



Retail Investment Opportunity

164 & 166 Hebert Boulevard, Edmundston, New Brunswick

About the Opportunity.

ONE Real Estate Advisors is pleased to present a unique opportunity to acquire two commercial properties, both fully leased to highly-recognizable national retailer and restaurant brands and strategically-positioned across the Université de Moncton's Edmundston campus and adjacent to a shopping center and pharmacy.

The properties are 100% leased with a combined weighted average lease term of over 8 years and the opportunity for upside in rents. The long-standing co-tenants in the immediate area speak to the location's strength within the market.

The properties are located on Hebert Blvd. which is the gateway into the city from the highway.



Tenant Overview.

● Boston Pizza Franchise

Boston Pizza is a Canadian multinational fast-casual restaurant group that oversees over 375 franchised locations across Canada.

The Edmundston location is a franchise tenancy.

● Bulk Barn Foods Limited

Bulk Barn is Canada's largest bulk food store. From humble beginnings in 1982 to now over 280 stores, the brand is a market leader in food retail.



A Unique Opportunity.

This is a great opportunity to acquire two side-by-side, fully-leased properties with highly-recognizable brands in Edmundston, New Brunswick. The properties are located along the city's gateway entrance from the highway, Hebert Blvd, and across from the Université de Moncton's Edmundston campus.

The properties are surrounded by national and local businesses, including the Brunswick Centre Mall to the north and a pharmacy to the south.

This opportunity offers tremendous upside in future rental revenue as 164 Hebert Blvd. moves from a land lease to a full building lease in 2027.

Demographic Overview.

Drive time from Property (in minutes)	0-15	0-30	0-45
Population	18,445	27,848	45,251
Median Age	53.2	52.6	52.3
Median HH Income (\$)	69,363	68,076	68,265

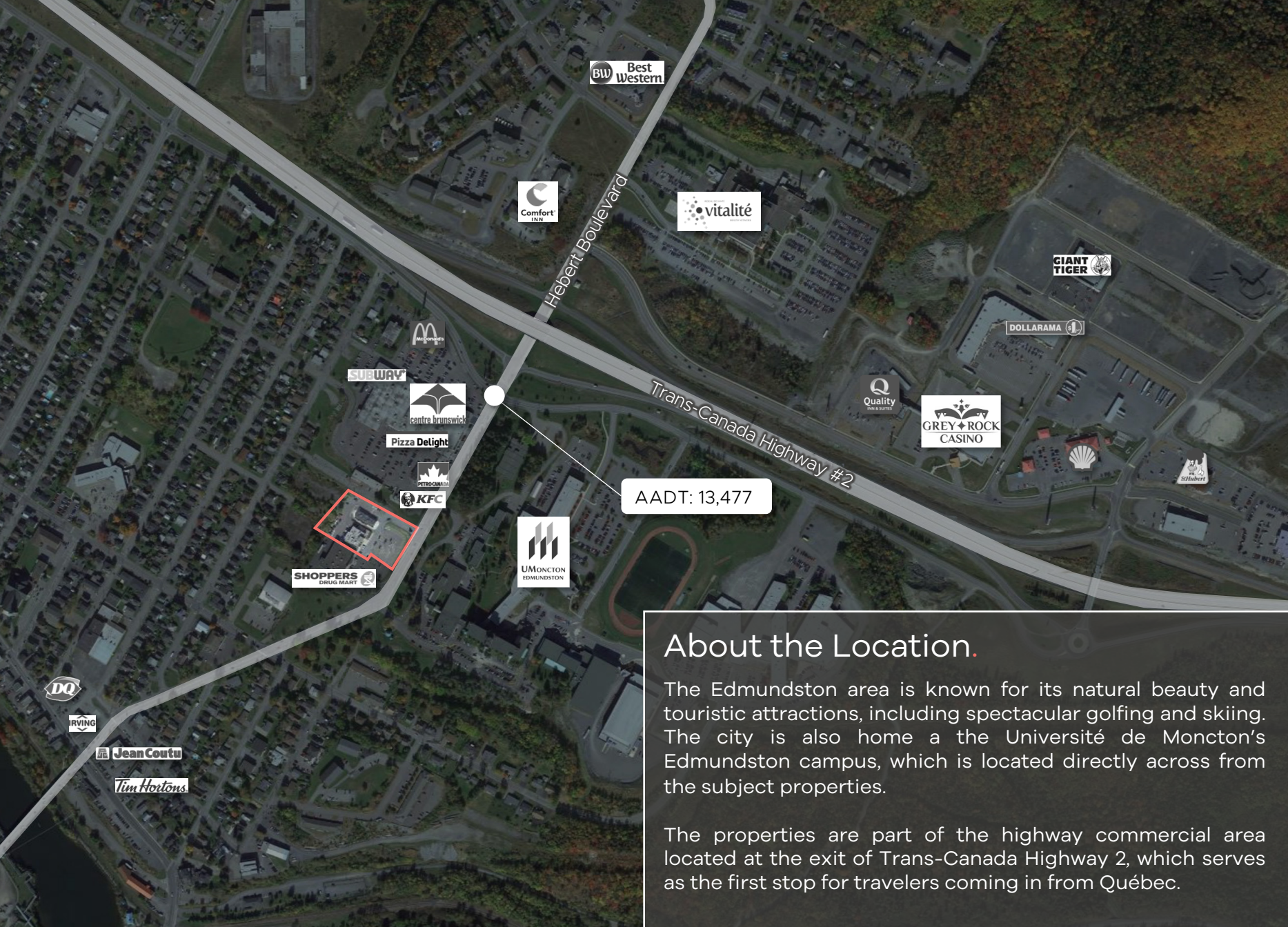
Source: Sitewise 2021

Property Specifications.

Address:	164 Hebert Blvd.	166 Hebert Blvd.
Lot Area:	1.14 acres	0.97 acres
Building Area:	6,000 sq. ft.	3,834 sq. ft.
Year Built:	2007	2007
Occupancy:	100% leased	100% leased
Lease Type:	Net	Gross
Zoning:	C4 – Regional Gateway	
2024 Assessment:	\$1,129,000	\$701,600



*Lot lines approximate



About the Location.

The Edmundston area is known for its natural beauty and touristic attractions, including spectacular golfing and skiing. The city is also home to the Université de Moncton's Edmundston campus, which is located directly across from the subject properties.

The properties are part of the highway commercial area located at the exit of Trans-Canada Highway 2, which serves as the first stop for travelers coming in from Québec.

The Offering Process.

CONTENT PROVIDED HEREIN

This Confidential Information Memorandum ("CIM") is provided for the sole benefit of allowing prospective purchasers the opportunity to gain a general understanding of the Property being offered for sale. The information presented herein does not purport to being all-inclusive and purchasers may be required to obtain further information from their own third-party sources.

While the Broker has taken care in obtaining the information contained herein, neither the Broker nor the Vendor make any representations, declarations or warranties, expressed or implied as to the accuracy of the information, statistics or statements contained herein. Purchasers are encouraged to further investigate and verify the information provided herein and should seek legal, accounting, tax, engineering or any other advice as needed for their sole benefit.

The Vendor and Broker will not be held liable for any errors, omissions or third-party data contained within the Confidential Information Memorandum.

CONDITIONS OF SALE

The Property is offered to be purchased on an "as-is, where-is" basis and there is no warranty, express or implied as to its title, description, physical condition, any cost assumptions, size, measurements, quantity or quality thereof whatsoever. Any information that has been provided herein, or will be provided in the data room, has been obtained by the Vendor, Broker or third-party source for the benefit of the purchaser's general review of the Property. Neither Vendor nor Broker make any representation that such information is accurate, complete or relevant to the prospective purchaser.

CONFIDENTIALITY

Prospective purchasers, once having read and signed the Confidentiality Agreement, will be bound by such agreement with respect to the non-disclosure of the confidential information contained herein.

Prospective purchasers will not use or permit the information herein to be used in any manner detrimental to the interests of the Vendor, the Broker or their affiliates, nor for any purpose other than the proposed purchase of the Property.

THE OFFERING PROCESS

Upon review of the information provided in the Confidential Information Memorandum, interested parties are invited to submit, on their standard form, a Letter of Intent ("LOI") outlining the following information:

- The total purchase price;
- Terms and conditions of the offer;
- Details of ownership interests and beneficial owners of the purchaser; and
- Complete mailing address and email address for delivery of notices

All submissions must be received by the Vendor's broker, ONE. Real Estate Advisors, electronically to the attention of:

Sébastien Duval, Managing Director
sebastien.duval@one-rea.com

Once submitted, the offers, regardless of their form or contents, will not constitute a binding legal contract between the purchaser, the Vendor and/or its Broker. The Vendor is under no obligation to select or respond to any of the offers submitted.

DATA ROOM ACCESS

Prospective purchasers who have signed the confidentiality agreement ("CA") will be provided with a unique link to access the online data room, via ONE. Real Estate Advisors' online file sharing data room. Such data room may contain information including, but not limited to and only if applicable in such instance:

- Building plans
- Building financial reports
- Site and survey plans
- Building systems reports
- Building structural reports
- Tenant leases

The Broker may, from time to time, add supplementary files to the Data Room. In this case, each approved viewer of the Data Room will receive email notification of new files added.

The property is being offered unpriced.

For More Information.

To request more information regarding this unique retail investment opportunity, please contact:

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