

Land / For Sale

ONE.
REAL ESTATE ADVISORS / ATLANTIC



● High-Density Development Site

2228-2232 Mountain Road, Moncton, New Brunswick
www.one-rea.com/2228-2232Mountain

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PRIME MONCTON NORTH LOCATION

Located in the residential hot-spot of Moncton North with close proximity to retail, services and highway.



IDEAL FOR MULTI-RESIDENTIAL

One of the few remaining available large blocks of land in the Moncton north area.



PRELIMINARY DISCUSSIONS

The City of Moncton's planning and engineering departments indicate support of a multi-residential project proposal.



SCALE ALLOWS FOR PHASED DEVELOPMENT

The site offers developers the ability to develop in phases to match market demand.

Property Details

ONE. Real Estate Advisors is pleased to present this unique opportunity to acquire a large block of development land situated in the thriving area of Moncton north, ideally positioned for a high-density multi-unit residential project, subject to a zoning amendment.

The Property is located in the center of the Moncton north multi-unit residential development node, with close proximity to all the desired amenities such as grocery, pharmacy, fuel, convenience and retail, professional services, community centres, parks and much more. The location offers close proximity to colleges, universities, hospitals and nearby Trans-Canada highway and Wheeler Blvd. access to allow for a quick commute to just about anywhere in Greater Moncton.

295,000
sq. ft. (+/-)

6.76
acres (+/-)

\$3M
asking price

3.6km
to major retail,
restaurants and
services

R-2
current zoning

215
feet of frontage on
Mountain Road

156K

Greater Moncton
Area population

1,474

apartment units
under construction
(March 2022)

1.0%

vacancy rate for
2 bdrm apartments
(Oct 2021)

29%

of Moncton's
population are
millennials

2.5%

increase in
population (y/y)

3.2%

increase in
employment rate
(y/y)

The Greater Moncton Market

Moncton is known as the "Hub City" as it is at the geographic center of the Maritime provinces. Greater Moncton has leveraged itself into becoming a leading distribution, logistic and retail center for New Brunswick, with a catchment area of 1.4 million people within a 2.5 hour drive.

The economy is largely driven by service and manufacturing industries as well as government and professional offices choosing Moncton as their headquarters.

Greater Moncton is also home to two universities, two community colleges and four private colleges. There are over 13,500 students enrolled in postsecondary education programs.





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6.76-acre High-Density Development Opportunity

For more information

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