



For Lease | Le Nuvo | 3127 Principale-Ouest Avenue, Dieppe, NB

Prime commercial space for lease in the heart of Dieppe, NB



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Salient Facts

Opportunity Type:
Commercial Space

PID:
70510862

Location:
3127 Principale-Ouest Avenue,
Dieppe, NB

Year Built:
2011

Assessment:
\$3,576,000

Tax Levy:
\$103,990.21

Leasable Area:

- Lease
 - Unit 3375 | 1,925 SF

Zoning:
AID | Integrated Development Zone

Signage:
On-Building Opportunities

Parking:
Paved On-site

Asking Rent:

- Unit 3375 | \$18 PSF NET

Additional Rent:
\$8.61 PSF

Opportunity

Le Nuvo is a premier commercial and residential complex in the heart of Dieppe, offering three available units in a prime location.

This modern mixed-use development is home to a blend of established commercial tenants and upscale loft apartments, creating a vibrant and professional environment.

Lease | Unit 3375 | 1,925 SF | \$18 PSF NET

The unit features two private entrances and large windows that provide abundant natural light, making it ideal for retail or professional services. With high visibility on Dieppe Boulevard and strong signage opportunities, this unit offers excellent exposure for your business.

Location

3127 Principale-Ouest Avenue is only minutes to both Downtown Dieppe and Downtown Moncton, as well as the Greater Moncton Roméo LeBlanc International Airport.

Located in a rapidly growing area with dense residential communities, it is within walking distance of amenities such as a grocery store, Shell Gas, Goodlife Fitness, the Dieppe Aquatic Centre, NB Liquor, and Jean Coutu Pharmacy. Dieppe is a great place to choose to do business. In less than 30 years, the City of Dieppe's population has more than quadrupled. More than three-quarters of residents speak both official languages - French and English and the population is young, dynamic and skilled.



Demographics

Within 10 km of 3127 Principale-Ouest Avenue NB

Current
Population
105,414

Median
Age
41.6

Average
Household
Income
\$93,985

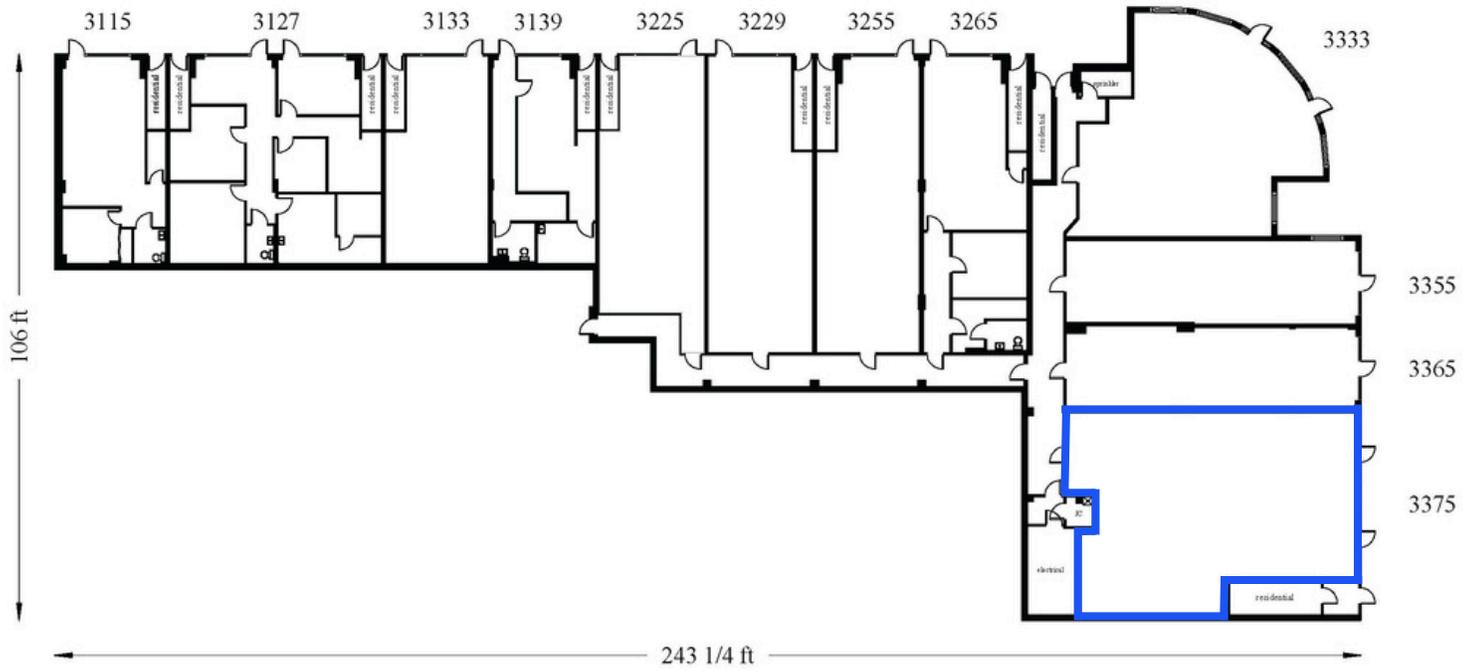
Labour
Employment
Rate
92.3%

Number of
Households
45,457

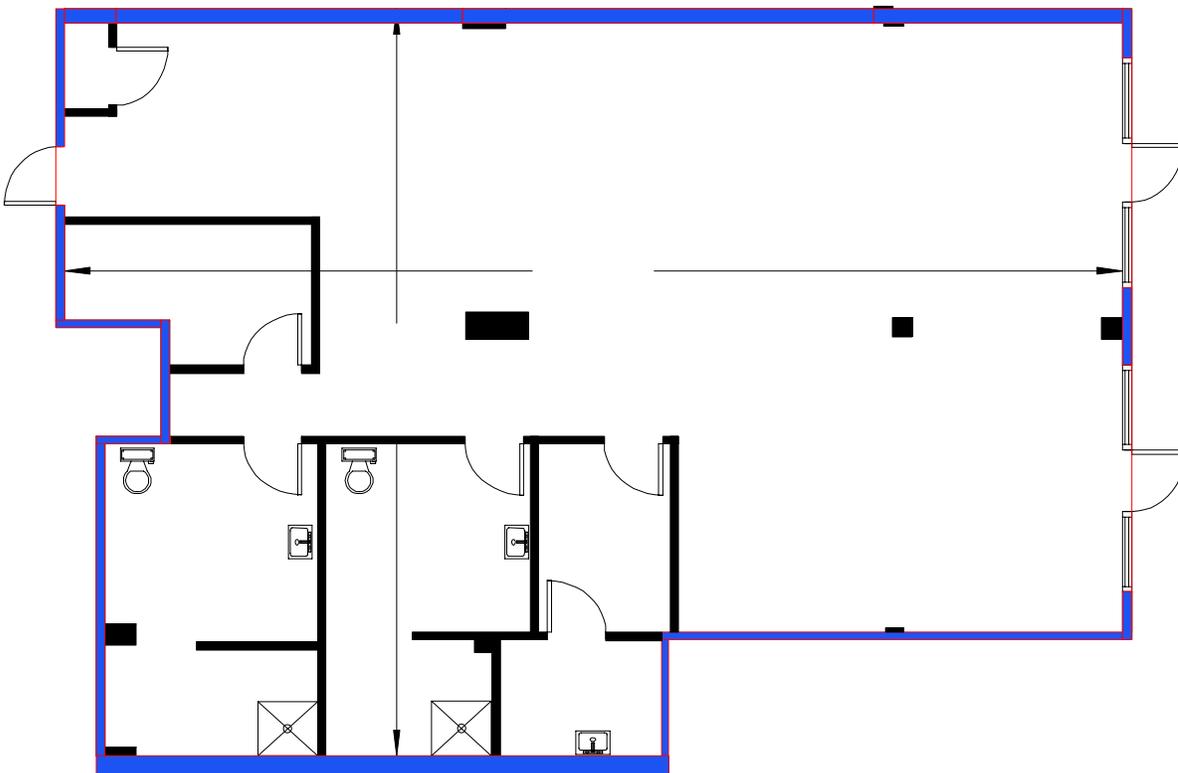
Floor Plans

Building

Unit 3375
1,925 SF



Unit 3375





Colliers

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