AVISON YOUNG

Mixed Use building for sale

40 Henri Dunant
Moncton, NB e1e 1e5

Offering Summary

Sale Price:	$2,300,000
Building Size:	14,460 SF
Available SF:	14,460 SF
Lot Size:	1.08 Acres
Price / SF:	$159.06
Year Built:	1969
Renovated:	2012
Zoning:	Light Industrial
Market:	Moncton Industrial Park

Get more information

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Location Description

- Located at 40 Henri Dunant off Baig Blvd in the Moncton Industrial park

- Building amenities include 24/7 video surveillance, on-site parking, ample power, and a large 2,015SF industrial drive-in bay.

- Less than a minute from highway 15

- Less than five minutes to downtown Moncton and Riverview

- Less then 20 minutes to Greater Moncont Romeo LeBlanc International Airport

- Less then 2 hours to Saint John and Fredericton

- Newly renovated common area, reception area, and board room.

- significant additions to the building include a small addition to the north side of the building and a larger addition including a second floor to the south side of the building completed in 2007.

Offering Summary

Sale Price:	$2,300,000
Number of Units:	1
Lot Size:	1.08 Acres
Building Size:	14,460 SF

Demographics

Total Population	81,100
Average HH Income	$74,000

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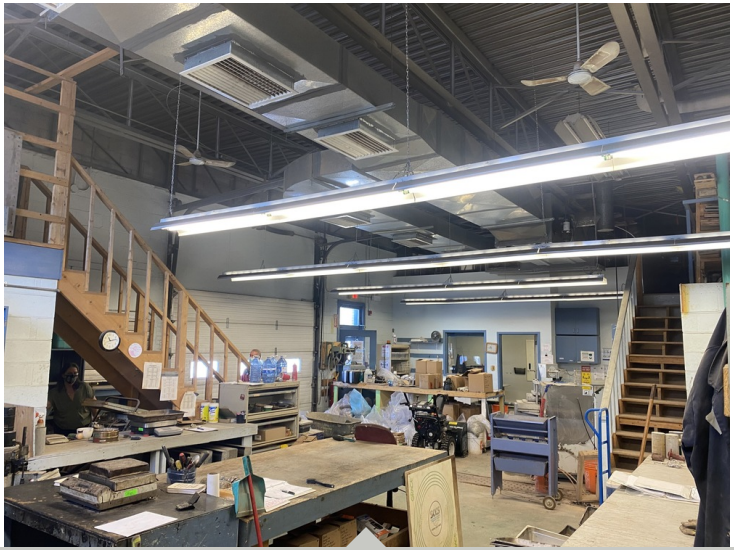
Property Type	Office
Property Subtype	Lab
Building Size	14,460 SF
Lot Size	1.08 Acres
Building Class	B
Year Built	1969
Year Last Renovated	2012
Number of Floors	2
Free Standing	Yes



Building condition: The building is in good condition. A significant portion of the building has been recently constructed, and the original section has been very well maintained. No noteworthy deficiencies were observed or identified at the time of inspection in 2014.

Commentary: The office section of the original building has recently undergone extensive upgrades and renovations, including a reconfiguration of some areas, upgrades to flooring, painting, new fixtures and accents in the reception, addition of customs windows coverings, addition of small conference room at entry, and retrofit of the board room. The office area section is comprised of reception, perimeter office, washroom, various storage, printing, file areas, as well as a central work station area. The extension at the rear added another series of perimeter offices. The new addition located just west of the original building has a two-story structure offering smaller office space, including perimeter offices, central workstation areas, washrooms and a staff room. The laboratory contains a main lob area, an office, a storage room and a testing toom, as well as an upper mezzanine, which are used primarily for storage. The building possesses a much higher than normal percentage of office space. (roughly 85% finished office space). The offices and associated spaces are bright and modern and offer higher-quality office space than is typically found within an industrial park.

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Exterior Description

Foundation: Poured concrete perimeter walls with concrete footings.
Structure: Steel and concrete block frame.
Exterior Walls: Brick veneer and metal siding.
Windows: Vinyl casement units. Plus skylights in addition to the back of the original section
Roof: Flat roof system with tar and gravel cover.
Yard: The improvements cover near 23% of the site (not including the asphalt-covered parking areas); the remaining space is furnished with grass, mature trees and decorative brush at entry.

Interior Description

Ceilings: Primary suspended ceiling tile with drop ceiling framing in the office area & gyproc in finished areas, the laboratory is mostly open.
Flooring: The majority of the floors are commercial-grade carpeting, with recent ceramic tiling in entry and hallways and exposed concrete in most washrooms in the laboratory area.
Plumbing: Two, 2 piece washrooms on the ground level and two 2 piece washrooms on the second level of the newer section. There is also a kitchenette in the staff room.
Electrical: 600 amp, 120/208-volt three-phase electrical entrance. it is assumed there is sufficient capacity to serve the building and associated equipment, for verification, a professional electrician should be contracted.
Heat: Rooftop mounted HVAC units (heating and air conditioning), supplementary electric baseboard heaters in the office sections.
Lights: Recessed fluorescent fixtures on the finished areas. The laboratory area has suspended industrial lighting fixtures.
Overhead Doors: One overhead door at grade located in the laboratory.

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