

For Sale



61 Halifax Street, Moncton, New Brunswick

Well-maintained industrial warehouse on a corner lot in the heart of Moncton West for sale





The Opportunity

Seize this rare opportunity to acquire a 13,000 sq. ft. industrial warehouse situated on a prime 1-acre corner lot in the heart of Moncton West. Strategically positioned near thoroughfares including Collishaw Street, Vaughan Harvey Boulevard, Mountain Road, and Wheeler Boulevard, this property offers unparalleled connectivity and convenience.

The building boasts a versatile layout, blending customer service areas and supporting office spaces with approximately 10,000 sq. ft. of warehouse space. Additionally, a mezzanine level provides extra storage capacity.

Built in 1971, this well-maintained property has long served as the headquarters for a thriving regional wholesale distributor. 61 Halifax Street is equipped with a modified bitumen roof, a steel frame with a concrete floor, durable concrete block construction, and metal exterior cladding. It features multiple loading door options, including dock and grade level access. Climate control is achieved through a combination of natural gas heating and ductless mini-split cooling system.

Vacant possession will be available in Spring 2025, allowing time for relocation and expansion. Do not let this unique investment opportunity pass you by!

Offering Price: \$2,600,000



Property Overview

LISTING ID	25245
ADDRESS	61 Halifax Street, Moncton, New Brunswick
PROPERTY TYPE	Industrial
PID	70278445
TOTAL SITE SIZE	1.03-acres (44,875 sq. ft.)
BUILDING SIZE	13,000 sq. ft.
TOTAL FLOORS	One (1) floor plus mezzanine
ZONING	Victory Industrial Park Zone
YEAR BUILT	1971
LOADING	Two (2) 10-ft dock doors and one (1) 8-ft grade door
CLEAR HEIGHT	15'9" to the roof; 14' to joist
HEATING / COOLING	Natural gas heating and six (6) ductless mini-splits
AERIAL VIDEO	Click here for Aerial Video of Property
OFFERING PRICE	\$2,600,000

Location Overview

Nestled in the heart of the Maritimes, Moncton flourishes as a vibrant city along the renowned Tidal Bore Petitcodia River, offering urban amenities amidst a backdrop of stunning beaches and picturesque parks.

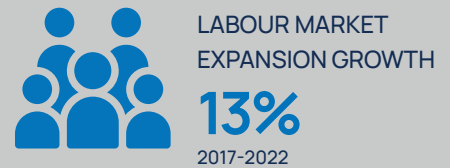
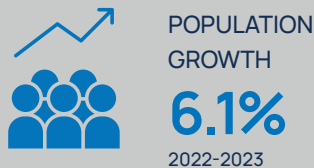
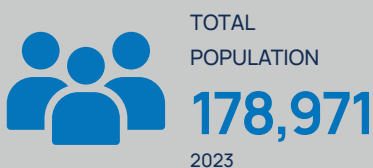
In the year 2022, The Greater Moncton Area boasted the fastest-growing population among Canada's metropolitan areas, with an impressive growth rate of 6.1%, driven largely by international immigration and interprovincial migration. Moncton stands out as a bilingual hub, offering residents advanced transportation infrastructure, attractive corporate tax rates, and a welcoming community spirit, earning it a coveted place among Mclean's magazine top ten communities and fueling its continued steady growth.

For five consecutive years, the Greater Moncton Area has earned a spot among Canadian Business magazine's "Top 10 Best Places to Do Business in Canada." The region stands out with its highly competitive cost structure. As the heart of the Atlantic Trade Gateway, Greater Moncton enjoys a strategic position midway between the US West Coast and Europe, making it an ideal global logistic hub. Additionally, in 2022, MoneySense Magazine named Moncton as the #1 Best Place to Buy Real Estate in Canada.

Source: New Brunswick, 2023; Cbc.ca, Moncton.ca, Immigrationgreatermoncton.ca

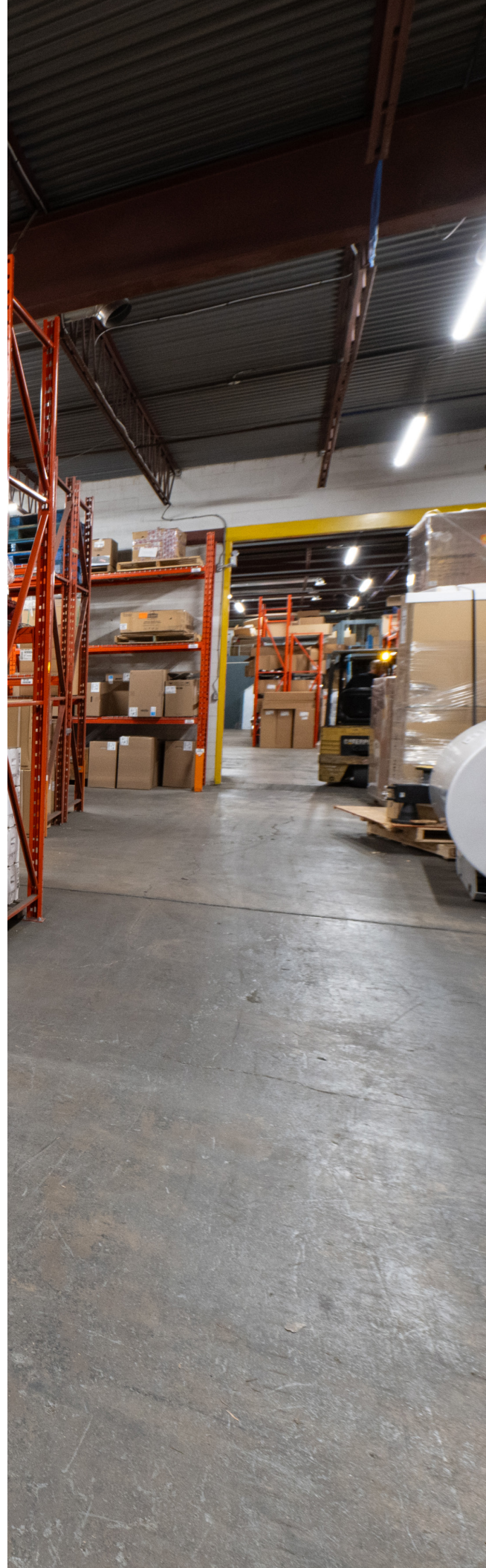


Metro Moncton Demographics

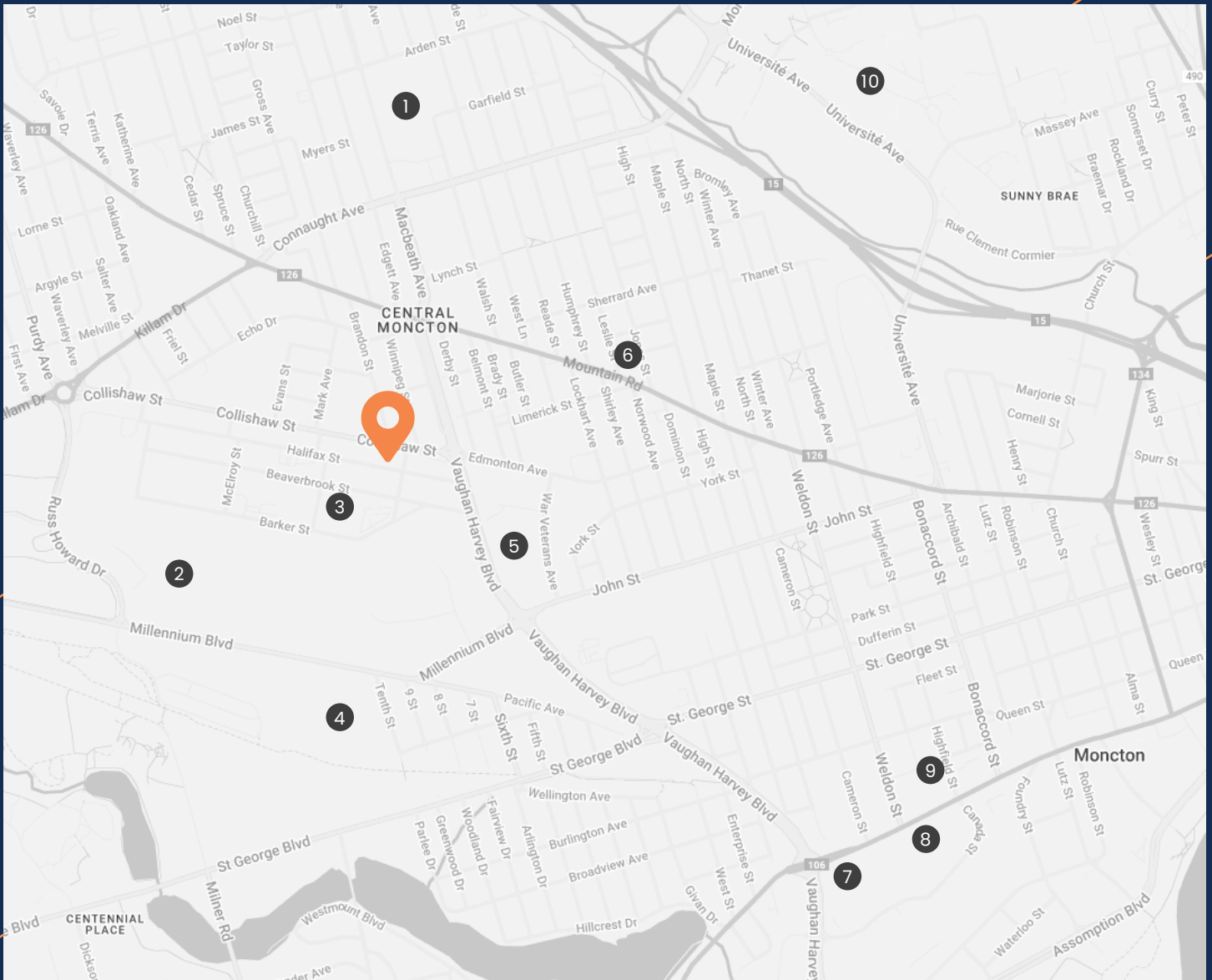


Building Highlights

BUILDING CONSTRUCTION	Steel frame building situated on a concrete slab
ROOF	Modified bitumen roof
SIDING	Metal exterior cladding
TOTAL FLOORS	One (1) floor plus mezzanine
LOADING	Two (2) 10-ft dock doors and one (1) 8-ft grade door
WINDOWS	Vinyl
FLOORING	Combination of exposed concrete, VCT, and carpet
LIGHTING	LED lighting throughout warehouse; fluorescent T8 in office portion
HEATING / COOLING	Natural gas heating and six (6) ductless mini-splits Two (2) above-ground oil tanks provide additional heating
CEILING HEIGHT	15'9" to the roof; 14' to joist



Surrounding Area



- ① The Moncton Hospital
- ② Moncton SportsDome / CN Sportsplex
- ③ O'Creek Brewing Company
- ④ Centennial Park
- ⑤ YMCA of Greater Moncton
- ⑥ Hynes Restaurant
- ⑦ Sobeys Vaughan Harvey
- ⑧ Avenir Centre
- ⑨ Hilton Garden Inn Moncton Downtown
- ⑩ Université de Moncton

Downtown Moncton
DRIVE TIME: 6-8 MINUTES

Greater Moncton Roméo
LeBlanc Intl' Airport
DRIVE TIME: 14-20 MINUTES

Nova Scotia Border
DRIVE TIME: 40 MINUTES

Saint John
DRIVE TIME: 1 HOUR 30 MINUTES

Aerial Photos





RECEPTION / CUSTOMER SERVICE



AERIAL EXTERIOR



WAREHOUSE



LOADING DOOR



OFFICE SPACE



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