

FOR SALE / LEASE

**ATLANTIC
COMMERCIAL
REAL ESTATE
BROKERAGE**



TIM LYONS

MANAGING DIRECTOR

Mobile: (506) 295-5400

270 Baig Blvd Suite A-16
Moncton, NB E1C-1C8
Tel: 506-853-8000

COMMERCIAL PROPERTY - Moncton, NB

BUILDING

- Commercial Industrial building
- Spacious office area w 6 offices
- Reception area
- 4 washrooms
- 18' ceiling height
- natural gas radiant heat system
- 6 commercial garage doors
- Oil furnace heating system
- Monitored alarm system

LOCATION

- High profile location in Moncton
- Located along side T. C. Highway
- Building prominent view from Hwy.
- Large fenced parking area
- Near-by access to T. C. Highway
- Located in Caledonia Ind. Estates
- Central location on North side of city
- Close to International Airport
- Near Shopping & Services

ASKING PRICE: \$2,149,500.

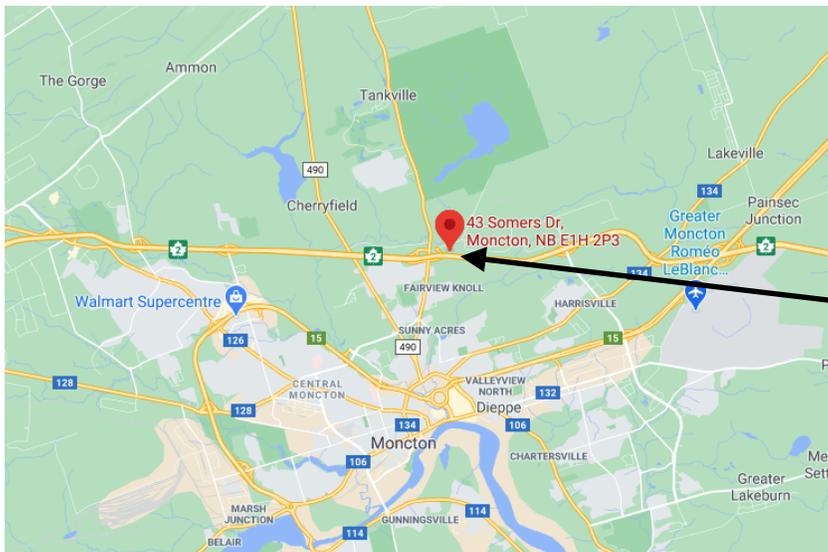
Building Address	• 43 Somers St. Moncton, NB
Building Size	• 10,794 (3,584 offices)
# of Levels	• One
Age of Building	• 1990 - ren'd in ~2005
Construction	• Concrete block & steel
Condition	• Fair
Parking	• Large paved fenced lot



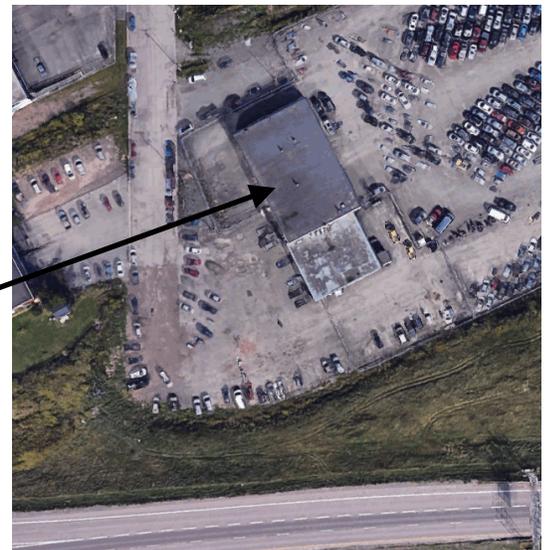
BROKERAGE @ ACP



Location in Moncton



Building & Parking



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