



For Lease | Unit 101, 50 Assomption Blvd, Moncton, NB

High Visibility Street Level Office in the Heart of Downtown Moncton

±364 SF Unit Ideal for Professional Services

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Property Overview

This street level office suite offers a professional and highly visible workspace in one of Downtown Moncton's most connected locations. Featuring a private entrance directly from Assumption Boulevard and large storefront style windows, the unit creates an inviting and accessible environment for clients and visitors.

The interior has been fully upgraded in 2024 with modern finishes, new flooring, LED lighting, and fresh paint, providing a clean and efficient setting for professional operations. Ideal for solo practitioners including realtors, consultants, therapists, and other service based users, the suite includes built in storage and convenient access to shared washroom facilities.

With dedicated visitor parking steps from the door and a close walk to cafés, restaurants, financial services, and Riverfront Park, this opportunity balances convenience, visibility, and value in the heart of Moncton's urban core.

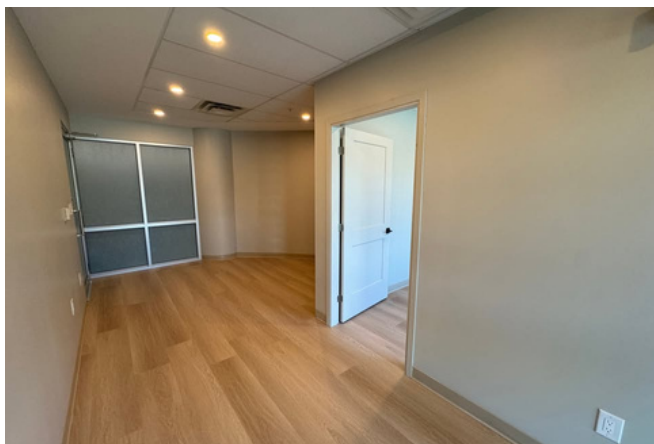
Key Features

- **Civic Address:** 50 Assumption Boulevard, Moncton, NB
- **Available Space:** Unit 101 | ±364 SF
- **Property Type:** Commercial Office
- **Building Size:** Multi tenant commercial building
- **Occupancy:** Vacant
- **Availability:** Immediate
- **Visitor Parking:** On site dedicated client parking directly in front of the entrance
- **Entrance:** Private exterior entrance with signage potential
- **Interior Condition:** Fully upgraded in 2024 (flooring, LED lighting, paint, sound insulation, interior door)
- **Heating/Cooling:** Included in rent
- **Internet:** High speed included in rent

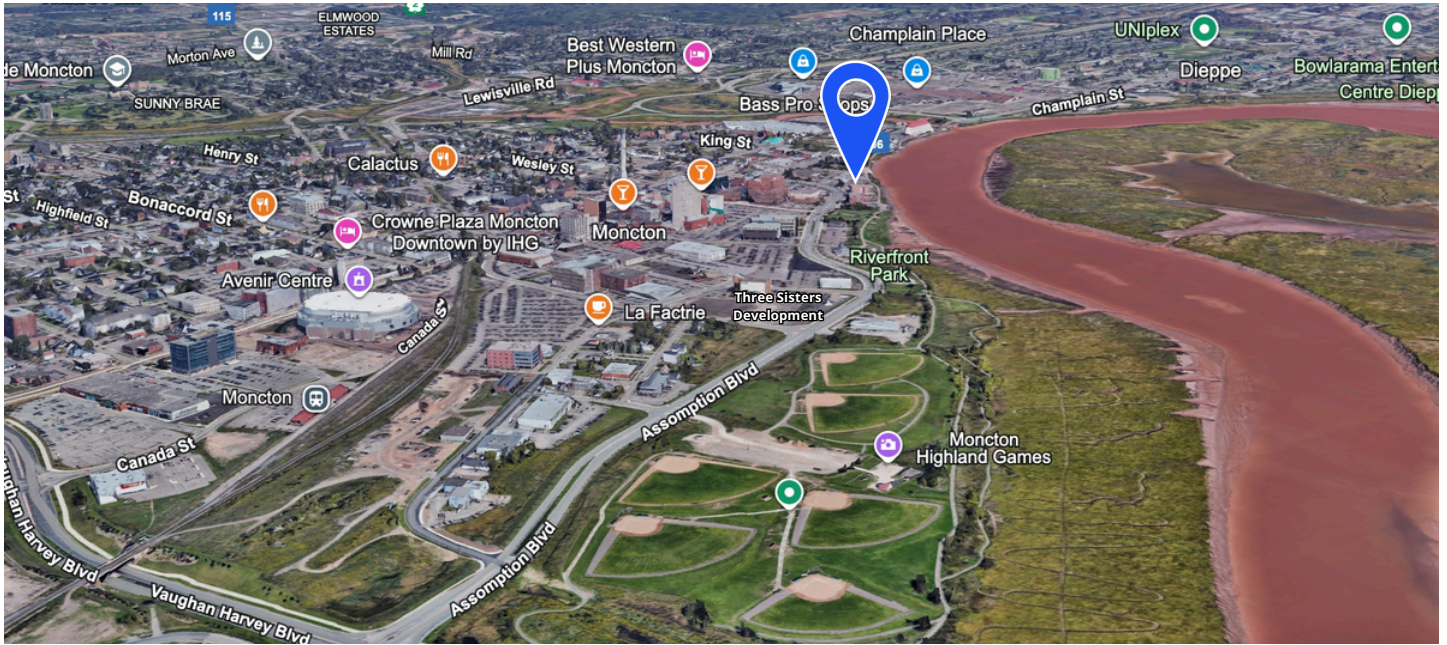
Lease Rate: \$1,500 / Month Gross + HST *(All inclusive excluding furniture)*

Unit 101 | ±364 SF

Property Photos



Area Overview



Located along Assomption Boulevard in the heart of downtown Moncton, this office suite offers excellent visibility, accessibility, and proximity to key urban amenities. The property is within walking distance of popular cafés, restaurants, financial institutions, and professional services, supporting both client convenience and day-to-day operational needs.

Major downtown destinations including the Avenir Centre, Riverfront Park, hotels, and Main Street retail are all nearby, providing convenient access to greenspace and a wide variety of amenities. Several public and paid parking options are available along Assomption Boulevard within a short 1 to 3 minute walk, complementing the on-site visitor parking directly at the entrance. Public transit routes and the riverfront trail system further enhance access for both clients and employees.

This central and active location provides a professional advantage for users looking to establish or grow their presence in downtown Moncton.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Total Households	Average Household Income
98,194	115,210	94.4%	42,192	\$92,912



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