

For Sale

1.3 Acres | Asking Price \$1,375,000
Land Space



1854 Mountain Road

Moncton, New Brunswick E1H 2R6

Property Highlights

- High profile commercial lot on Mountain Road
- Excellent commercial location in City of Moncton
- Frontage on Mountain Road - high-traffic artery
- Prime retail / commercial location
- Located close to restaurants, shopping, banks, etc.



Sale Price:	\$1,375,000
PID#:	70198262

For More Information



Tim Lyons

O: 506 295 5400

tim.lyons@naiatlanticcanada.ca

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Lot Description

Lot Size	1.3 Acres (56,628 SF)
Lot Zoning	Retail, Multifamily and Office
Road Frontage	130 ft
Depth of Lot	300 ft
Lot Grade	Land is relatively smooth and level
Lot Condition	Grass
Tax Assessment	\$ 593,100 (2022)
Tax Levy	\$ 26,192.48 (2022)

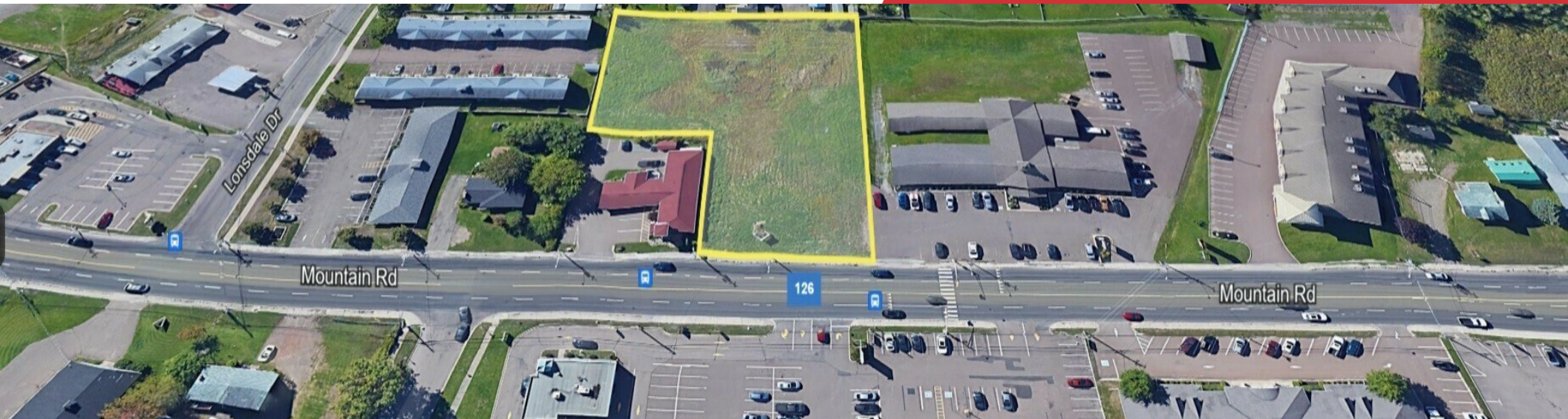


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400 English Drive, Suite 100
Moncton, NB E1E 3Y9
506 295 5400 tel
naiatlanticcanada.ca

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Driving Distances

Main Street in Downtown Moncton	8 Kms
NBCC Campus	2.3 Kms
Casino New Brunswick	3 Kms
Crandall University Campus	1.9 Kms

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Location Advantages

- Location - Beside / Behind #1852 on Mountain Road
- North - Subway, Sports Rock, Perry's Furniture, Little Caesar's Pizza, Pur & Simple
- West - Wheaton's, Irving Oil
- East - Winexpert, Tim Hortons, Alcool NB Liquor
- South - Residential Establishments
- Traffic Access - Direct Access on Mountain Road
- All Civic facilities of the City of Moncton