

# BRUNSWICK

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BROKERS

1,200 SF - Retail Space

FOR LEASE

331 ELMWOOD DRIVE

Moncton | NB

Troy Nesbitt

Take a  
Virtual Tour



331 Elmwood Drive | Moncton, NB  
Troy Nesbitt



## Property Highlights

NET RENT  
**\$16.00 psf net**

Brunswick Brokers is pleased to present the opportunity to lease 1,200 SF of ground floor retail space at busy 331 Elmwood Drive. Located at the corner of Morton Avenue and Mill Road on Elmwood Drive in Moncton East. Elmwood Plaza is easily accessible and centrally located with major regional tenants.

Elmwood Plaza was renovated in 2014 - major building improvements include: HVAC, roof, facade, and parking/draining.



**HIGHWAY  
ACCESS**



**CENTRALLY  
LOCATED**



**PARKING  
ONSITE**

**BRUNSWICK**  
BROKERS

32 Alma Street  
Moncton, NB  
E1C 4Y1

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## Property Details

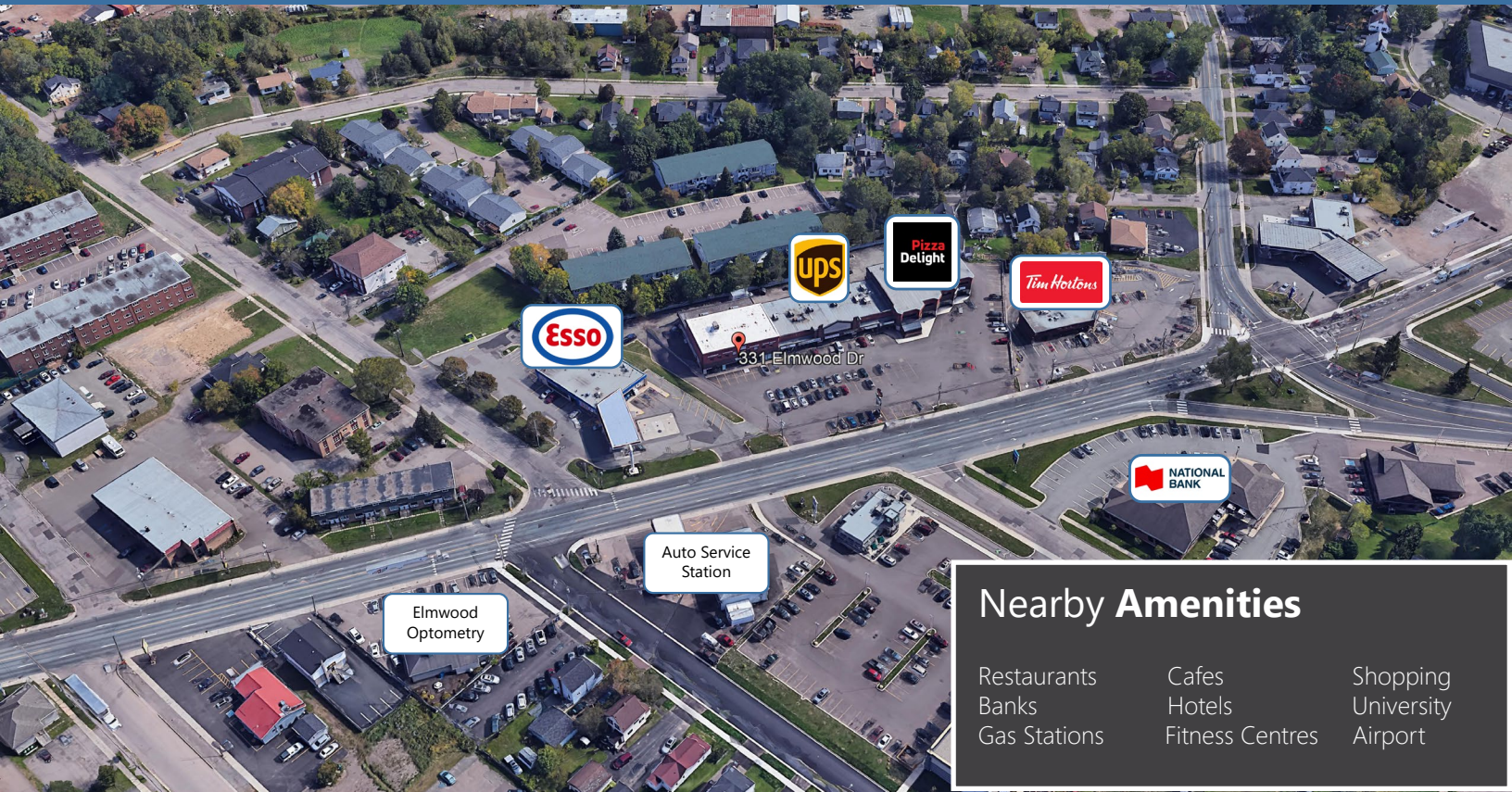
AVAILABLE  
Immediately

|                  |   |
|------------------|---|
| PROPERTY TYPE    | Retail                                    |
| YEAR RENOVATED   | 2014                                      |
| UNIT SIZE        | 1,200 sf                                  |
| NUMBER OF FLOORS | One (Ground floor)                        |
| PARKING          | The property offers ample on-site parking |
| BASE RENT        | \$16.00 psf net                           |
| ADDITIONAL RENT  | \$8.90 psf + hst (CAM and Taxes)          |





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Nearby Amenities

- Restaurants  
Banks  
Gas Stations
- Cafes  
Hotels  
Fitness Centres
- Shopping  
University  
Airport

Moncton

|                          |          |
|--------------------------|----------|
| 2021 POPULATION          | 162,422  |
| TOTAL HOUSEHOLDS         | 64,892   |
| AVERAGE HOUSEHOLD SIZE   | 2.3      |
| AVERAGE HOUSEHOLD INCOME | \$83,571 |





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BROKERS  
COMMERCIAL REAL ESTATE

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