

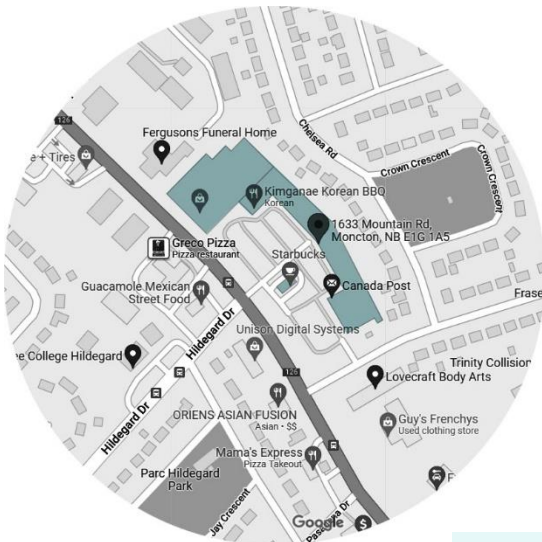
# FOR LEASE

## 1,844 SF Commercial Space **1633 MOUNTAIN ROAD**

MONCTON, NEW BRUNSWICK



Outstanding Visibility | Easy Access Near Major Routes | Large Traffic Count Numbers | Surrounded By High-Density Residential



### Established Shopping Destination For Your Business Success!

- Strategically located next to Wheeler Boulevard, making every point in Greater Moncton only minutes away!
- Established, successful business tenants attract customers with High disposable incomes.
- Average household income in the immediate area is over 80,000.

Demographics	1 Km	3 Km	5 Km
Population	4,071	30,523	61,123
Average Age	43.8	39.2	40.6
Number of Households	1,802	12,443	26,657
Average Household Income \$	83,053	82,657	76,371



VICKI CARR | 506.383.4242 | vicki.carr@hardmangroup.ca  
1633 MOUNTAIN ROAD, MONCTON, NB | HARDMANGROUP.CA

# 1633 Mountain Road - Moncton, New Brunswick

## Mountain Road Plaza offers a strategic location with a proven record of success

This owner-managed, open-air plaza is a shopping destination meeting consumers' every day needs. The site offers tenants and visitors plenty of onsite, surface parking.

Shoppers enjoy the unique mix of locally-owned boutiques and restaurants as well as national retailers including Starbucks, Shoppers Drug Mart and BMO.

1633 Mountain Road is strategically located in the midst of high-density residential (*with average household incomes in excess of \$80,000*) The Centre is located next to Wheeler Boulevard, within close proximity to both Wheeler Power Centre and Mapleton Centre with ease of access to all major highways.

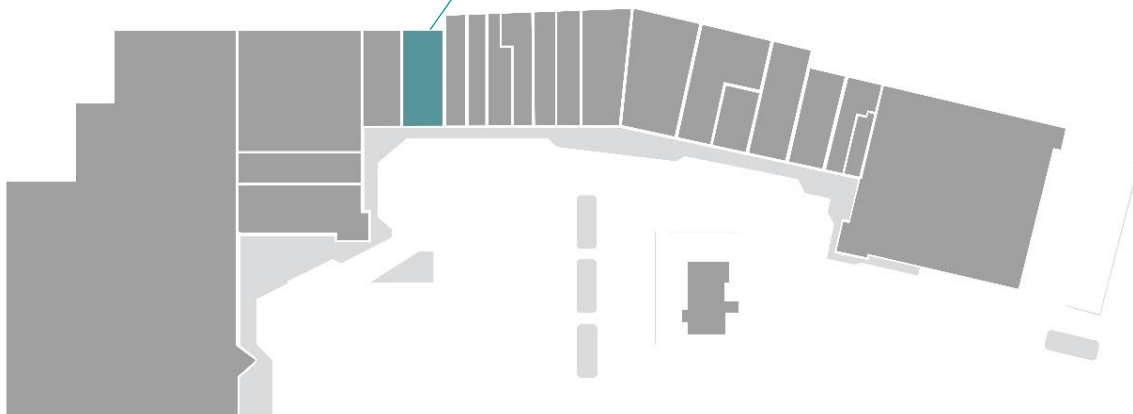
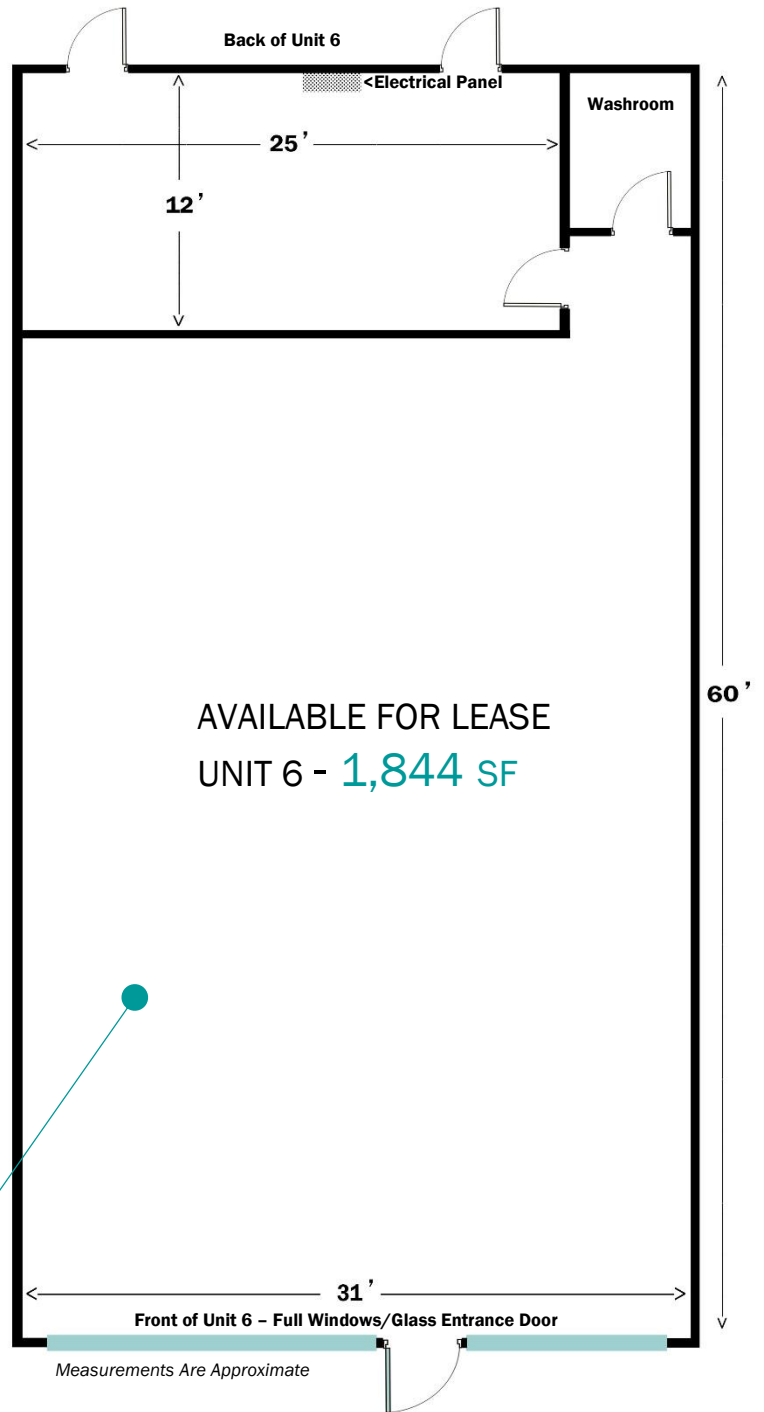
### Leasing Costs

\$18.00 NET Rent per square foot per annum  
(based on a 5-year term)

(CAM) Common Area Maintenance  
\$3.02 psf per annum

(TAXES) Property Taxes  
\$4.78 psf per annum

\*Fiscal Period  
February 1, 2022 - January 31, 2023



## Electricity

The premises are separately metered by New Brunswick Power – the Tenant pays NB Power directly for the electricity consumed within the premises.

## Heating / Air Conditioning

The premises are heated and cooled by a roof-top electric heating ventilation and air conditioning unit – the sole cost to run this unit is the Tenant’s cost and is included with their NB Power invoice.

**NOTE:** The maintenance of the roof top unit is included with the CAM cost amount noted above. For clarity, the Tenant pays NB Power for the power used to heat and cool your space; however, should the roof-top unit require maintenance the Landlord will cover that cost.

## Voice | Data | Communication Lines

Any voice, data, communication lines are the sole cost of the Tenant.

## Waste Collection

The Landlord does not provide common refuse removal – each Tenant must incur their own cost to have garbage picked up from their premises.

**NOTE:** FERO Waste provides, daily and weekly service to the property for Refuse Collection.

## Insurance

Not less than \$2,000,000 for Tenant’s All Risk Legal Liability Insurance and Liability Insurance.



**CONTACT US FOR MORE DETAILS ON THIS GREAT SPACE!**