



# For sale

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**607 St. George Boulevard, Moncton**

Income producing 21-unit office-flex asset in a high-traffic location

**AVISON  
YOUNG**

# The offering

The offering presents a rare opportunity to acquire a stable, income-producing B-Class office-flex asset comprising 21 fully-occupied units, providing strong in-place cash flow with room for upside through lease repositioning and operational efficiencies.

Originally constructed in 1959, the building has been well-maintained, featuring a durable brick facade, flat roof, and both main-floor and basement commercial suites. A wet sprinkler system is in place with the lower level being heated by a natural gas boiler system and the upper floors by roof top units and heat pumps. Additional functional advantages, including a dock-loading platform and a freight elevator, enhance tenant flexibility, particularly for those requiring light distribution or service access.

The asset is being offered at \$5,895,000, representing an attractive entry point for investors seeking value in a tightening regional office market. Moncton continues to show improving fundamentals, with office vacancy declining from 14.68% in 2024 to 12.76% in 2025, alongside sustained rental rate growth.

The city's long-term population expansion, marked by a 14% increase from 2011–2021, further supports demand for commercial services and employment space.

These indicators collectively reinforce the long-term stability and resilience of well-located assets such as this one.

Positioned along the high-visibility St. George corridor, the property benefits from direct exposure to significant daily traffic and convenient routes connecting to Downtown Moncton and the broader tri-community area via Vaughan Harvey Boulevard and Wheeler Boulevard. Tenants also enjoy immediate access to a dense network of nearby amenities, including restaurants, hotels, fitness centres, coffee shops, and Centennial Park, enhancing workplace appeal and tenant retention.

This combination of strong building fundamentals, robust local market indicators, and a strategically connected location positions the offering as a compelling investment opportunity within one of Atlantic Canada's most dynamic commercial hubs.

## PORTFOLIO OVERVIEW

<b>Building size</b>	35,840 sf
<b>Lot size</b>	1.48 acres
<b>Unit count</b>	21
<b>Storeys</b>	Two
<b>Year built</b>	1959
<b>Parking</b>	On-site lot with 40+ paved stalls
<b>Occupancy</b>	100%

**\$5,895,000**

**ASKING PRICE**

**35,840 sf**

**BUILDING SIZE**



# Location

Located in a high-traffic central corridor of Moncton, 607 St. George Boulevard offers investors a strategically positioned office asset with excellent connectivity to Downtown Moncton and the broader tri-community area via Vaughan Harvey Boulevard and Wheeler Boulevard. The property benefits from strong visibility along St. George Boulevard, which sees an average of 17,173 vehicles daily, enhancing tenant exposure and accessibility.

Moncton's economic and demographic growth further strengthens the investment appeal. The region has experienced a 14% population increase from 2011–2021, well above provincial averages, contributing to sustained demand for commercial services and office accommodation. Office fundamentals in the city continue to improve, with vacancy declining from 14.68% in 2024 to 12.76% in 2025 and rising net rents indicating healthy tenant activity and steady market resilience.

The surrounding area provides abundant amenities including restaurants, hotels, coffee shops, fitness facilities, pharmacies, entertainment venues, and Centennial Park, supporting employee convenience and enhancing the property's competitive positioning. Together, these factors create a compelling opportunity for investors seeking a well-located office asset in a growing and increasingly dynamic market.



## STRONG TENANT BASE

All 21 units are currently occupied, offering investors stable in-place income from a multi-tenant B-Class office-flex property.



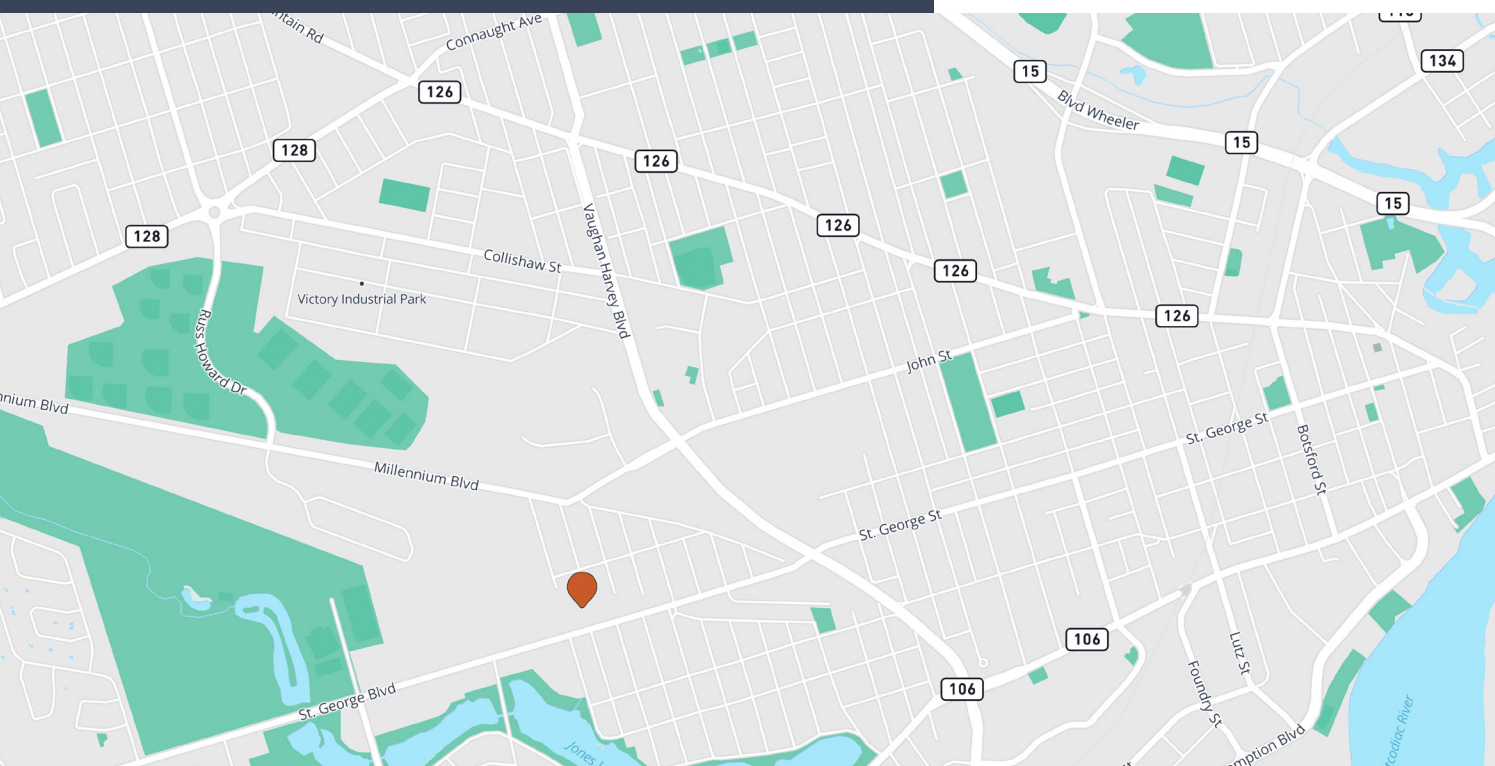
## HIGH-VISIBILITY LOCATION WITH EXCELLENT CONNECTIVITY

Positioned along Moncton's high-traffic St. George corridor, the property benefits from strong exposure and direct access to key routes connecting to Downtown and the tri-community area.



## FLEXIBLE BUILDING DESIGN

A 1959 built office-flex asset featuring a brick facade, flat roof, and both main-floor and basement units, supported by dock-loading capability for enhanced operational versatility.







# AVISON YOUNG

## Get in touch

For detailed information on this offering, please contact:

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