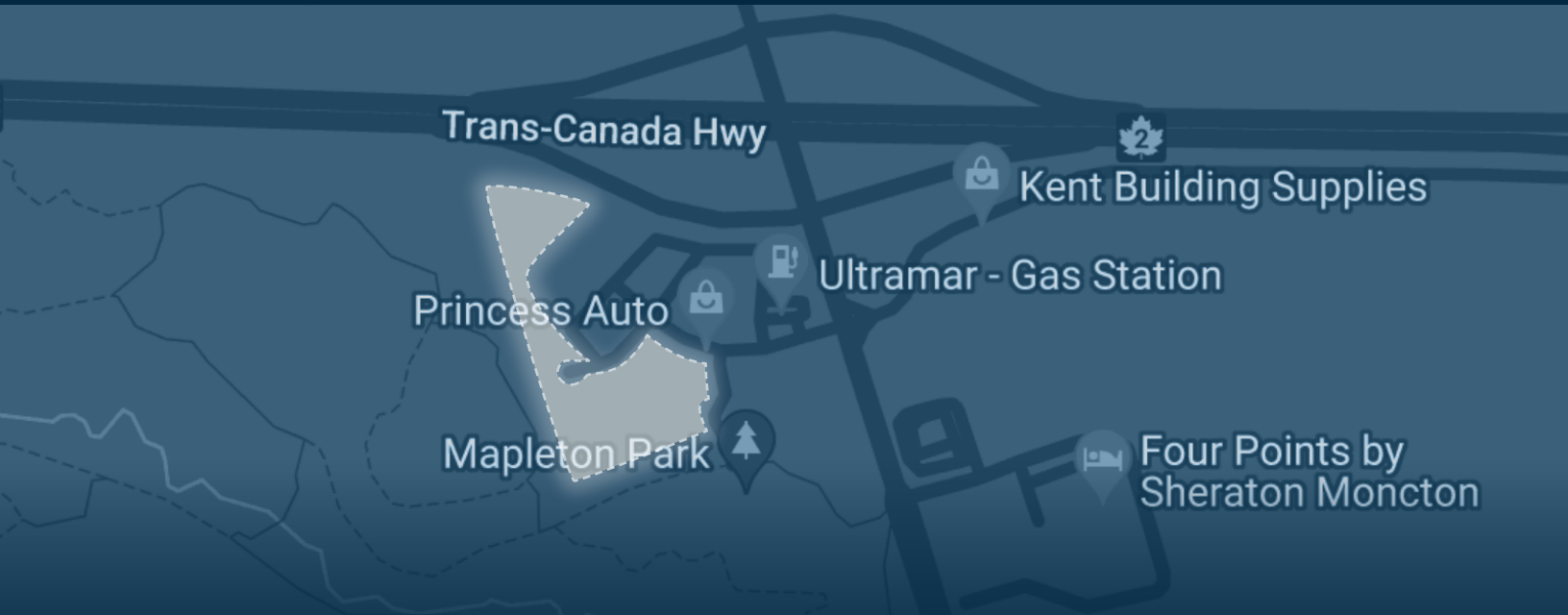


MULTI-FAMILY DEVELOPMENT LAND FOR SALE



# Cabela's Court

Moncton, New Brunswick



*\*Conceptual rendering only*

**CBRE**

# THE *Offering*



Amenity-rich area



Strong multi-family fundamentals



The only "**MULTI-FAMILY DEVELOPMENT SITE**" bordering Mapleton Park on the market



High demand for new residential communities in Moncton.

Sale Price

Please Contact

## Cabela's Court

CBRE Limited is pleased to present Cabela's Court land, an 8.3 AC development multifamily site located adjacent to the majestic Mapleton Park in Moncton, New Brunswick. The development site benefits from excellent multi-family fundamentals as well as its location in the amenity-rich Mapleton District.

The site has been approved for 2 x 99-suite apartment buildings with advanced plans available. **Should a buyer decide to maximize the number of suites, the site may accommodate more density (subject to discussion and approval from City). Suburban Commercial zoning permits a wide array of potential uses. For zoning permitted uses, please refer to page 8.**

### DEVELOPMENT MILESTONES:

- **Environment**  
ESA Phase 1: Completed by HIVE Engineering.
- **Use**  
Conditional use application to allow a multiple dwelling in the SC zone approved by the City of Moncton.
- **Planning, Engineering**  
Civil drawings by J.R. Daigle Engineering.

**Geotech and architectural plans will be made available during due diligence.**

“ *Demand for quality, suburban multi-family development sites around Mapleton Park remains incredibly strong* ”

# THE *Land Details*



## PROPERTY INFORMATION

<b>Civic Address</b>	Cabela's Court, Moncton, New Brunswick
<b>Land Size</b>	8.3 AC / 361,548 SF
<b>Current Property Assessment</b>	\$1,471,200
<b>PID</b>	70427422
<b>Frontage</b>	±1,332 feet facing Mapleton Park
<b>Zoning</b>	SC - Suburban Commercial Zone
<b>Existing Conditions</b>	The Site is currently vacant and has been cleared and grubbed
<b>Access</b>	The northwestern portion of the site is adjoined to the north by the Trans-Canada Highway and Mapleton Road is present to the east of the site
<b>Environmental</b>	Please contact the agent for a copy of the ESA - Phase I
<b>Easements and Agreements</b>	Please contact the agent for a copy of the survey plan

# THE *Location*



## MAPLETON PARK



122 hectares of forests and open spaces



Year-round access to trails for biking, walking, snowshoeing



Several access points and is a popular destination in North Moncton

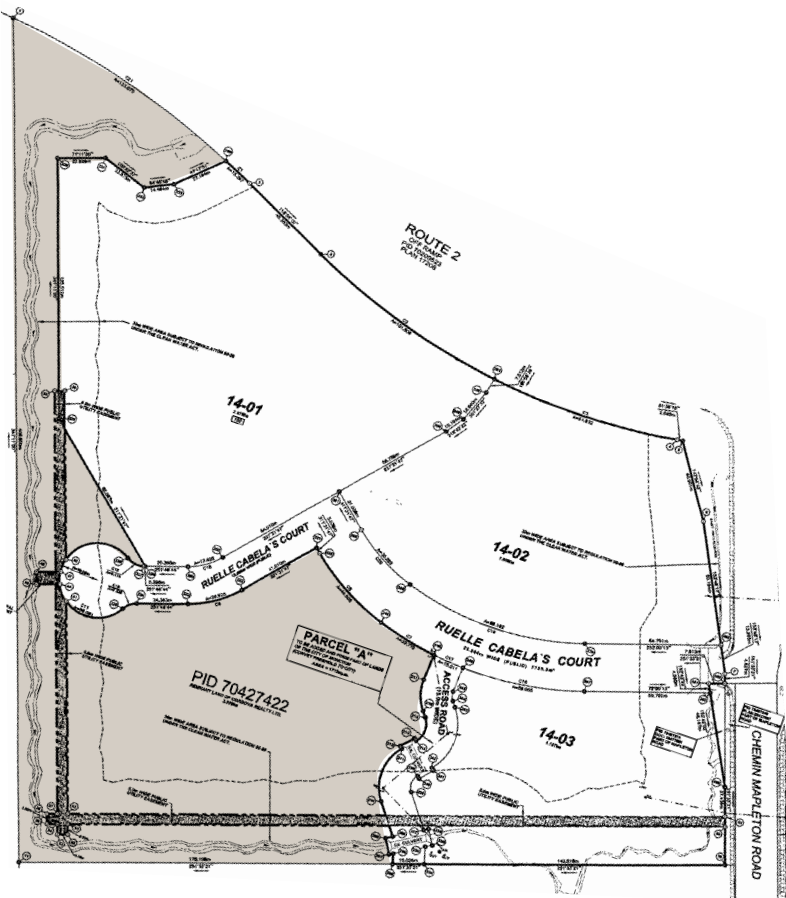
Lot is well-positioned off a major highway, close to all amenities such as the New Kent on Canada Drive, Princess Auto, Mapleton Trinity Centre, Costco, Hospitals, Université de Moncton, bank, pharmacy, and restaurants.





# THE *Potential*

Conceptual renderings showing 2 x 99 suites.



# THE Market Overview

## North Moncton Housing Starts by Dwelling Type

DWELLING TYPE	2023 STATS	2024 STATS
Single	39	45
Semi-detached	84	80
Row	21	3
Apartment	77	22
<b>TOTAL</b>	<b>221</b>	<b>150</b>

## North Moncton Under Construction by Dwelling Type

DWELLING TYPE	2023 STATS	2024 STATS
Single	24	27
Semi-detached	48	48
Row	18	3
Apartment	178	73
<b>TOTAL</b>	<b>268</b>	<b>151</b>

### 2024 VACANCY RATES

**2.0%**  
New Brunswick (Overall)

**1.5%**  
Greater Moncton Area

**1.1%**  
North Moncton

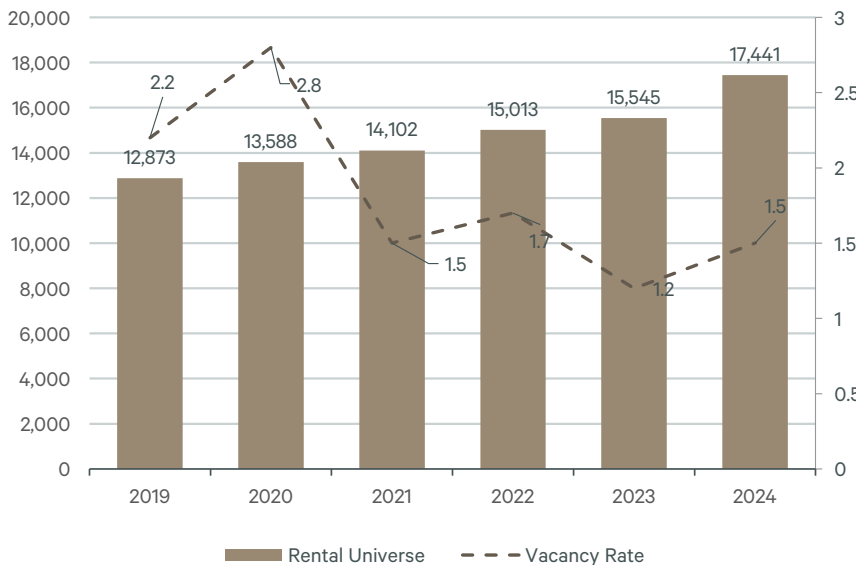
### Moncton Private Row and Apartment Vacancy Rates 2024

1 bedroom **1.0%**  
2 bedroom **1.3%**

With a population of nearly 158,000, Moncton CMA is the largest metropolitan area in New Brunswick and the second largest CMA in the Maritime Provinces (after Halifax). Close to half of the population is bilingual. Between 2016-2021, Greater Moncton's population grew by an annual average of 8.9%. This growth has been largely driven by international immigration and a rural-urban shift in New Brunswick, as employment growth in urban centers has outpaced rural communities. Moncton is known as the "Hub City" as it is at the geographic center of the Maritime provinces. Greater Moncton has leveraged itself into becoming a leading distribution, logistic and retail center for New Brunswick, with a catchment area of 1.4 million people within a 2.5 hour drive.

The economy is largely driven by service and manufacturing industries as well as government and professional offices choosing Moncton as their headquarters. Greater Moncton is also home to two universities, two community colleges and four private colleges. There are over 13,500 students enrolled in post-secondary education programs, which results in 93 students for every 1,000 people living in the area.

### GREATER MONCTON AREA STATS



### Population (2022)

**171.6K**

**↑ +5.3%**

### Total Employment (2022)

**125.2**

# THE *SC Zone Usage*

## PERMITTED USE

- Art gallery, library or museum
  - Bank or financial institution
  - Call centre
  - Car wash
  - Church
  - Communication use
  - Community garden
  - Daycare centre
  - Drive thru
  - Educational use
  - Entertainment use
  - Funeral home
  - Government use
  - Hospital, treatment centre or medical clinic
  - Microbrewery
  - Motel, hotel, or rooming house
  - Nursery
  - Office use (up to 465 m2)
  - Personal service shop
  - Pet services
  - Philanthropic use
  - Public park or playground
  - Recreational use
  - Residential care facility
  - Restaurant
  - Restaurant including a drive thru
  - Retail store
  - Rooming house, single unit dwelling, two unit dwelling, semi-detached dwelling, or three unit dwelling
  - Service shop
  - Small-scale recycling centre
  - Veterinary clinic
  - Wholesale store
  - Accessory use, building or structure
- 

## SECONDARY PERMITTED USE

- Bed and breakfast
  - Daycare centre
  - Display court
  - Dwelling unit
  - Home occupation
  - Outdoor storage
- 

## CONDITIONAL USE SUBJECT TO TERMS AND CONDITIONS

- Assisted living facility or independent living facility
- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair
- Multiple unit dwelling, rowhouse dwelling or townhouse dwelling

# THE *Offering Process*

Based on information contained herein and other information that may be made available by CBRE, interested parties are invited to submit offers using their own form of non-binding Letter of Intent ("LOI"). The LOI must outline the terms for the purchase of the Property, including the following information:

- 1. Total purchase price;**
- 2. Material terms and conditions of the proposal, including timelines;**
- 3. Names and ownership interests of the beneficial owners of the purchaser;**
- 4. A mailing address, e-mail address and fax number for the delivery of notices.**

## SUBMISSION GUIDELINES

Letters of Intent may be presented at any time and will be responded to by the Owner as they are received. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

## SALE CONDITIONS

All inquiries regarding the Property should be directed to CBRE as follows:

**SANDRA PAQUET**

**SANDRA.PAQUET@CBRE.COM**

The Property is to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE Limited nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Your receipt of this Memorandum constitutes your acknowledgement

that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE Limited, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE Limited.

## DISCLAIMER

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Sources: Sitewise, CMHC, City of Moncton, Stat Can

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

# Cabela's Court

— Moncton, New Brunswick —

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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**SANDRA PAQUET**

Senior Sales Associate  
CBRE Limited | Moncton  
T 506 386 3447  
sandra.paquet@cbre.com

# CBRE

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