



438 PAUL ST

Dieppe, NB



Land Securities Ltd



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STRATEGIC LOCATION

The City's Principal Commercial Area

Dieppe's main street for fun shopping, restaurants and basic supplies.

Neighbours include Champlain Place, Sobeys Supermarket, Alcohol NB

FOOD

McDonald's
Burger King,
Wendy's
KFC
Delux French Fries

Entertainment

Cineplex Cinemas
Walmart
Alcohol NB
Bass Pro Shops
Sports Rock

BASICS

Sobeys Supermarket
Esso
Irving Oil
Canadian Tire Gas
Service NB

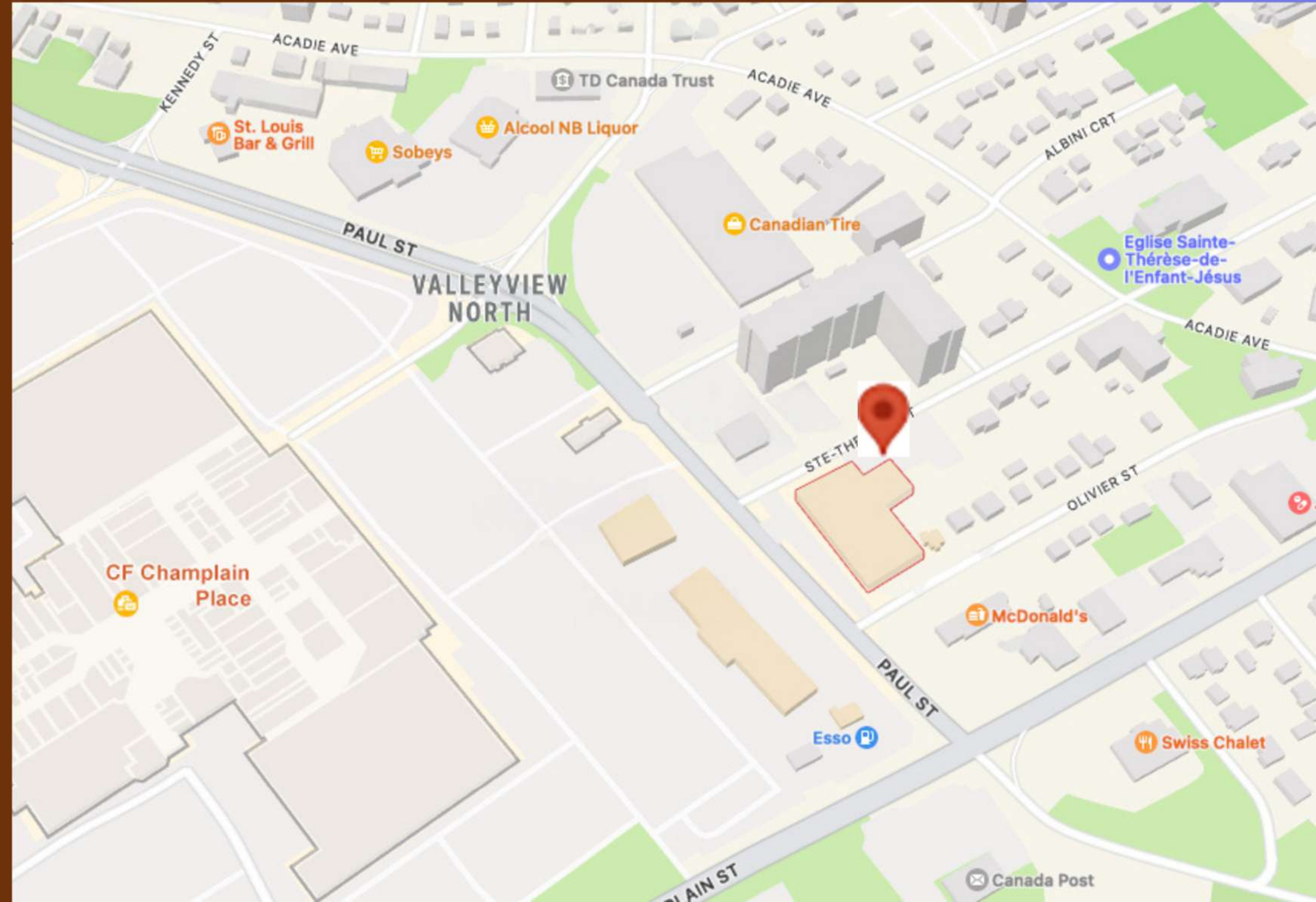
DESTINATION LOCATION

The heart of Moncton's shopping scene thanks to Champlain Place

- Expanding Residential Neighbourhood with a new 200 unit development next door and more projects planned
- Champlain Place
- TransCanada highway

Near:

- Sobeys Supermarket
- Alcohol NB Liquor
- Canadian Tire
- McDonald's
- Swiss Chalet



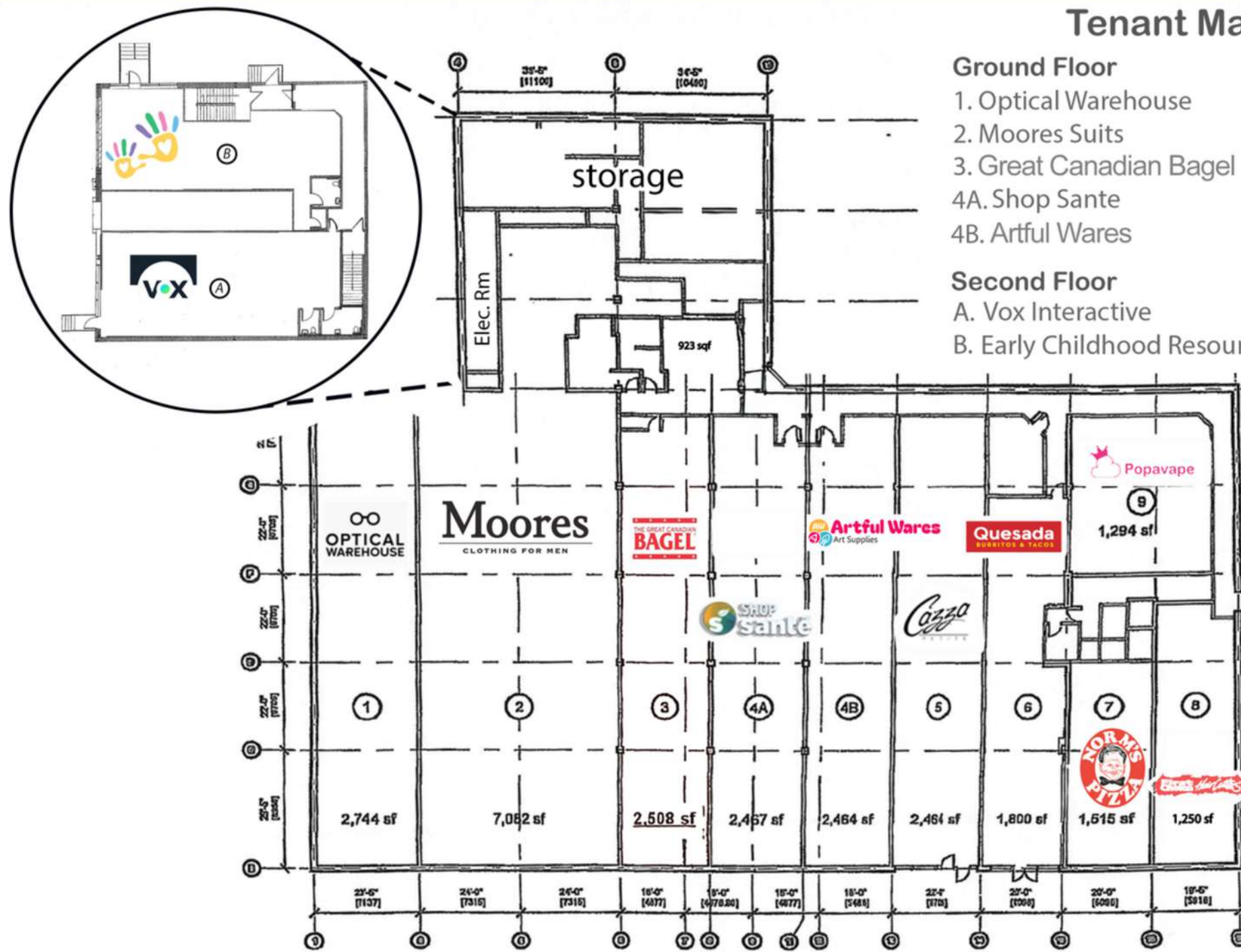
Tenant Map

Ground Floor

- | | |
|-------------------------|----------------------|
| 1. Optical Warehouse | 5. Cazza Petite |
| 2. Moores Suits | 6. Quesada |
| 3. Great Canadian Bagel | 7. First Choice Hair |
| 4A. Shop Sante | 8. Norm's Pizza |
| 4B. Artful Wares | 9. Popavape |

Second Floor

- A. Vox Interactive
B. Early Childhood Resource Centre

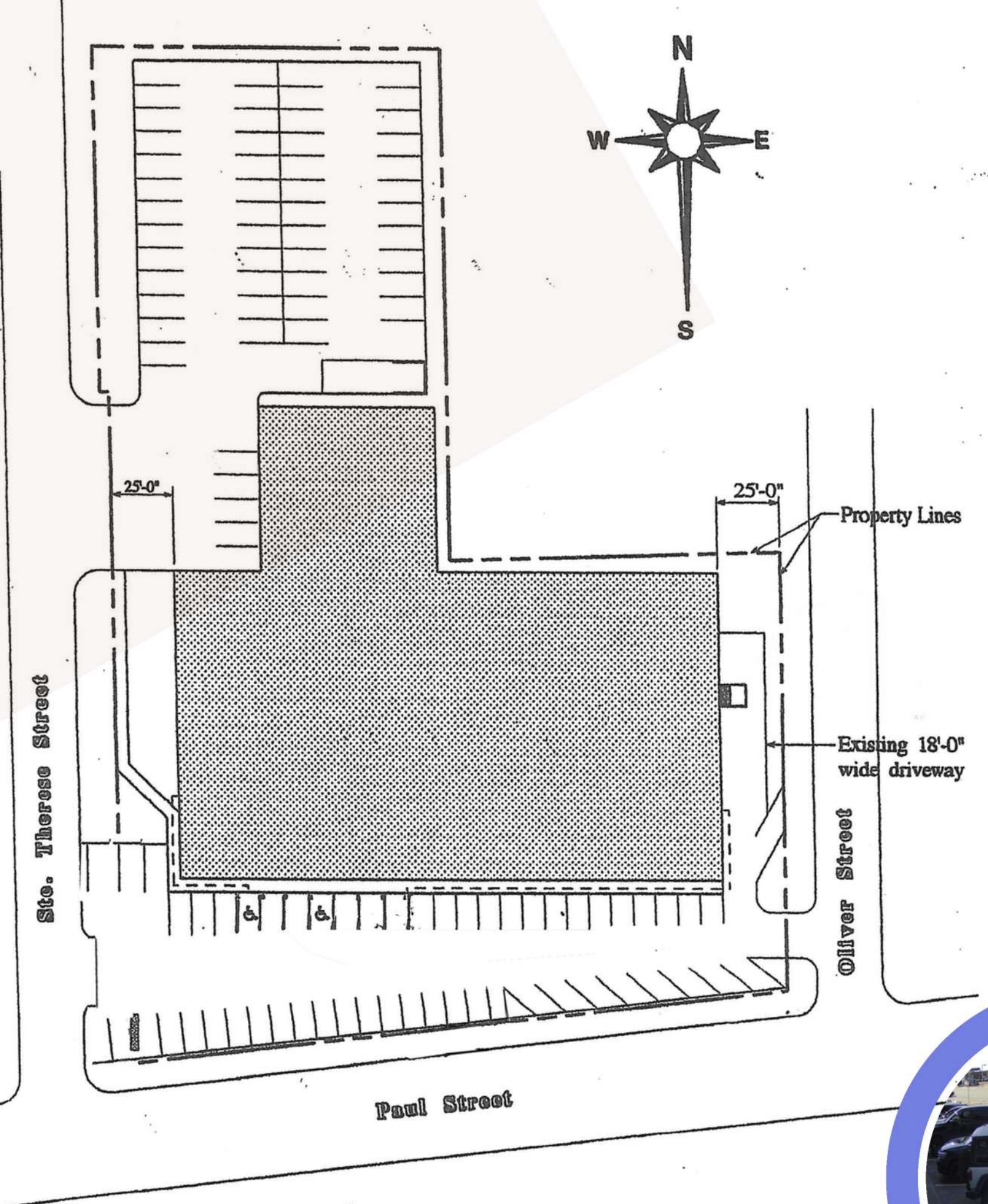


438 Paul Street, Dieppe, NB
Land Securities Ltd.
www.MissionProperties.net



**12
UNIQUE
SIZED
TENANTS**
Front & Back Options

- 1,300 - 7,000 sf units
- 2 units behind
- 10 front facing



PARKING STALLS & SECURITY

○ ○ ○ ○

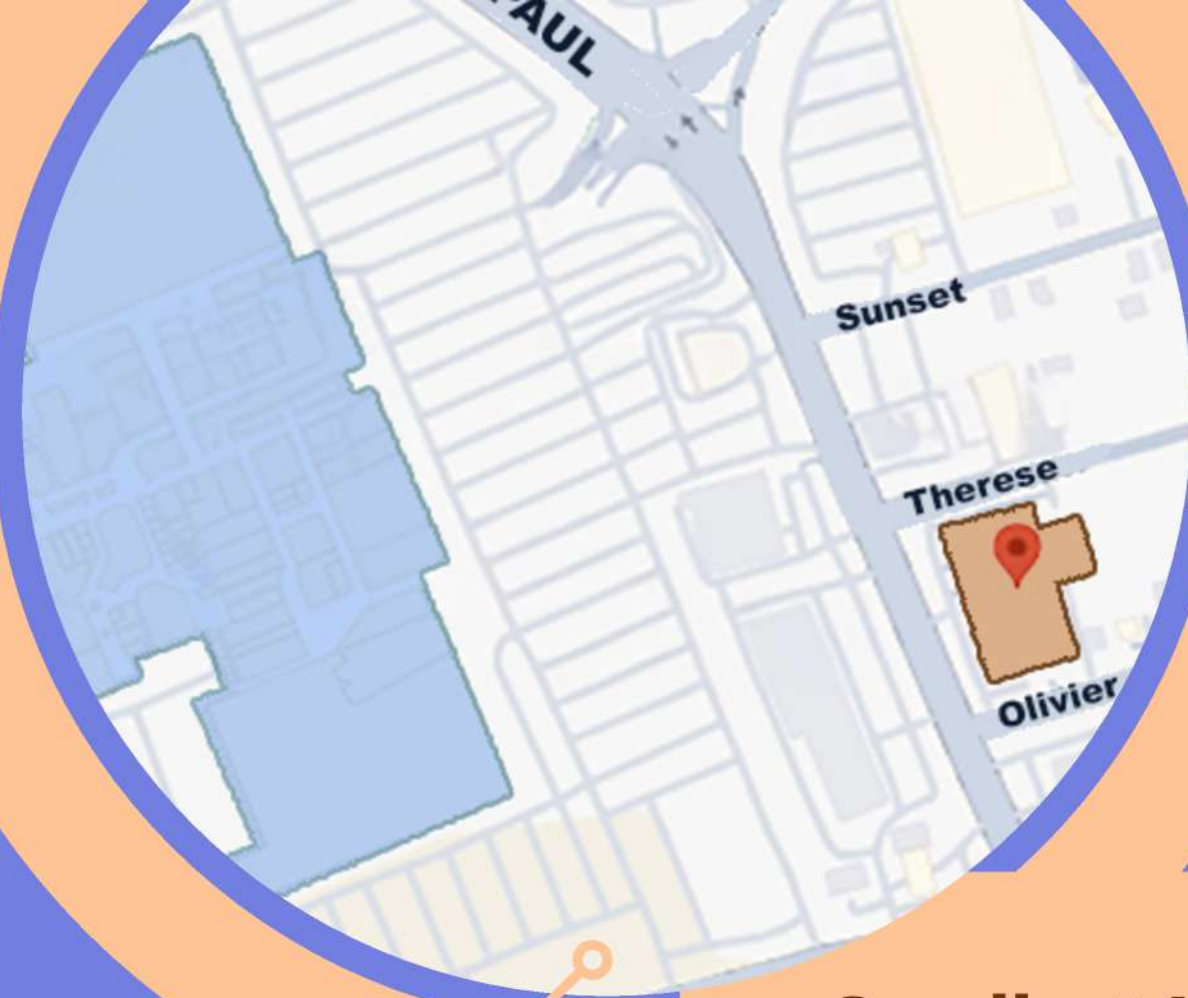


105 Options to choose from

- 53 Front parking stalls
- 52 Back parking stalls
- Staff parking is in the rear, accessible through the back of the building
- New CCTV camera system for added security inside and outside the building



KEY POINTS



Smallest House on the Nicest Street

Across the street from Champlain Place, N.B.'s largest indoor shopping venue



Local Management

Issues are dealt with quickly, thanks to regular contact and new CCTV system



Exciting Neighbours

Weighted toward fun foods and fine style

YOUR PEOPLE



Eric Budovitch

Operations
Management:
Tying up loose
ends



Arnold Budovitch

Decades of
experience helping
AAA tenants



**Patrick Frempong-
Boakye**

Accounting and
our first line of
contact



506-457-7117
arnold@missionproperties.net
www.MissionProperties.Net

