

BRUNSWICK

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**Highly Visible Corner on Sought-After
Moncton Road**

FOR LEASE

548 MOUNTAIN ROAD

Moncton | NB

Steve Morrison



548 Mountain Road | Moncton, NB
Steve Morrison



Property Highlights

BASE RENT
\$2,500
per month

Ideally, suited to those who are requiring the drive-in ability of vehicles for service, sales, or repair. This property boasts top-quality finishes with details such as ceramic tiles, in-floor heating, solid-core natural oak-stained office doors, central HVAC system with Honeywell controls, and a security system.

Currently configured with two private offices, a reception area, washroom facility, storage area, and two drive-in (10') loading doors, with a 12' 8" clear ceiling height and is fully drained. Affordably priced for the market area, this property offers great value!



**SECURITY
SYSTEM**



**STORAGE
AREA**



**HIGH
CEILINGS**



**ON-SITE
PARKING**

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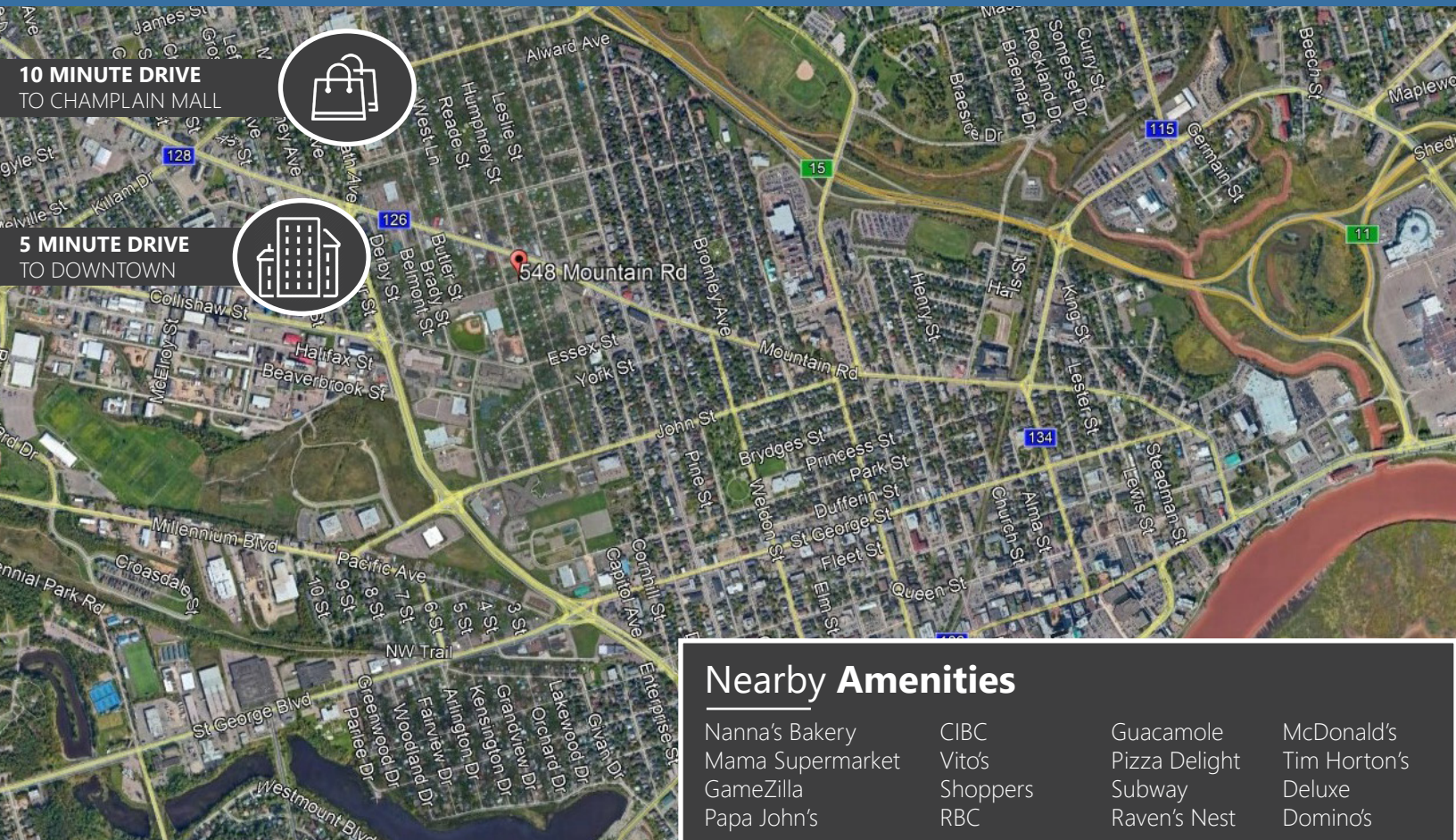


Property Details

AVAILABLE
IMMEDIATELY

ZONING	Suburban Commercial (SC1)
YEAR BUILT	2007
LOT SIZE	Approximately 12,000 sf (0.28 acres)
BUILDING SIZE	Approximately 1,800 sf
NUMBER OF FLOORS	One
PARKING	Paved parking lot
LOADING	Two 10' drive-in doors
HEATING	In-floor and heat pump
OPERATING EXPENSES	\$500/month (includes property taxes, water, building insurance)
TENANT EXPENSES	Tenant to contract directly for its electricity, heat, interior cleaning, snow removal, garbage removal, alarm system monitoring, liability insurance, internet and phone.

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Nearby Amenities

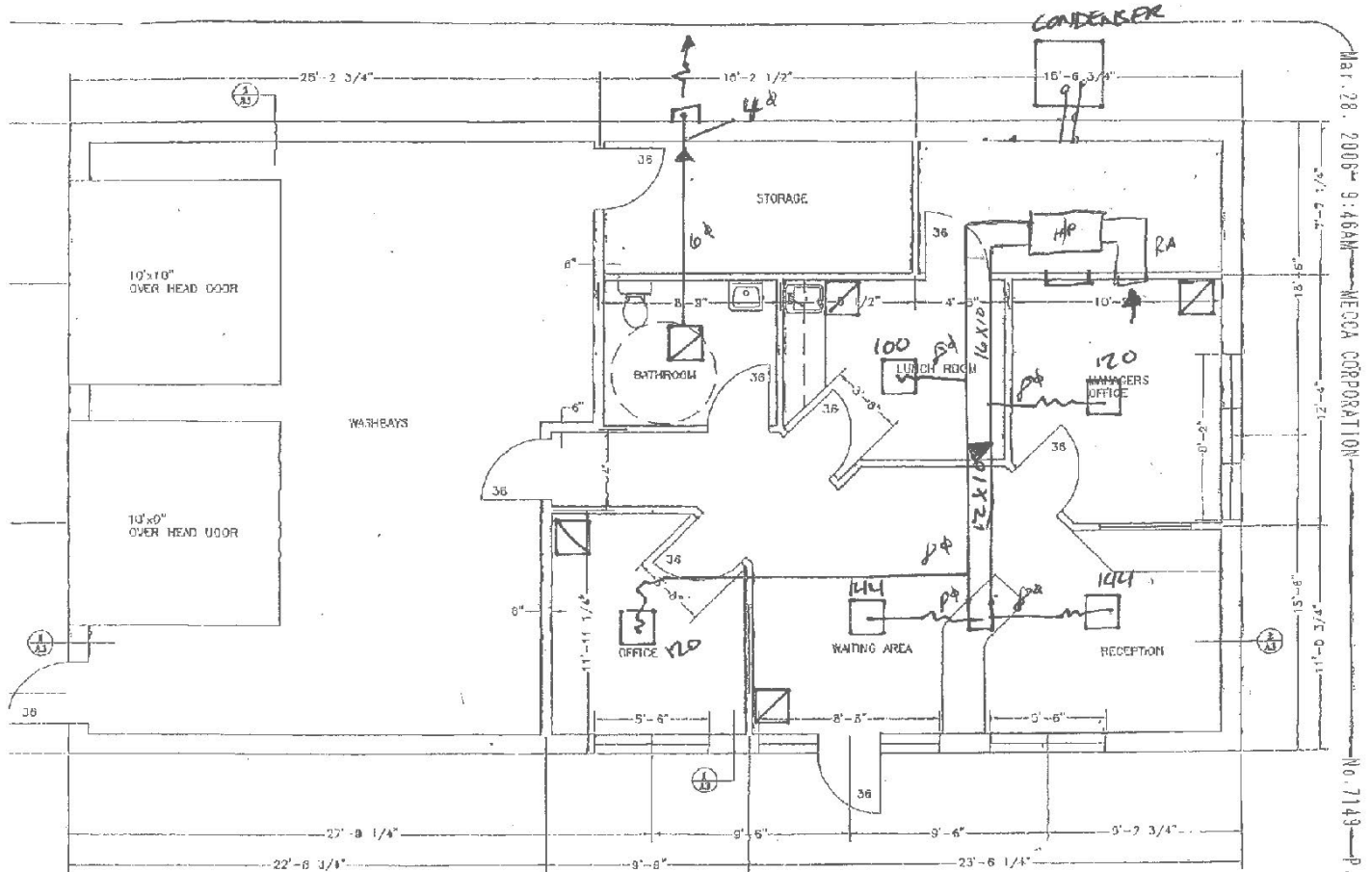
- Nanna's Bakery
- Mama Supermarket
- GameZilla
- Papa John's
- CIBC
- Vito's
- Shoppers
- RBC
- Guacamole
- Pizza Delight
- Subway
- Raven's Nest
- McDonald's
- Tim Horton's
- Deluxe
- Domino's

Moncton

2020 POPULATION	158,695 persons
% POPULATION CHANGE (2016 - 2020)	6.9%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783

Floor Plan

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Property Photos



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