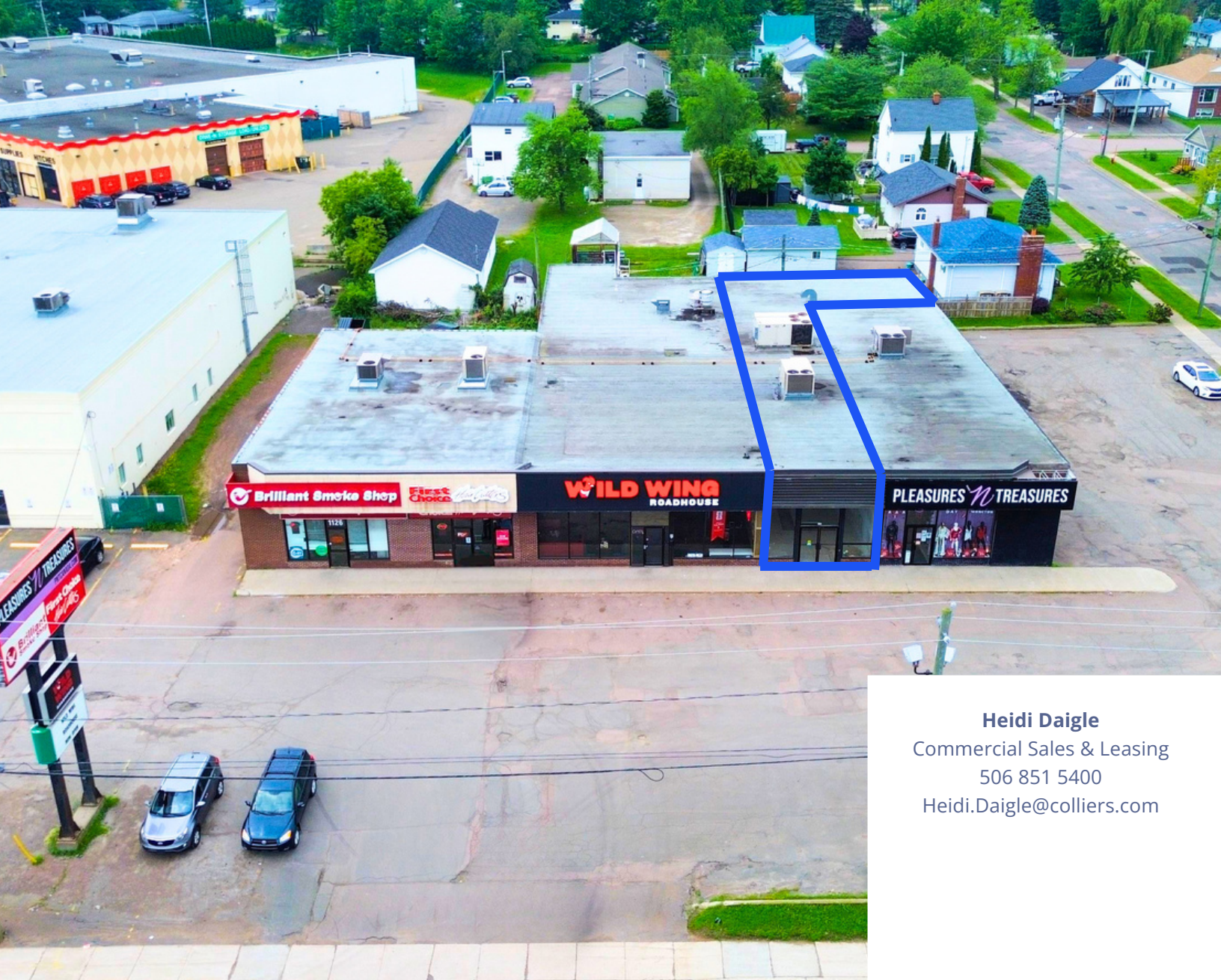




Heidi Daigle

Commercial Sales & Leasing

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For Lease

1126-1134 Mountain Road, Moncton, NB

High-Visibility Service Commercial Space for Lease

±2,562 SF Unit | Moncton's Key Retail District

Colliers Atlantic

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6

Colliers

Property Overview

A rare opportunity to lease approximately 2,562 SF of service commercial space within Moncton's key retail district. The unit offers strong visibility, convenient customer access and exposure to approximately 24,000 vehicles daily.

Property features include:

- Ample paved on-site parking
- Prominent building and pylon signage opportunities
- Immediate availability
- Established neighbouring businesses
- Suburban Commercial zoning
- Existing subfloor plumbing trenching

Flexible potential for retail, medical, professional office and personal-service users. The existing plumbing trenching may reduce fit-up requirements for businesses requiring additional water or drainage connections. The landlord is prepared to restore the flooring, with the scope of work and associated costs to be negotiated as part of the lease agreement.

Located within an active commercial plaza, the property benefits from a strong concentration of nearby retailers, restaurants and service providers that generate consistent customer traffic throughout the day.

Key Features

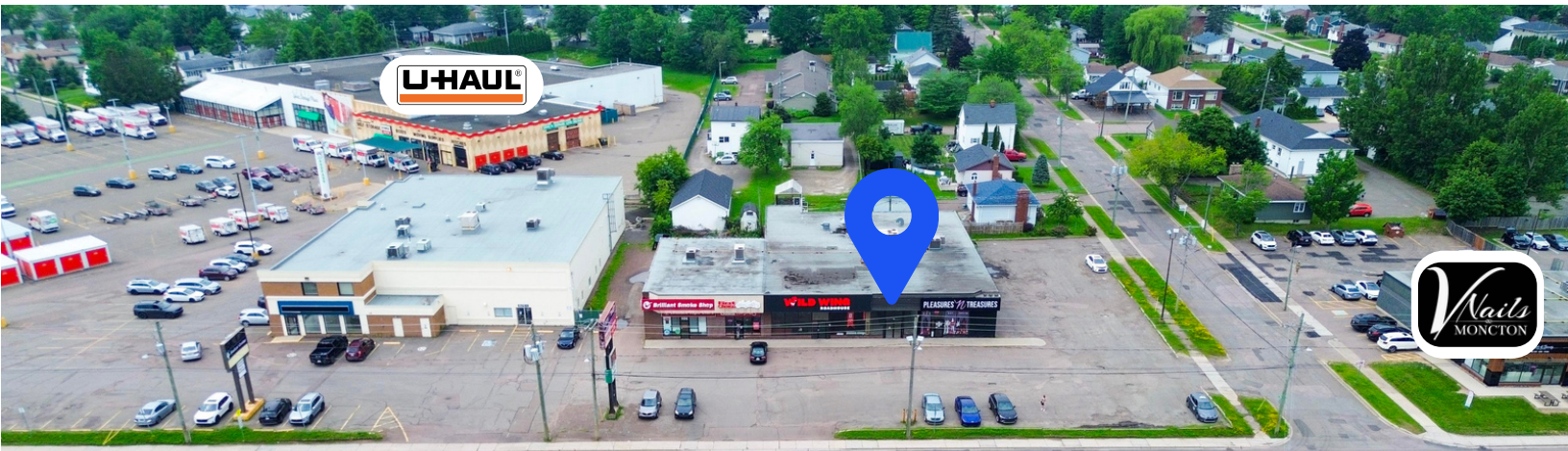
- **Civic Address:** 1126-1134 Mountain Road, Moncton, NB
- **Available Space:** ±2,562 SF
- **Property Type:** Retail | Office | Service Commercial
- **Zoning:** SC | Suburban Commercial
- **Parking:** Ample On-Site Parking
- **Signage:** Building & Pylon Signage Available
- **Traffic Counts:** Approx. 24,000 Vehicles Daily
- **Availability:** Immediate
- **Existing Improvements:** Subfloor Plumbing Trenching Completed by Previous Tenant
- **Landlord Improvements:** Floor Restoration Negotiable as Part of Lease
- **Co-Tenants:** Wild Wing Roadhouse, First Choice Haircutters & Brilliant Smoke Shop, Pleasure & Treasures

Asking Rent: \$20 PSF NET

Additional Rent: Est. \$8.30 PSF + Utilities

Unit Size | ±2,562 SF

Endless Potential with Prime Visibility & Accessibility

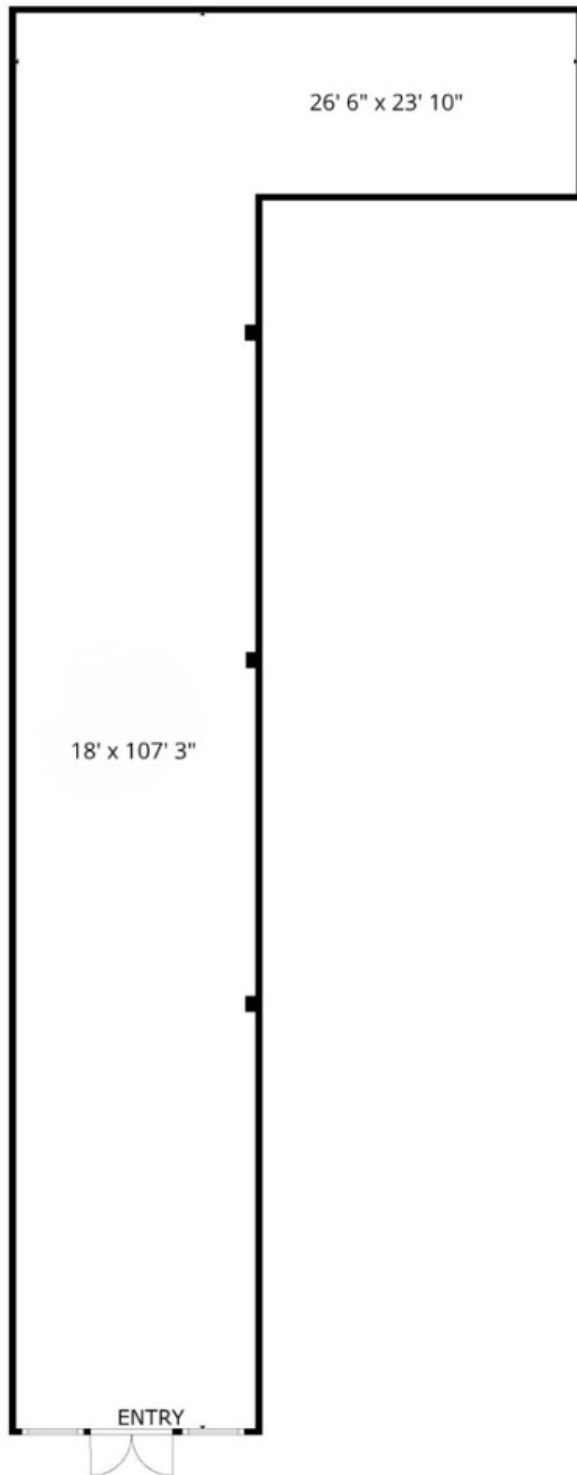


Mountain Road

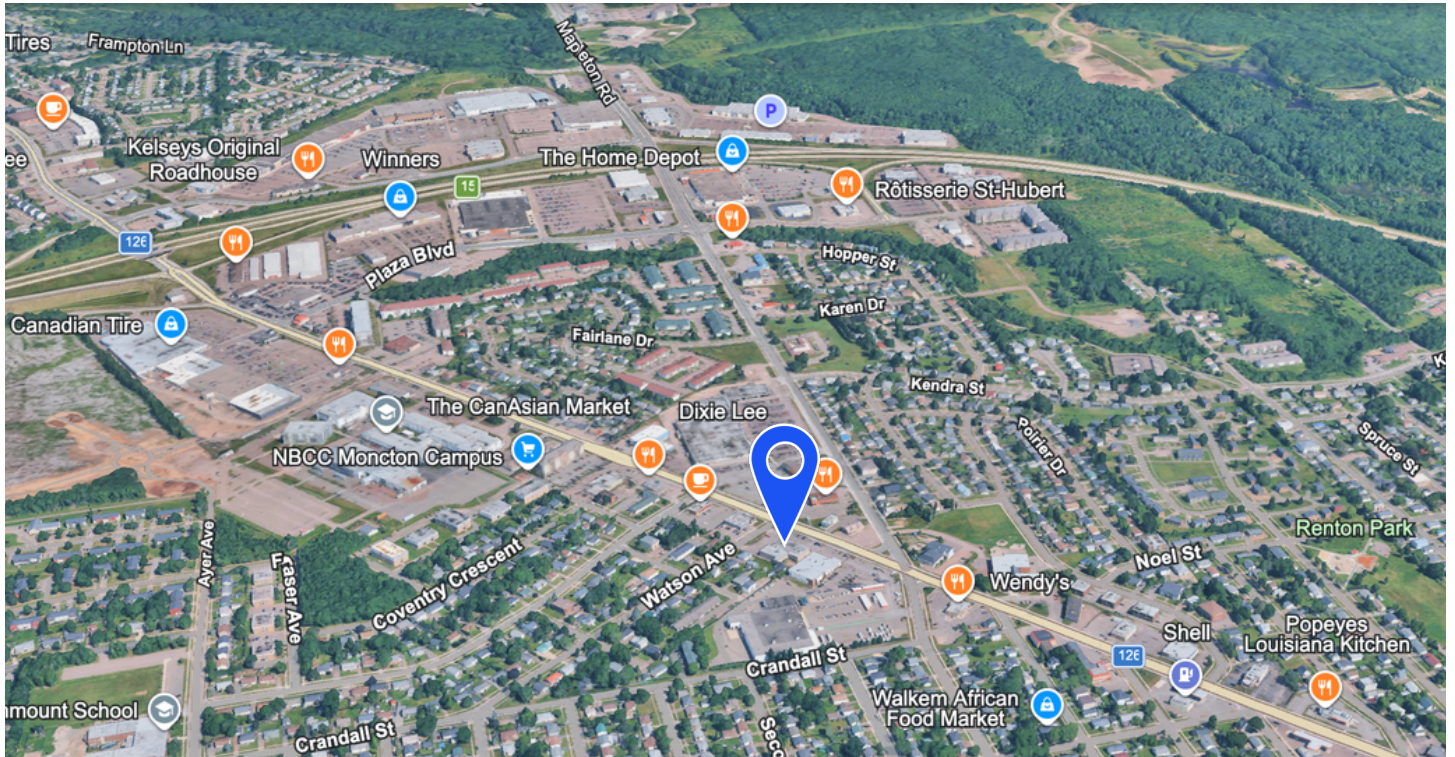


Unit Size | ±2,562 SF

Bright Open-Concept Floor Plan



Area Overview



Located along one of Moncton's key retail corridors 1126-1134 Mountain Road is surrounded by a strong mix of national retailers restaurants grocery stores fitness facilities and everyday services.

Location advantages include:

- Exposure to approximately 24,000 vehicles daily
- Convenient access from Mountain Road
- Ample paved on-site parking
- Prominent building and pylon signage opportunities
- Close proximity to Trinity Shopping Centre and Plaza Boulevard
- Established concentration of retailers restaurants and service businesses

Nearby businesses include Dollarama Giant Tiger Planet Fitness Tim Hortons U-Haul and numerous other commercial amenities. The property's visibility and position within a key retail area make it well suited to retail medical office and personal-service users.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Total Households	Average Household Income
87,853	106,086	94.1%	37,712	\$92,977

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