



For Lease | Unit B, 824 Mountain Road, Moncton, NB

1,280 SF of prime commercial
space for lease **in a central
location with excellent exposure**



Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Salient Facts

Opportunity Type:

Retail Space For Lease

Leaseable Area:

Unit B | ±1,280 SF

Availability:

November 30, 2026

PID:

00728063

Location:

824 Mountain Road, Moncton,
New Brunswick

Assessment:

\$1,169,900

Tax Levy:

\$43,456.61

Zoning:

SC | Suburban Commercial

Signage:

On-Building & Pylon

Parking:

Paved On-site

Frontage:

±122.4 Feet on Mountain Road

Asking Rent:

\$18 PSF NET

Additional Rent:

\$10.16 PSF (2025)

Monthly Rent:

\$3,003.73 (+HST) & Utilities

Opportunity

Position your business on one of Moncton's most recognizable commercial nodes.

Unit B at 824 Mountain Road offers approximately 1,280 SF of bright, open-concept commercial space within a well-established multi-tenant plaza, providing excellent exposure to thousands of vehicles daily.

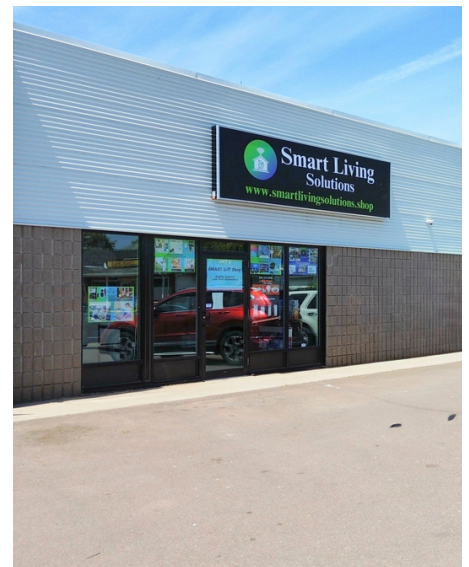
The unit features a flexible layout with large storefront windows, abundant natural light, a private washroom, and prominent signage opportunities. Located directly on Mountain Road, the space benefits from excellent visibility, convenient access, and ample on-site parking for customers and staff.

Surrounded by established retailers, restaurants, financial institutions, pharmacies, service businesses, educational institutions, and residential neighbourhoods, this location offers an ideal setting for retail or service commercial users seeking a central and highly accessible Moncton location.

Zoning Overview

Permitted Uses for Suburban Commercial

- Art Gallery;
- Financial Institution;
- Education Centre;
- Government
- Medical/Dental Clinic;
- Professional Office;
- Restaurant;
- Retail Store;
- Pet Services;
- Wholesale Store; and
- More.

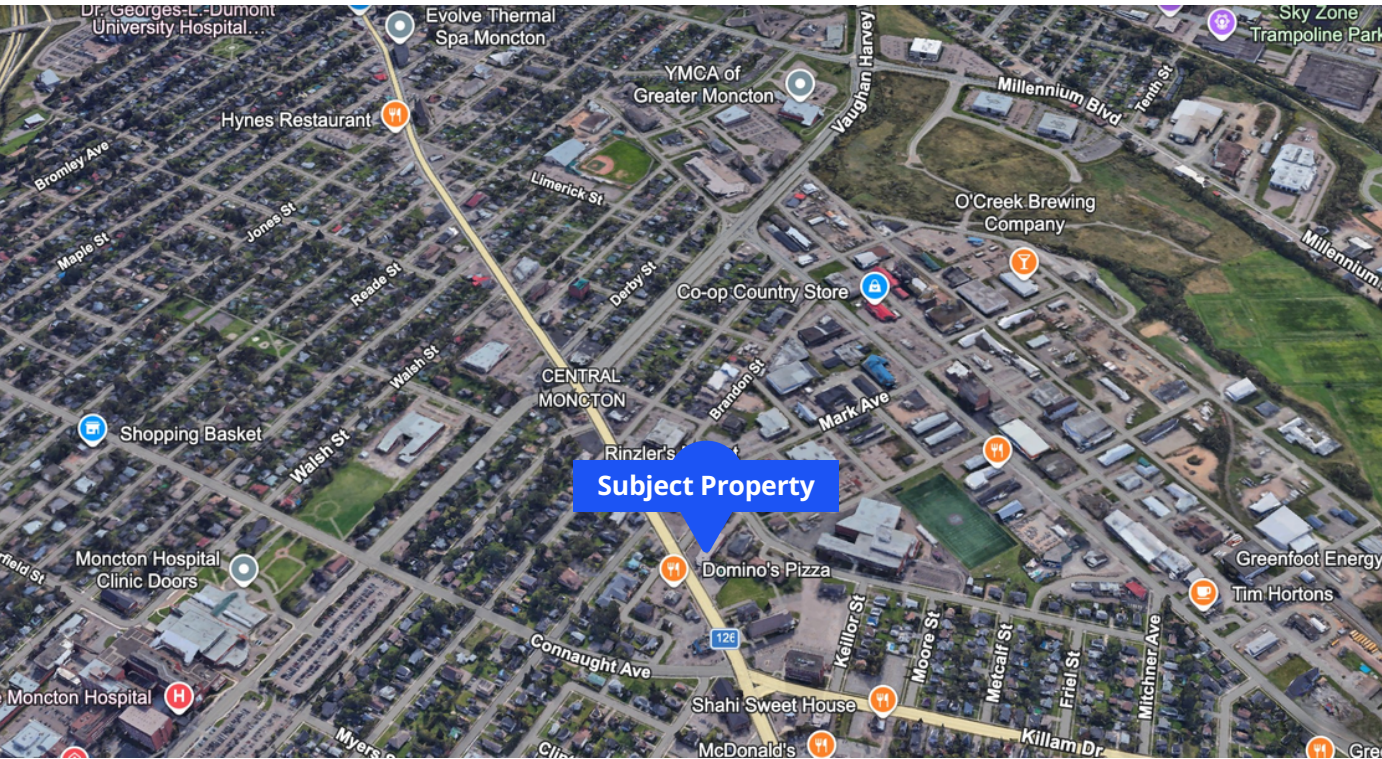


Location

824 Mountain Road is strategically positioned within Moncton Centre, offering outstanding visibility along one of the city's busiest commercial corridors. With direct frontage on Mountain Road, the property benefits from daily traffic counts exceeding $\pm 23,000$ vehicles and excellent exposure to both local residents and commuters.

The surrounding area is home to a wide range of restaurants, pharmacies, gas stations, financial institutions, service providers, and established residential neighbourhoods, creating a strong customer base and consistent commercial activity. The property is also located directly adjacent to Pizza Pizza and within the same plaza as Cannabis NB, benefiting from established destination traffic and complementary neighbouring businesses.

Situated just 300 metres from Vaughan Harvey Boulevard, approximately a one-minute drive, the property offers convenient access to Downtown Moncton, Wheeler Boulevard, and major transportation routes throughout Greater Moncton. With ample on-site parking, strong visibility, and a highly accessible location, the property presents an excellent opportunity for retail, service commercial, office, healthcare, and specialty commercial users.



Demographics | Within 5 KM Source: 2025 Census

Total Population	Daytime Population	Total Households	Average Persons Per Household	Average Household Income
94,436	115,793	41,175	2.2	\$91,836

Building Layout & Floor Plan

Building Tenants

Available Unit

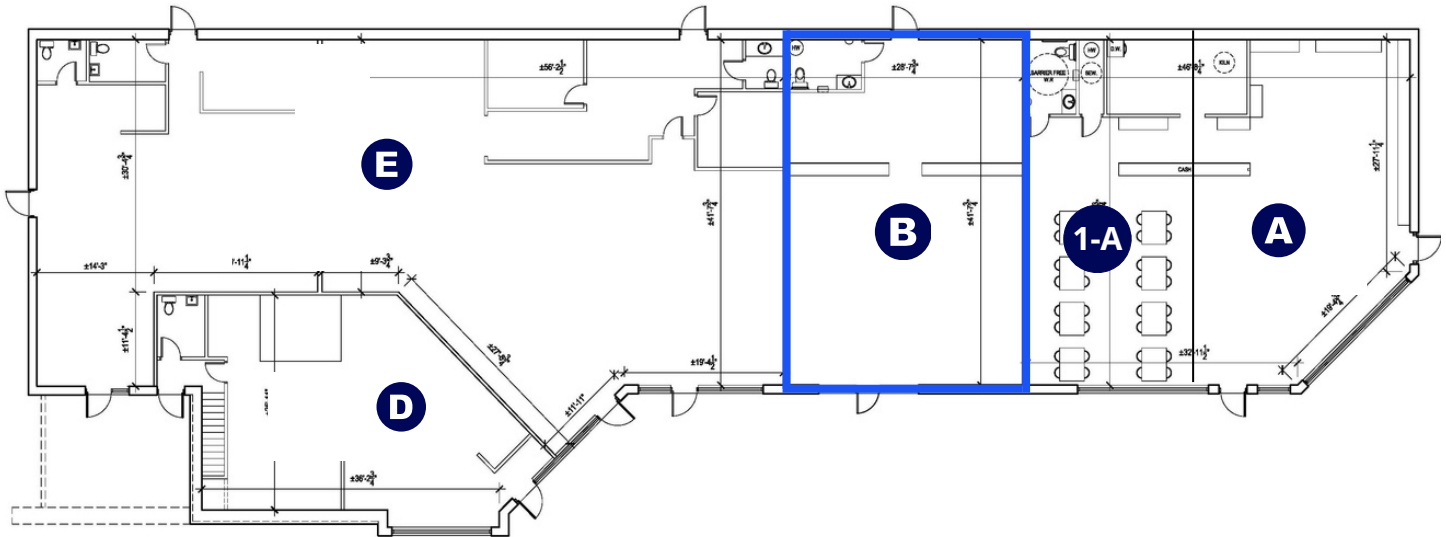
Also Available
For Sublease



B 1,280 SF



1-A 954 SF



Colliers



For Lease | Unit B, 824 Mountain Road, Moncton, NB

Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.