



For Sale or Lease | 50 Foundry Street, Moncton

# Premier Class A Office Building in Moncton's Downtown Core

Ideal for owner-occupiers and investors

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**Colliers East**

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6



# Property Overview

This two-storey Class A office building is located in Moncton's Central Business District and totals approximately ±12,350 SF, offering a strong opportunity for both owner-occupiers and investors. The main level comprises approximately ±5,390 SF of leasable space and is fully occupied, providing immediate income, while the second level offers approximately ±6,104 SF that can be subdivided to suit a range of user requirements, supported by an additional ±856 SF of basement storage, making the property particularly attractive for an owner-occupier seeking quality downtown space with revenue in place.

The second floor is fully accessible by elevator and was previously occupied by two law firms, with a well-finished layout that includes a large executive office, multiple private offices, meeting rooms, a reception area, and dedicated staff space. The building benefits from strong curb appeal and excellent exposure, featuring approximately 163 feet of frontage along Foundry Street, 179 feet along Albert Street, and 35 feet along Waterloo Street, along with on-site parking and dual access from both Foundry and Albert Streets that enhance accessibility for tenants and visitors.

With downtown Moncton continuing to experience sustained growth and reinvestment, this property represents an excellent opportunity to secure a high-quality downtown asset offering both income stability and long-term upside.

## Key Features

- **Civic Address:** 50 Foundry Street, Moncton, NB
- **PID:** 70402201
- **Total Building Size:** ±12,350 SF
  - ±5,390 SF - 1<sup>st</sup> Level (Leasable Area)
  - ±6,104 SF - 2<sup>nd</sup> Level (Total Area)
  - ±856 SF - Basement (Storage)
- **Year Built:** 2004
- **Frontage:** ±163' (Foundry), ±179' (Albert), ±35' (Waterloo)
- **Lot Size:** 0.49 Acres
- **Assessment (2025):** \$1,530,700
- **Taxes (2025):** \$66,582.39
- **Zoning:** Central Business District (Business Improvement Area)
- **Suggested Usage(s):** Medical clinic, tech firm, real estate office, accounting, law firm and more
- **Construction:** Brick with glass curtain wall (east elevation), aluminum frame windows, flat roof (rubber membrane assumed), concrete slab foundation
- **Mechanical:** Rooftop HVAC with supplemental electric baseboard, rooftop cooling, elevator
- **Fire Protection:** Smoke alarms, extinguishers, pull stations
- **Plumbing:** 2 × 3-piece common washrooms; some tenants with private washrooms
- **Parking:** Ample on-site with dual access from Foundry & Albert Streets
- **Exterior:** Exceptional curb appeal and signage opportunities, excellent visibility in a high traffic area
- **Asking Price:** \$2,790,000

# Floor Plan

## Total 2nd Level Area

[Tour the Space](#)

±6,104 SF

- Additional ±856 SF of Basement Storage



## Leasable Space Highlights

- **Floor Size:** ±6,104 SF of second-level office space
- **Additional Space:** ±856 SF basement storage included
- **Layout:** Large executive office, meeting rooms, private offices, reception area, support spaces
- **Finishes:** Professional interior with gypsum walls, acoustic tile ceilings, vinyl/ceramic/carpet flooring, fluorescent lighting
- **Accessibility:** Fully wheelchair accessible via elevator
- **Condition:** Move-in ready, formerly occupied by two law firms
- **NET Rent:** \$16.50 PSF + Additional Rent
- **ADDITIONAL Rent:** \$12.30 PSF (2024)

# Potential Subdivision

## Proposed Units

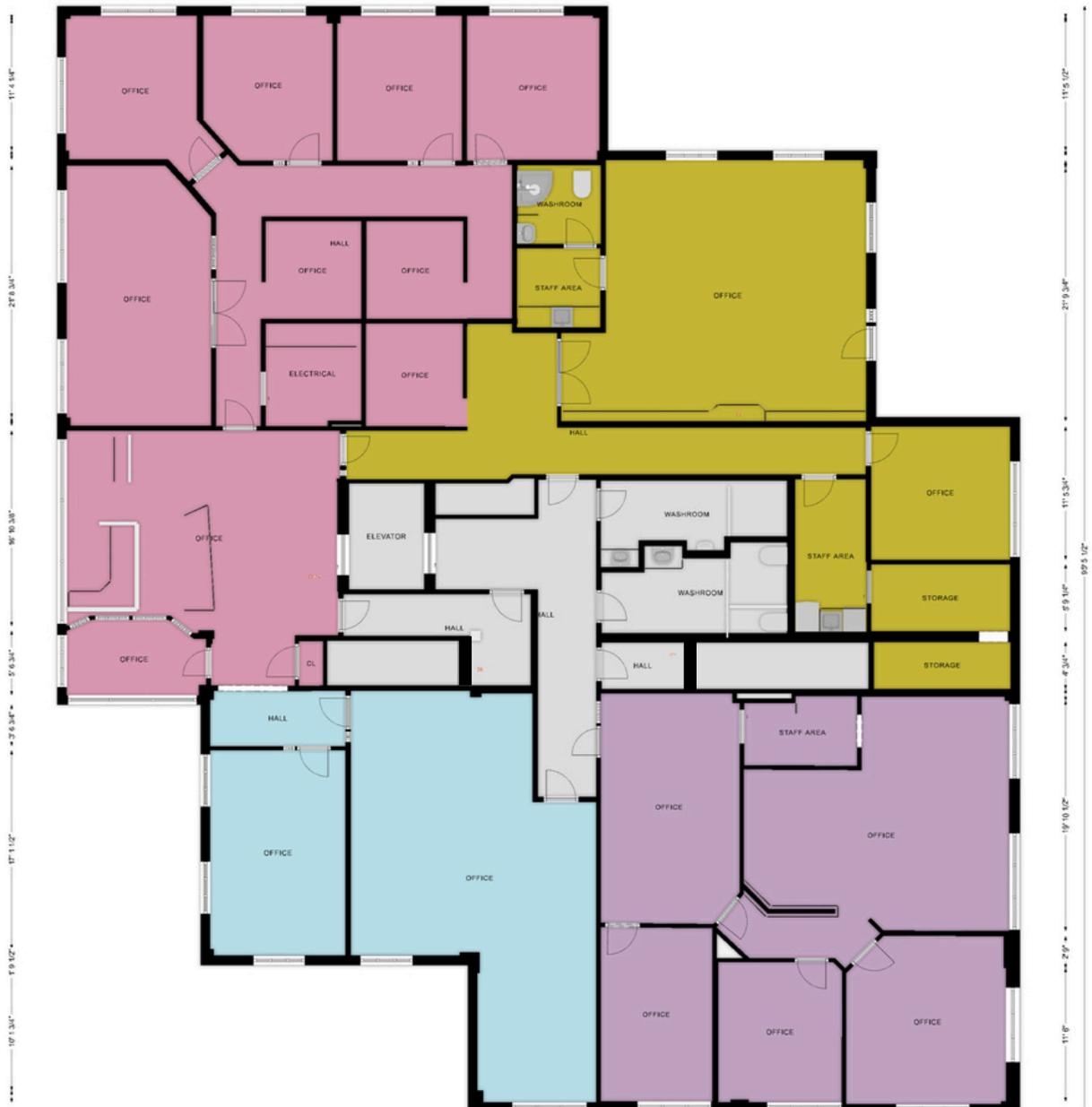
- ±1,848 SF
- ±1,217 SF
- ±818 SF
- ±1,185 SF

## Common Area

- ±716 SF

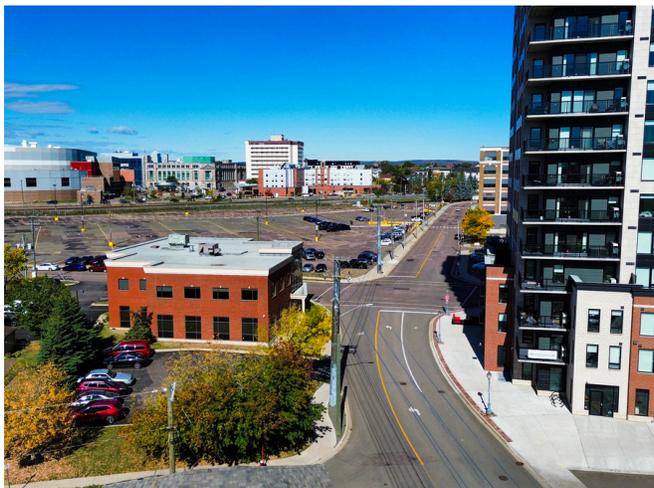
## Structural Elements

- ±320 SF



Exterior & Common Areas

# Property Photos



Second Level

# Property Photos

Reception/Lobby



Boardrooms



Storage



Kitchenette

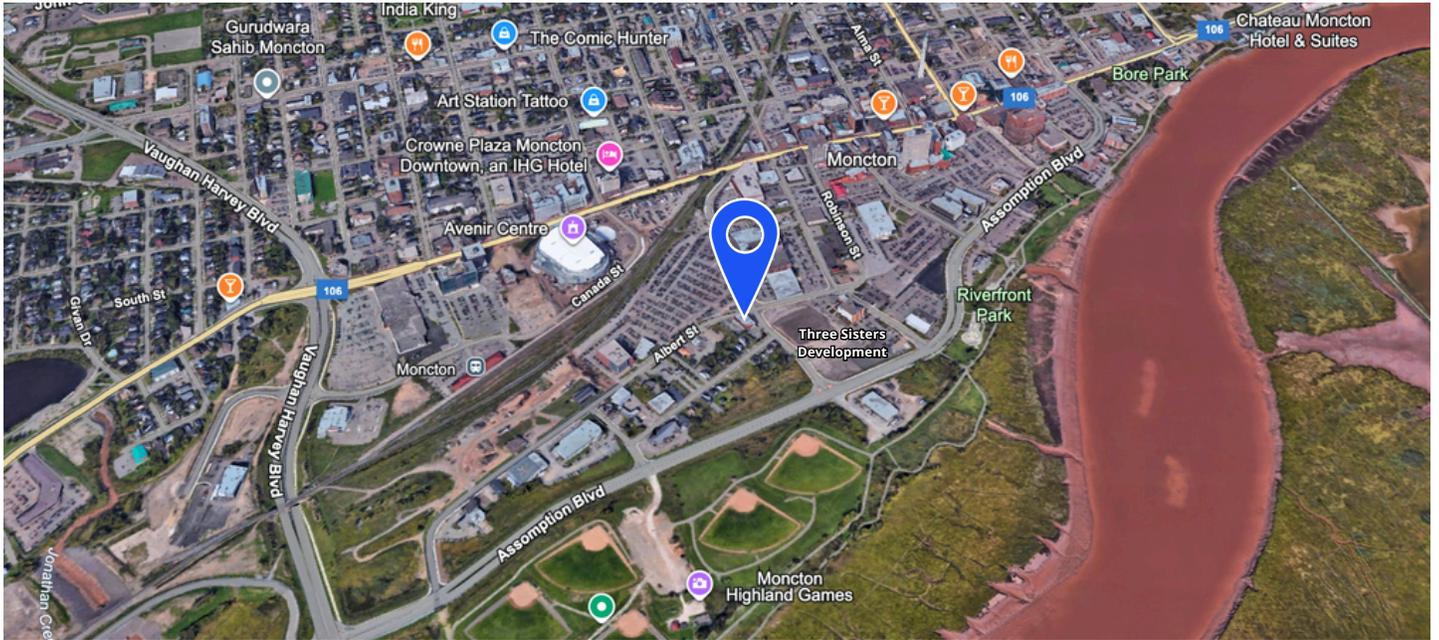


Second Level

# Property Photos



# Area Overview



This property is strategically positioned in Moncton's Central Business District, directly within the city's Business Improvement Area. With frontage on Foundry, Albert, and Waterloo Streets, it offers excellent visibility and access, while dual entry points ensure smooth traffic flow for staff and visitors.

Surrounded by professional offices, retail, dining, and entertainment, tenants enjoy immediate access to Main Street, the Avenir Centre, and numerous cafés and restaurants. The property also sits adjacent to Riverfront Park, providing green space, walking paths, and biking trails, while being steps from essential services such as Service New Brunswick, the Moncton Courthouse, and a wide range of professional services.

Ongoing downtown growth, including the nearby Three Sisters mixed-use development, is bringing new commercial services and residential density, strengthening the customer base and long-term appeal of the area. For businesses seeking visibility, convenience, and a high-performing downtown setting, this location delivers a strong foundation for success.

## Demographics | Within 5 KM





**Colliers**

Accelerating success.

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