

For Sale

11,076 SF | \$399,000

Vacant Land Space



14 Rabbi Lipka Medjuck Street Moncton, New Brunswick E1C 1J4

Property Highlights

- Located in the Downtown of Moncton just off King Street close to all amenities near Main Street
- Concrete Foundation in place
- Surrounded by a mix of commercial and residential properties, catering to diverse market demands.
- Potential for Office or Retail development
- High foot and vehicle traffic area, ensuring excellent visibility.
- Zoned for versatile commercial use, offering a range of investment opportunities.



Summary

| | |
|----------------------|----------|
| PID# | 70360664 |
| PAN# | 05284439 |
| Former Building Size | 6000 SF |

For More Information



Tim Lyons

O: 506 295 5400

tim.lyons@naiatlanticcanada.ca

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Description

| | |
|-----------------------|---|
| Zoning | Central Business District |
| Front | 73 Ft (approximately) |
| Depth | 150 Ft (approximately) |
| Assessment | \$ 357,400 |
| Tax | \$ 17,298.14 |
| Driveway | Paved |
| Title | Freehold |
| Paved Area | Asphalt |
| Parking Spaces | Five |
| Condition | Redevelopment Site |
| Utility | Natural Gas |
| Miscellaneous | Right of way runs through front of the remaining foundation |

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Driving Distances

| | |
|-------------------------|---------|
| Avenir Centre | 1.5 Kms |
| CF Champlain | 1.6 Kms |
| Airport | 7.8 Kms |
| Trans Canada Highway 15 | 4.3 Kms |
| Hyatt Place | 1.5 Kms |
| VIA Rail | 2.0 Kms |
| Route 15 | 1.6 Kms |
| Dieppe Industrial Park | 5.0 Kms |

Location Advantages

- East - Atlantic Superstore, Office Interiors, Staples Canada Revenue Agency and other commercial establishments
- West - Residential Establishments
- North - Church and Residential Development
- South - Main Street Commercial Establishments, Rodd Moncton, Chateau Moncton Hotel & Suites, RCMP
- All civic facilities of The City of Moncton
- Located in a rapidly developing area of Moncton, offering prime real estate potential.

For More Information



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