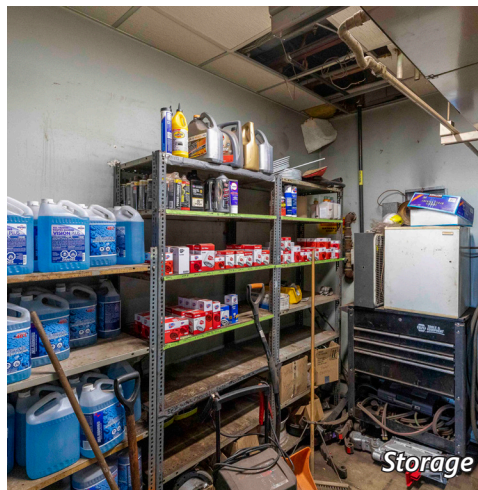
Work Area & Lifts



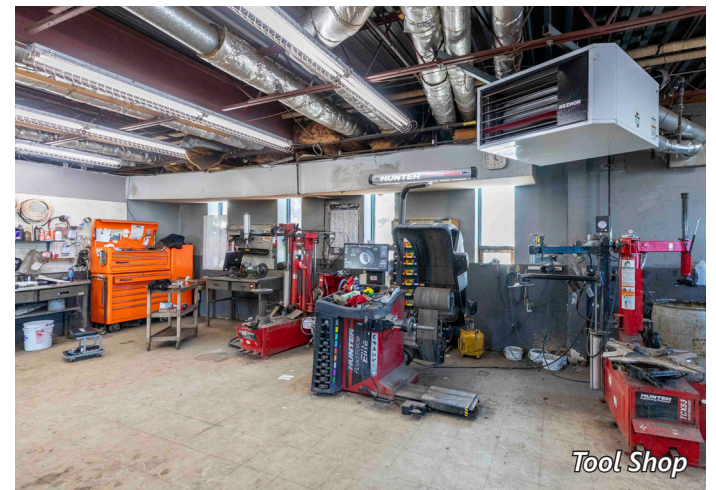
Work Area & Lifts



Grade Doors



Storage



Tool Shop





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# Appendix A - Zoning

BY-LAW # Z-222 CITY OF MONCTON ZONING BY-LAW /  
ARRÊTÉ N° Z-222 ARRÊTÉ DE ZONAGE DE LA VILLE DE MONCTON

TABLE 14.1 INDUSTRIAL ZONES USE TABLE

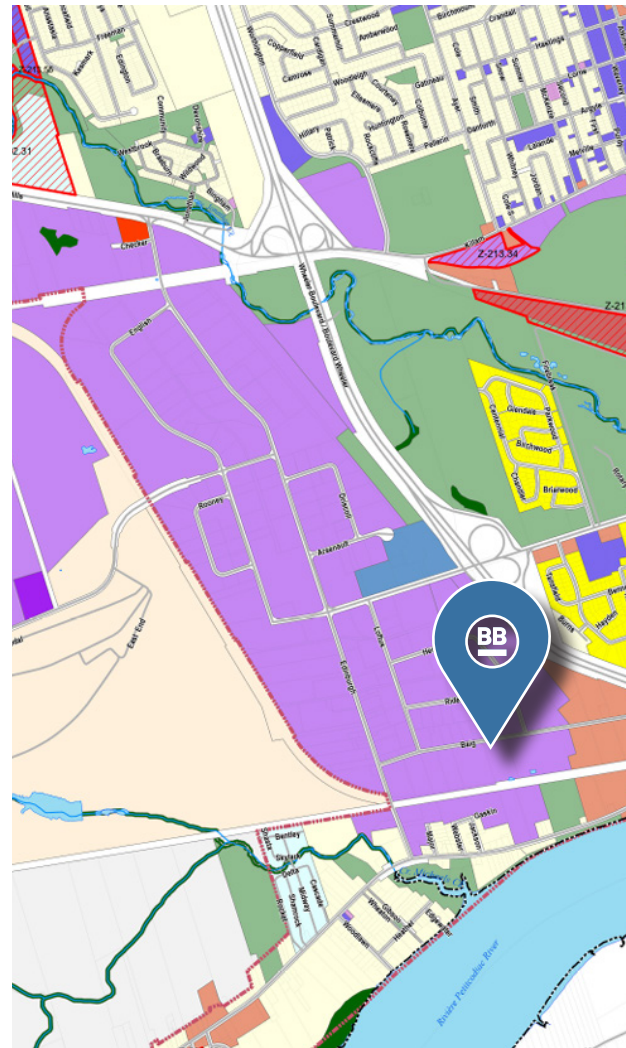
TABLEAU 14.1 TABLEAU DES USAGES – ZONES INDUSTRIELLES

P = Permitted / Usage permis

C = Conditional Use Subject to Terms and Conditions / Usage conditionnel assujéti à des conditions

- = Use Not Permitted / Usage interdit

ONE OR MORE OF THE FOLLOWING MAIN USES / UN OU PLUSIEURS DES USAGES PRINCIPAUX SUIVANTS	HI	RI	AI	IP	BT	LI	VIP
			jusqu'à 400 m²				
Scrap yard, subject to 91(3) / Parc à ferraille, sous réserve du paragraphe 91(3)	P	P	-	-	-	-	-
Secondary manufacturing, subject to subsection 90 / Fabrication secondaire, sous réserve du paragraphe 90	P	P	P	P	-	P	P
Service shop / Atelier de service	-	-	-	P	-	P	P
Service station, subject to section 76 / Station-service, sous réserve de l'article 76	C	-	C	C	-	-	C
Small engine repair / Réparation de petits moteurs	P	P	P	P	-	P	P
Small-scale recycling centre / Centre de recyclage à petite échelle	P	P	P	P	-	P	P
Soil and water remediation facility / Installation d'assainissement des sols et de l'eau	P	P	-	-	-	-	-
Tow truck operations or auto impoundment yards, subject to section 77 / Entreprise de dépannage ou fourrière, sous réserve de l'article 77	P	-	-	P	-	-	-
Transportation use / Usage de transport	P	P	P	P	-	-	P
Veterinary clinic / Clinique vétérinaire	-	-	-	P	-	P	P
Wholesale store, warehousing and storage in an enclosed building / Magasin de vente en gros, entreposage en bâtiment à construction fermée	P	P	P	P	-	-	P
Welding shop or machine shop, subject to section 92 / Atelier de soudage ou d'usinage, sous réserve de l'article 92	P	P	P	P	-	P	P



## Commercial Zones / Zones commerciales

- NC Neighbourhood Convenience Zone  
Zone de dépanneurs de quartier
- MU Mixed Use Zone  
Zone d'usages mixtes
- SC Suburban Commercial Zone  
Zone commerciale suburbaine
- HC Highway Commercial Zone  
Zone commerciale routière

## Industrial Zones / Zones industrielles

- HI Heavy Industrial Zone  
Zone d'industries lourdes
- RI Rail Industry Zone  
Zone d'industries ferroviaires
- AI Air Industry Zone  
Zone d'industries aéronautiques
- IP Industrial Park Zone  
Zone de parcs industriels
- BT Business and Technology Zone  
Zone d'affaires et de technologie
- LI Light Industrial Zone  
Zone d'industries légères
- VIP Victory Industrial Park Zone  
Zone du parc industriel Victory

## Park and Community Use Zones / Zones de parcs et d'usages communautaires

- P-1 Community Use Zone  
Zone d'usages communautaires
- P-2 Open space and Conservation Zone  
Zone d'espaces verts et de conservation
- PS Post Secondary Zone  
Zone d'enseignement postsecondaire

## Downtown Zones / Zones du centre-ville

- CBD Central Business District Zone  
Zone du quartier central des affaires
- SBD Secondary Business District Zone  
Zone du quartier secondaire des affaires
- RP Riverfront Park Zone  
Zone de terrains riverains affectés à des fins récréatives
- UR Urban Residential Dwelling Zone  
Zone résidentielle urbaine

## Rural and Manufactured Home Zones / Zones rurales et de maisons préfabriquées

- WS Watershed Zone  
Zone du bassin hydrographique
- RR-1 Rural Residential Zone  
Zone résidentielle rurale