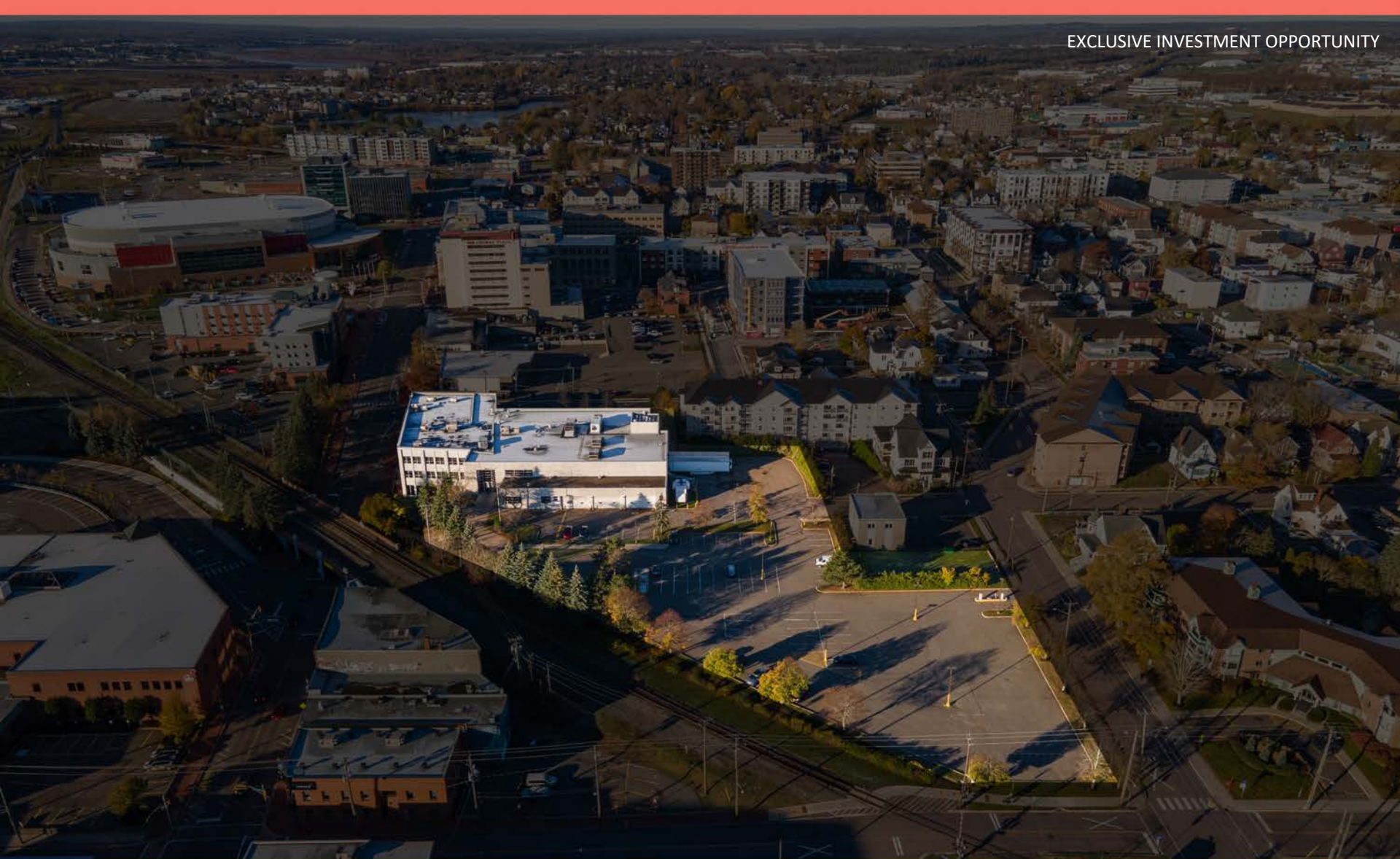


EXCLUSIVE INVESTMENT OPPORTUNITY



Prominent Downtown Office, Warehouse and Multi-Unit Residential Development Site

939 Main Street, Moncton NB

ONE.

A truly unique opportunity for a stand-out
marquee development in Downtown Moncton.

ONE.



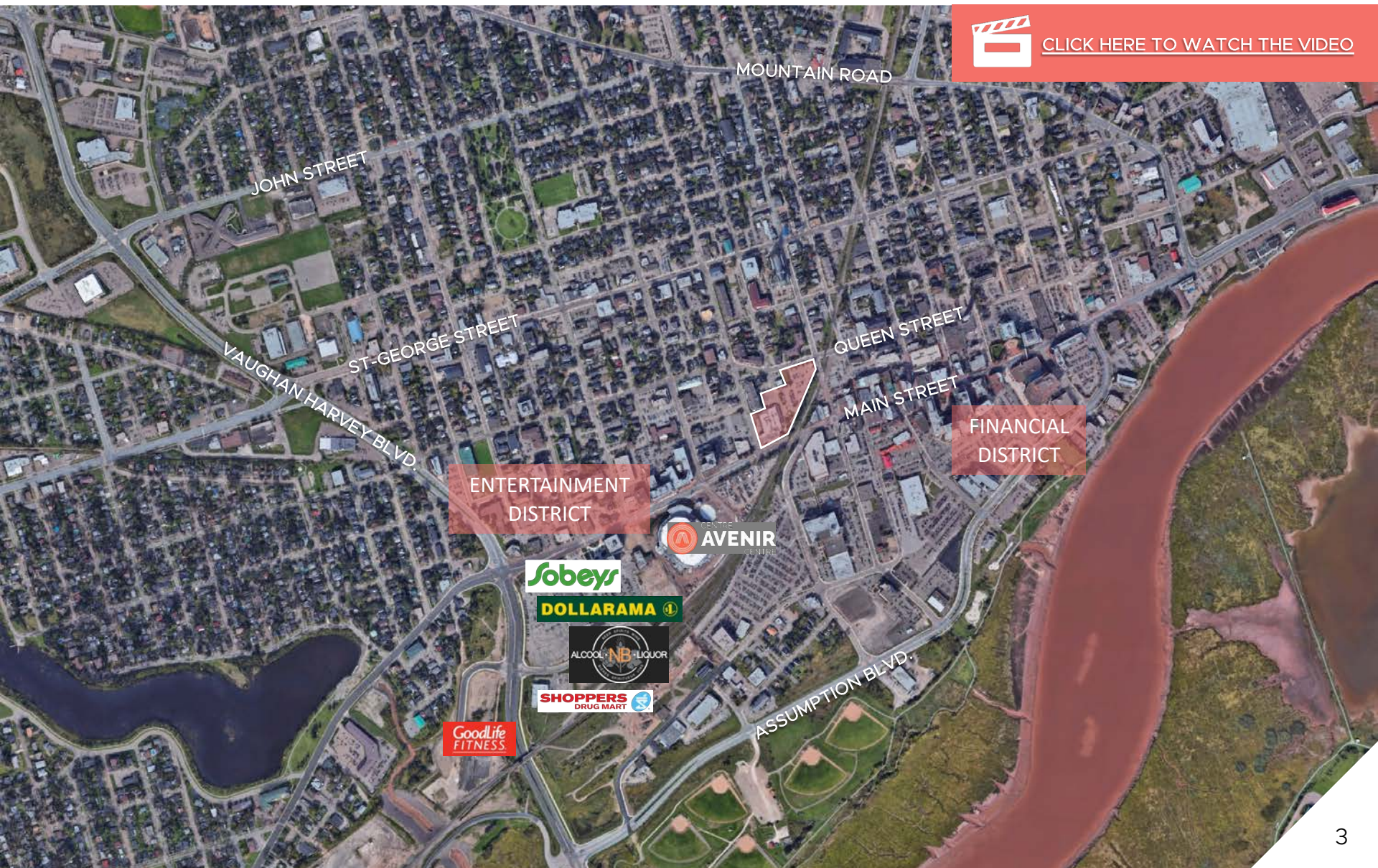
ONE. Real Estate Advisors is pleased to offer for sale a +/-3.34-acre high-density development opportunity in Downtown Moncton. The site features a +/-79,000 square-foot office and warehouse building, partially-occupied by a national media tenant, along with parking areas suitable for as-of-right high-density residential.

Downtown Moncton has seen tremendous growth in the multi-unit residential, retail and entertainment sectors. This on-going trend is one that makes 939 Main Street such a highly-desirable property in today's market with the capacity to accommodate today's and tomorrow's market demands.

939 Main Street is being offered at \$7,900,000.

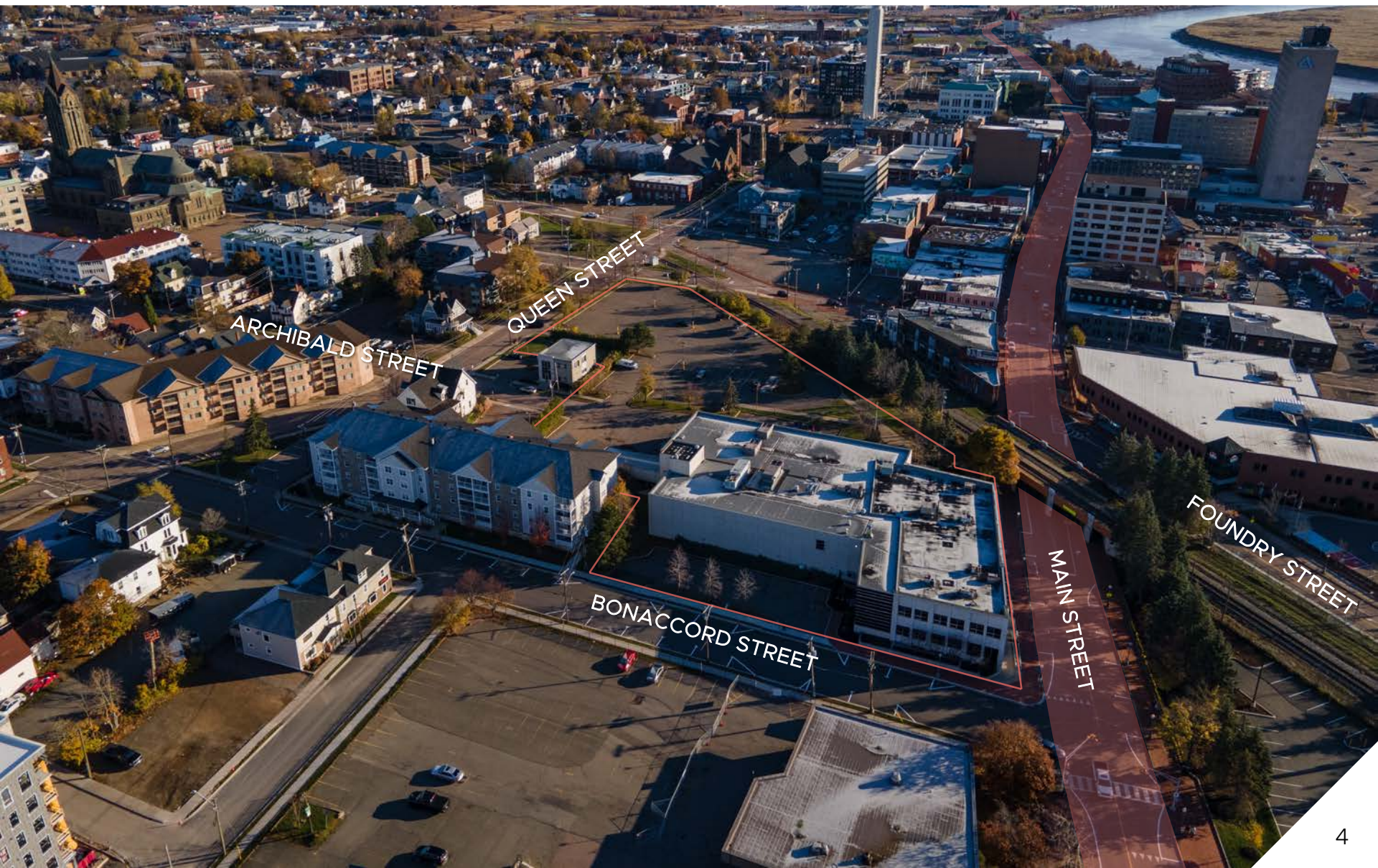
Perfectly nestled mid-way between
the financial and entertainment districts.

ONE.



Scale. Position. Access.
Endless development possibilities.

ONE.



Part of Downtown Moncton's rich and vibrant history from its industrial and manufacturing era

ONE.



Founded in 1868, the *Times and Westmorland and Albert Local News Journal* was the prominent print publication of the day. It evolved under different names and two prior physical locations in Downtown Moncton, until the construction of its current facility in 1959.

Today, the *Moncton Times & Transcript* is still in full circulation and is one of the leading news publications in Atlantic Canada.

The rich history that surrounds this remarkable building, its stable downtown presence over the past 60 years and the unmatched development potential make this the ideal location for a marquee project.

Building Photos – Exterior Views

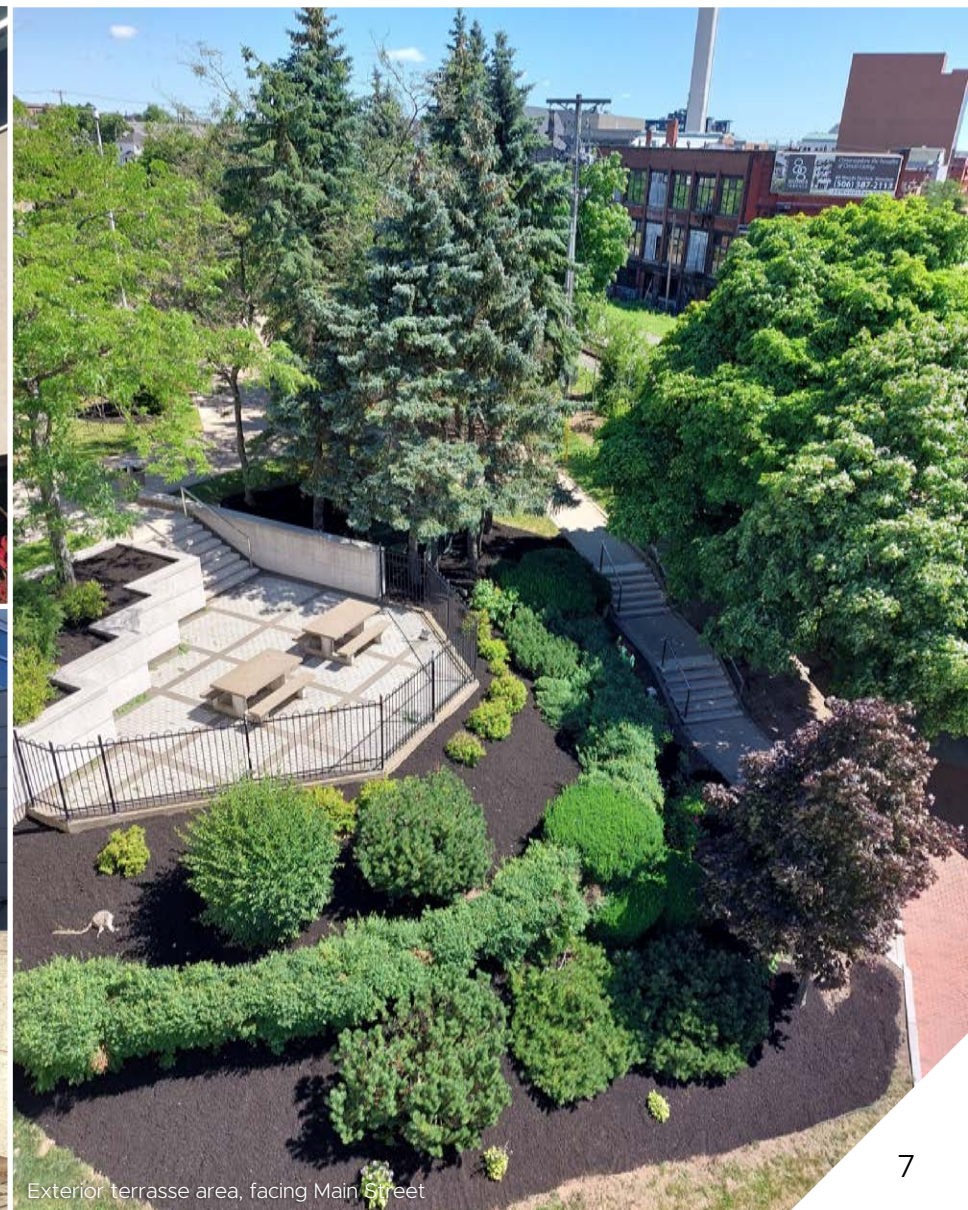
ONE.



Main building entrance



Common outdoor area, at rear entrance



Exterior terrace area, facing Main Street

Building Photos – Exterior Views

ONE.



Parking lot entrance



Generator at rear of warehouse area



Walkway and landscaping, facing Main Street



Main Street entrance



Main level lobby area



Front stairwell, facing Main Street



Lower level warehouse area, facing terrasse and Main Street



Second floor office space, facing Bonaccord Street



Parking lot entrance stairwell

Site Photos – Aerial Views

ONE.



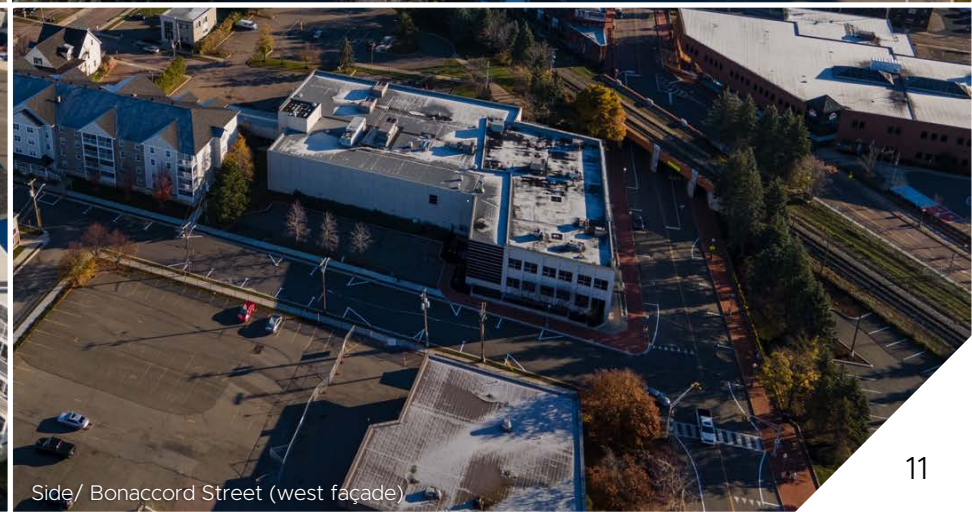
Front/ Main Street (south façade)



Side/ Parking lot (east façade)



Rear/ Archibald Street (north façade)



Side/ Bonaccord Street (west façade)

A nighttime photograph of a city street, likely in Montreal, featuring a prominent building on the left with a vertical sign that reads 'HYATT PLACE'. The street is illuminated by streetlights, and a long-exposure light trail from a vehicle is visible in the center. A white rectangular text box is centered over the image.

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