

# BRUNSWICK

---

BROKERS  
COMMERCIAL REAL ESTATE

**Prime Retail Locations of 1,000 Square Feet!**

**FOR LEASE**

**1405 MOUNTAIN ROAD**

Moncton | NB

**Steve Morrison**





1405 Mountain Road | Moncton, NB  
Steve Morrison



## Property Highlights

BASE RENT  
**\$18.00 psf**

ADDITIONAL RENT  
**\$11.31 psf**

Amazing retail/office opportunity on Moncton's busy Mountain Road. The only available unit is 1,000 square feet in size with an open concept front, and a single office and 2-piece washroom at the rear. Property includes great signage opportunities and proximity to large retail centres. Options include a ready-made unit or on approved credit application, turn-key renovations to suit your business' needs.

This strip plaza is home to St. Louis Wings, Freddie's Pizza, Kumon Math & Reading Centre, MaxSys Staffing, Canada House Wellness Group, The Devils Halo Cheesecakes & Milkshakes, and Grant Thornton - Insolvency Trustees.



**GREAT  
LOCATION**



**PROFESSIONALLY  
MANAGED**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



1405 Mountain Road | Moncton, NB  
Steve Morrison



## Property Details

AVAILABLE  
IMMEDIATELY

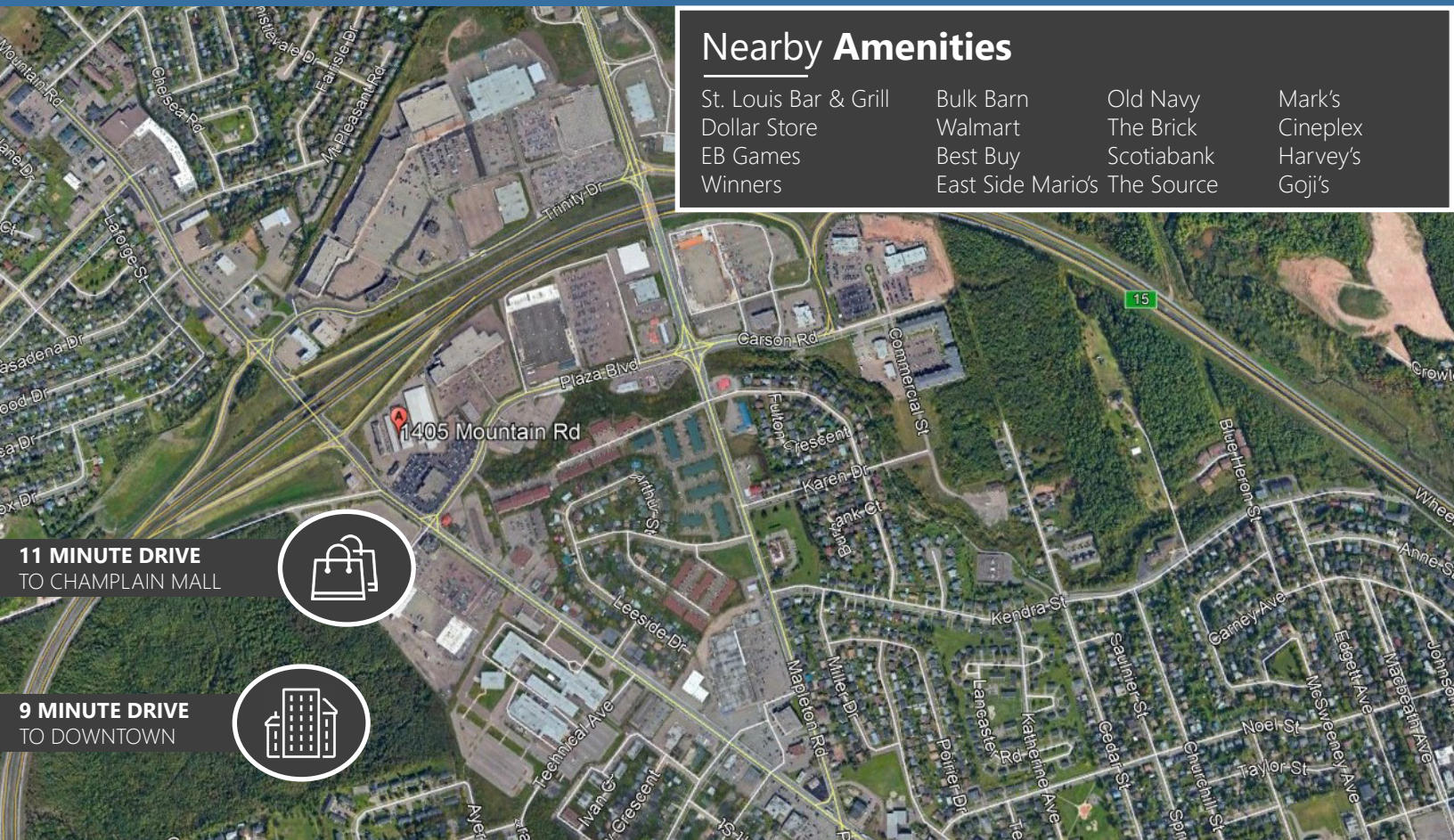
<b>LISTING ID</b>	15020
<b>PROPERTY TYPE</b>	Office / Retail
<b>BUILDING SIZE</b>	10,675 sf
<b>SIZE AVAILABLE</b>	Unit is 20' wide x 50' deep
<b>NUMBER OF FLOORS</b>	One
<b>MAX CONTIGUOUS SPACE</b>	1,000 sf
<b>MIN DIVISIBLE SPACE</b>	1,000 sf
<b>PARKING</b>	Ample on-site surface stalls
<b>TENANT IMPROVEMENT ALLOWANCE</b>	Negotiable based on tenant and terms





# 1405 Mountain Road | Moncton, NB

## Steve Morrison



### Nearby Amenities

St. Louis Bar & Grill  
Dollar Store  
EB Games  
Winners

Bulk Barn  
Walmart  
Best Buy  
East Side Mario's

Old Navy  
The Brick  
Scotiabank  
The Source

Mark's  
Cineplex  
Harvey's  
Goji's

## Moncton

<b>2021 POPULATION</b>	162,422
<b>TOTAL HOUSEHOLDS</b>	64,892
<b>AVERAGE HOUSEHOLD SIZE</b>	2.3
<b>AVERAGE HOUSEHOLD INCOME</b>	\$83,571

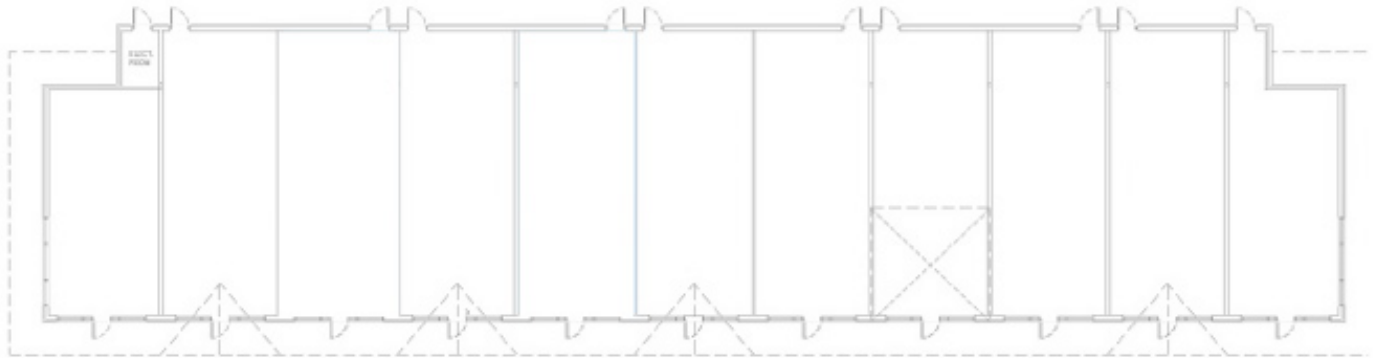


# Floor / Site Plan

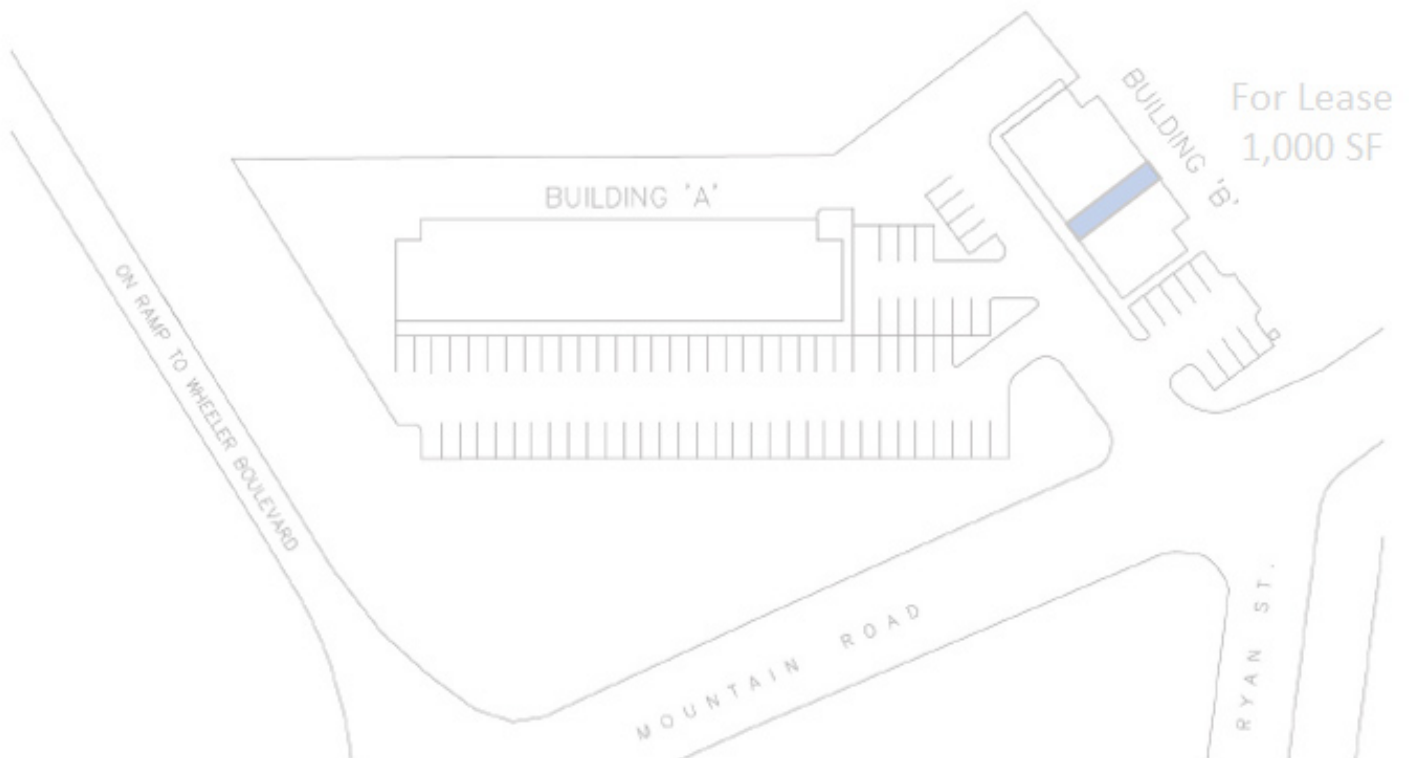
1405 Mountain Road | Moncton, NB  
Steve Morrison



BUILDING 'A'



Fully Leased







1405 Mountain Road | Moncton, NB

**Steve Morrison**

(506) 381-5885

smorrison@bbrokers.ca

32 Alma Street

Moncton, NB

E1C 4Y1

**bbrokers.ca**

**BRUNSWICK**  
BROKERS  
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.