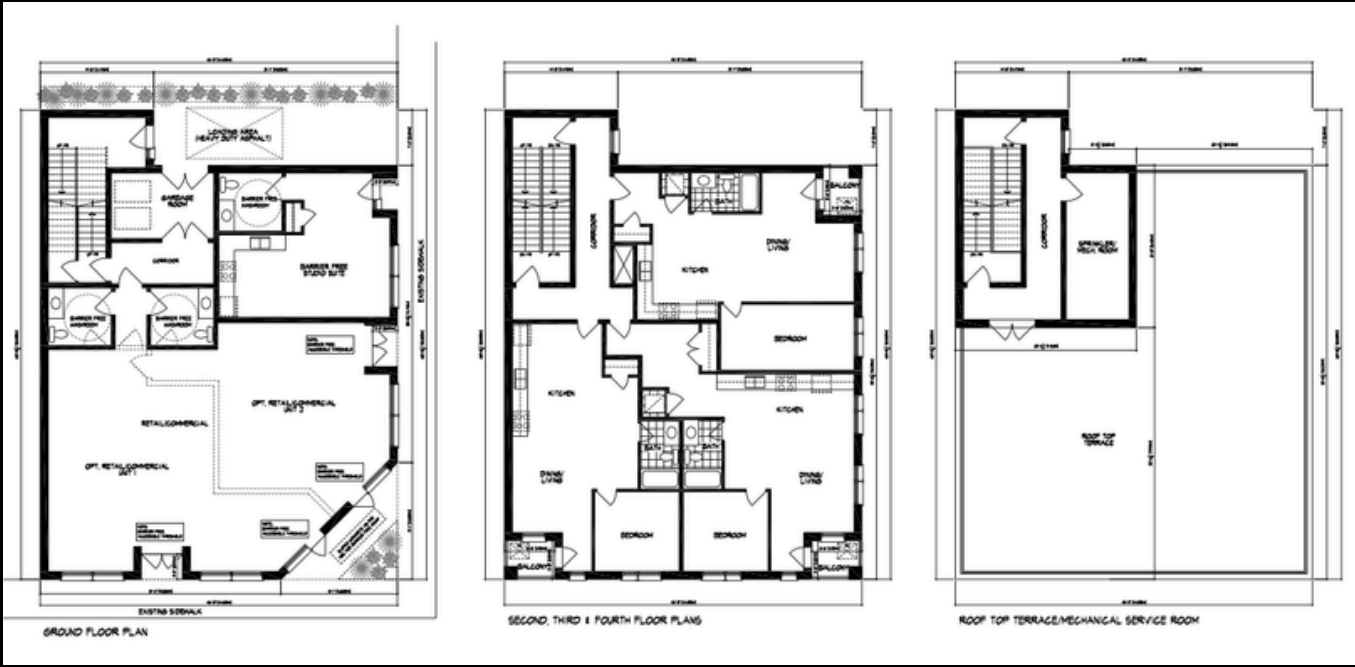


APPROVED MIXED-USE DEVELOPMENT OPPORTUNITY
RESIDENTIAL UNITS + COMMERCIAL | INCOME-GENERATING OPPORTUNITY



FOR SALE

65 GORDON STREET
DOWNTOWN MONCTON



WHY THIS DEAL

- High-demand 1-bedroom unit mix
- Efficient layout → maximizes rentable area
- Commercial frontage adds income diversification
- Designed for strong leasing velocity

NUMBERS:

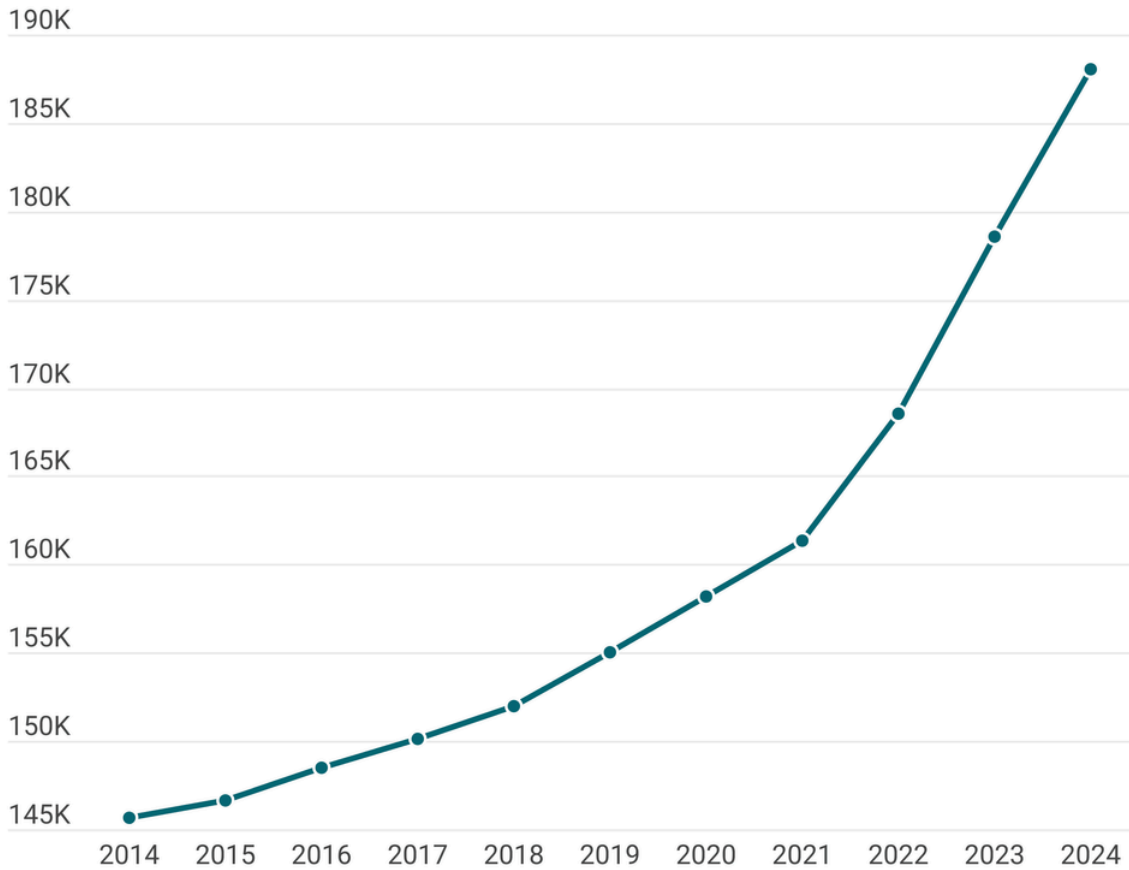
- Residential rents: ~\$1,200-\$1,400+ / unit
- Commercial rents: ~\$20-\$25 / sq ft
- Estimated residential income: ~\$12K-\$14K/month



DOWNTOWN MONCTON LOCATION

- Committee Approved (Collaboration with Realty Strategies)
- Build-ready with servicing in place
- 4-storey mixed-use development

Population du Grand Moncton



Source: Statistique Canada. Les données concernent la région métropolitaine de recensement de Moncton.

WHY MONCTON

- Rapid population growth
- Rising home prices driving rental demand
- Strong in-migration trends
- Undersupplied rental market
- Emerging East Coast investment hub





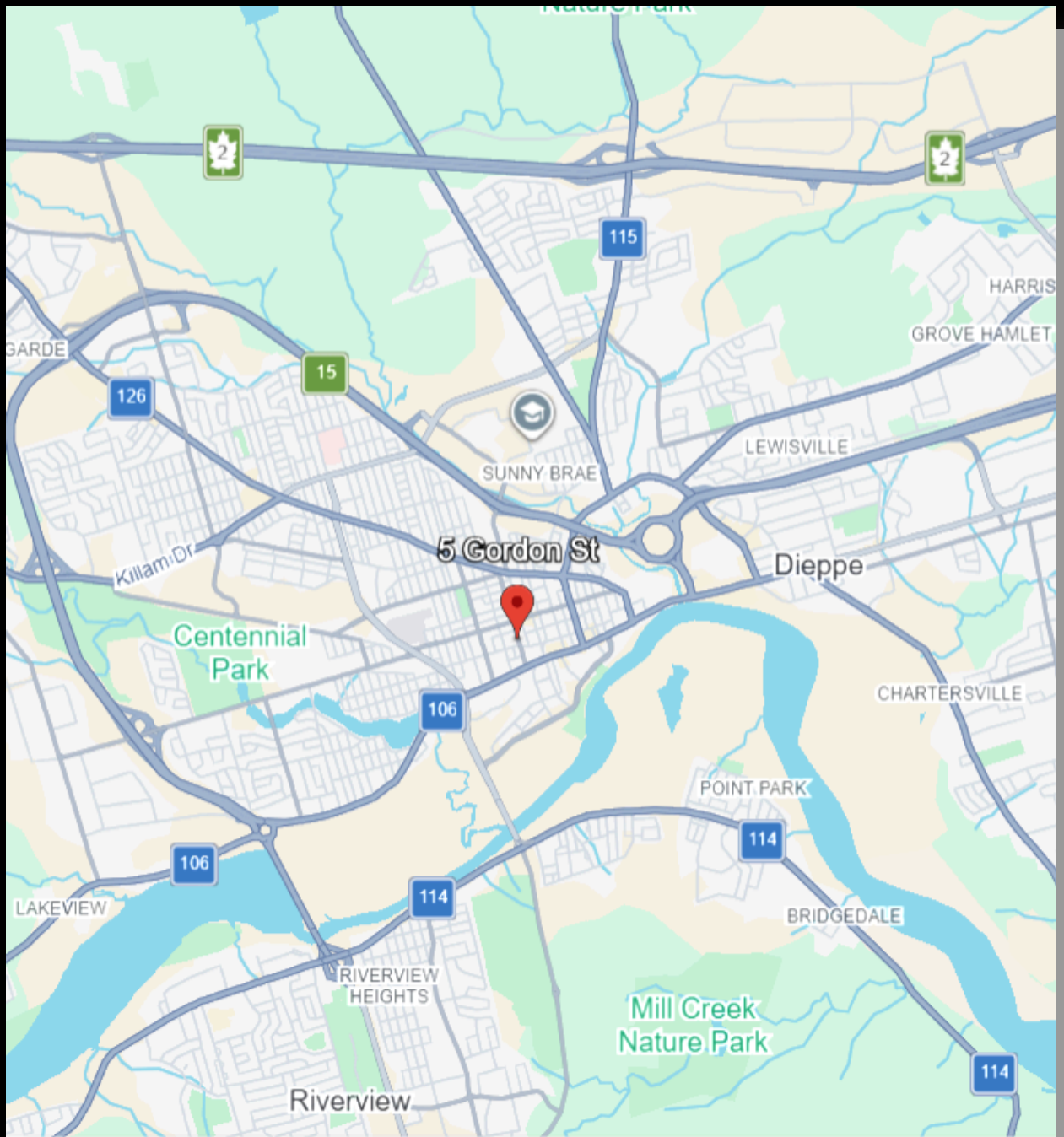
FOR MORE INFORMATION

Ronald Vignarajah | Royal LePage Commercial

905.205.1600



LOCATION MAP



Ronald Vignarajah, Sales Representative

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