

INVESTMENT OVERVIEW

260 MacNaughton Avenue is an excellent investment opportunity. This 21,290 SF modern office building is fully leased to two tenants (financials available upon signing of non-disclosure agreement).

The building itself has an attractive modern exterior and excellent curb appeal with ample onsite paved parking. The 21,290 SF is made up of a combination of modern washrooms, office/ meeting rooms, a lunchroom, workstations with under floor wiring, a server room and more.

This property is situated on a 2.54-acre lot in the Caledonia Industrial Park and is well located with easy access to Harrisville Boulevard and the Trans-Canada Highway. The property is just a short drive to Elmwood Drive's commercial node, Costco Wholesale and Granite Centre - Moncton's newest development site.

- Excellent exposure with ±23,300 vehicles daily on the Trans Canada Highway.
- Close to numerous amenities including restaurants, coffee shops & entertainment.
- Caledonia Industrial Park is over 6,000,000 SF and is home to 145 business and 3,700 employees.

Asking Price:

\$2,150,000



DETAILS

PID

• 70264197

AREA

Moncton (East)

CURRENT ASSESSMENT

• \$1,583,000 | 2020

CURRENT LEVY

• \$74,084.40 | 2020

TOTAL LAND AREA

• ±2.54 Acres

BUILDING AREA

±21,290

PARKING

• Ample on-site paved parking

TENANTS

Available upon signing of non-disclosure agreement

HEATING

 Air Conditioning, Heat Pump-Ducted & Natural Gas

ZONING

IP | Industrial Park

PERMITTED ZONING USES

- Call Centre
- Communication use
- Distribution Use
- Education Centre
- Financial Services
- Governement Operations
- Health Services
- Manufacturing/Design
- Office
- & More



PHOTOS







NEIGHBOURHOOD OVERVIEW

Moncton East has recently seen significant growth. It is quickly becoming one of the most desirable areas to do business in the Greater Moncton Area. The area is made up of the Caledonia Industrial Estates, commercial/etail notes and residential properties.

260 MacNaughton Avenue is situated within Caledonia Industrial Estates, which is adjacent to the Trans-Canada Highway. This park has seen dynamic growth with many prominent businesses calling it home.

In the immediate surrounding area there's a \$50 million retirement complex (housing +/- 350 seniors and 150 employees), Université de Moncton (home to approximately 4,907 students and employer to 434 administrative employees), the Moncton Stadium (\$17 million venue opened in 2010) and several dense residential neighborhoods.

Within a 5 KM Radius of 260 MacNaughton Avenue you will also find:

- > Schools/Daycares
- > Several Grocers/ Retail Stores including the new Costco
- > Irishtown Nature Park (and several community Parks)
- > Pharmacies/Medical Clinics
- > Restaurants/Coffee Shops



REGIONAL SNAPSHOT

DEMOGRAPHICS

We want you to take a hard look at Greater Moncton because we think you will be truly blown away. Our airport services more clients than all others in New Brunswick combined. Our retail shopping, personal services, health care and educational sectors all service a larger regional market. Being the geographical heart of the Maritime Provinces, numerous corporations use Moncton as a hub to service clients across the region and beyond.

Greater Moncton Population | 155,825

Average Family Income | 82,451

Median Population Age | 40.1

REASONS TO DO BUSINESS IN THE HUB

 Greater Moncton is the most populous CMA in the province with nearly 156,000 habitants. Its slightly wider economic region has a population of more than 220,000.

- More than 1.4 million people live within 2.5 hours of Greater Moncton and more than 1.5 million within 3 hours. It is the largest catchment area in Eastern Canada.
- Tourism and retail employ 23.5% of the total workforce in Moncton. That just gives you a sense of what a bustling retail hub Moncton really is.
- Greater Moncton is the 5th fastest growing community in Canada with 17.8% growth 2001-2011. It had the fastest growth of all urban centres in Atlantic Canada.

KEY MONCTON FACTS

- Has 1.76 annual area visitors and tourism expenditures of ±\$449.3 million.
- Moncton boasts a 47% bilingual workforce and is Canada's 1st bilingual city.
- Best retail shopping environment in Atlantic Canada with Impressive average annual retail sales of ±2.6 billion.
- #1 Commercial & Industrial Hub in Atlantic Canada according to Statistics Canada.
- Strategically located all road or rail traffic coming into or out of Nova Scotia & PEI come through the hub.
- Over 13,500 students enrolled in post-secondary education programs in the Greater Moncton region.
- Home of the largest multi-function outdoor stadium in Atlantic Canada and the newly opened ±\$100 million Avenir Centre

Moncton has been named one of the best places in Canada to do business for 5 consecutive years by Canadian Business Magazine. The low-cost business environment gives your business an upper hand, it's the most cost competitive city in the US and Canada.



