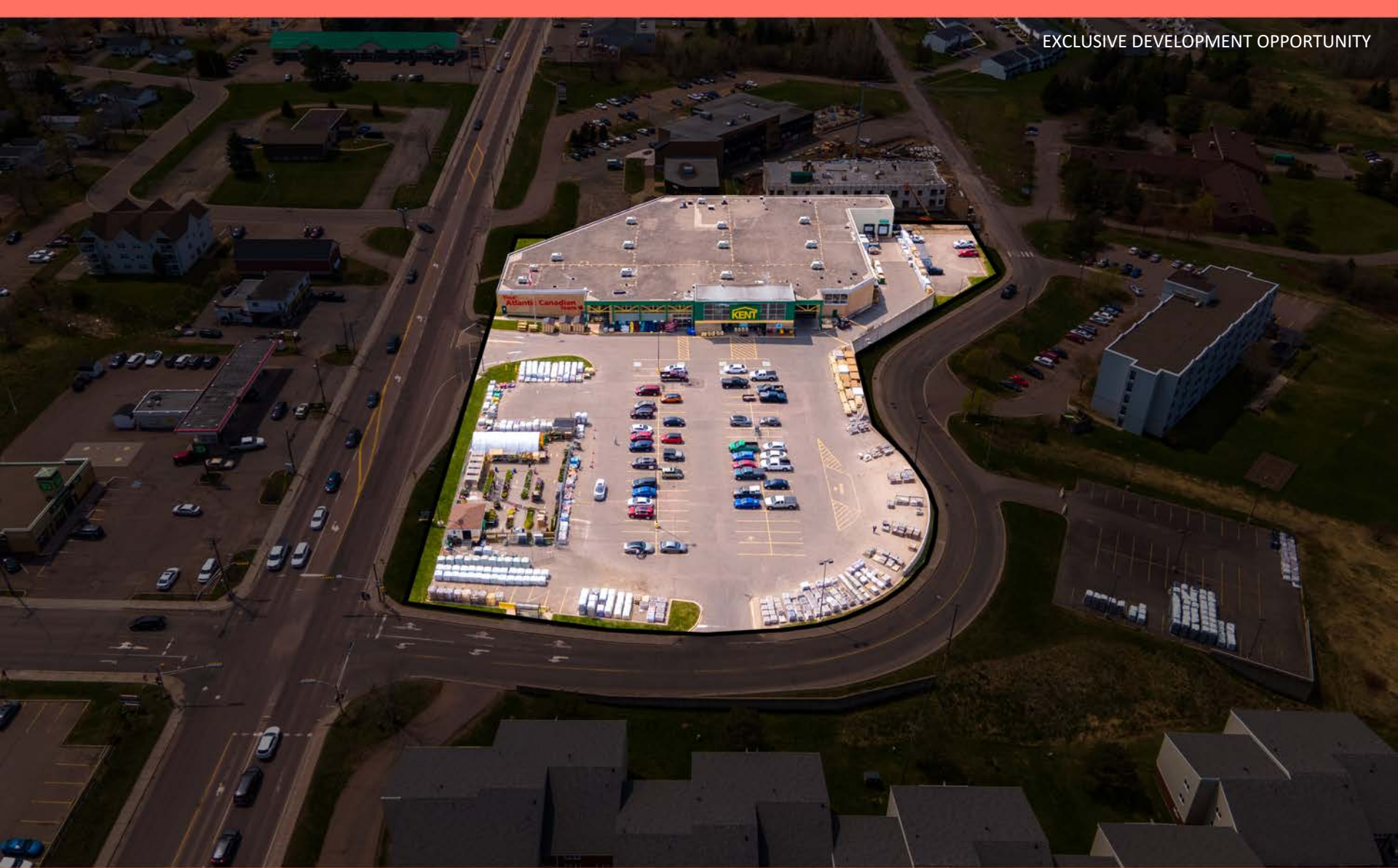


EXCLUSIVE DEVELOPMENT OPPORTUNITY



Suburban Commercial Mixed-Use Development Site

535 Coverdale Road, Riverview NB

ONE.

A truly unique opportunity to reinvent a prominent property in downtown Riverview!

ONE.

ONE. Real Estate Advisors is pleased to offer for sale an owner-occupied +/-3.58-acre commercial/ mixed-use development opportunity in the Town of Riverview.

The site features a well-maintained +/-50,043 square-foot retail/wholesale building built in 2000 and renovated in 2012, which is currently fully occupied by a home improvement tenant until April 2024.

The centrally-located property features 214 parking stalls, two entrances, one being located at a signalized intersection and is located on a bus route.

535 Coverdale Road is being offered at \$6,300,000



Perfectly situated along Riverview's primary commercial corridor and accessible from Moncton via Causeway Road and Gunningsville Blvd.

ONE.



Scale. Position. Access.
Endless development possibilities.

ONE.

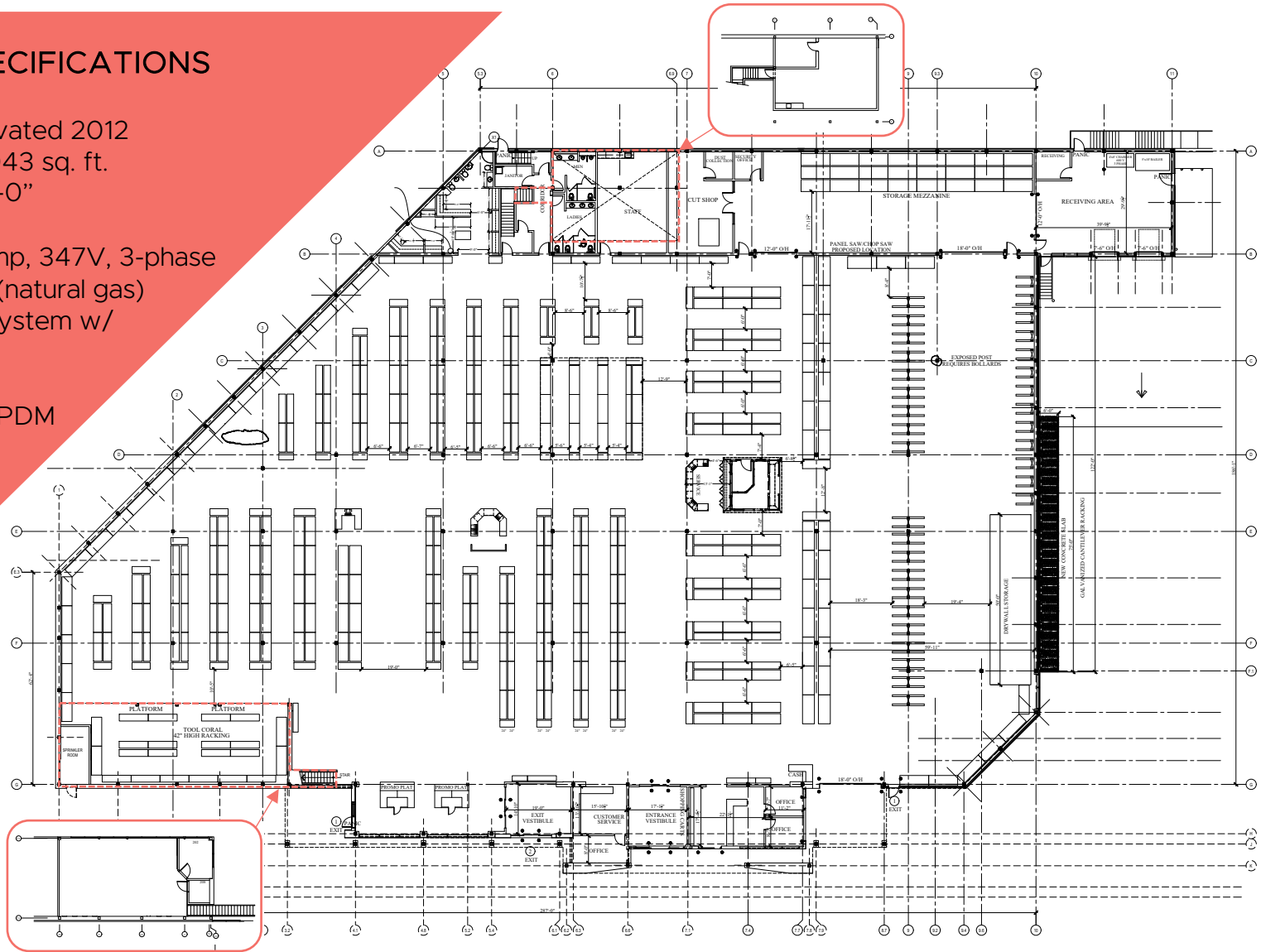


The building is uniquely designed to accommodate various uses and potential demising scenarios to meet the demands of today's tenants.

ONE.

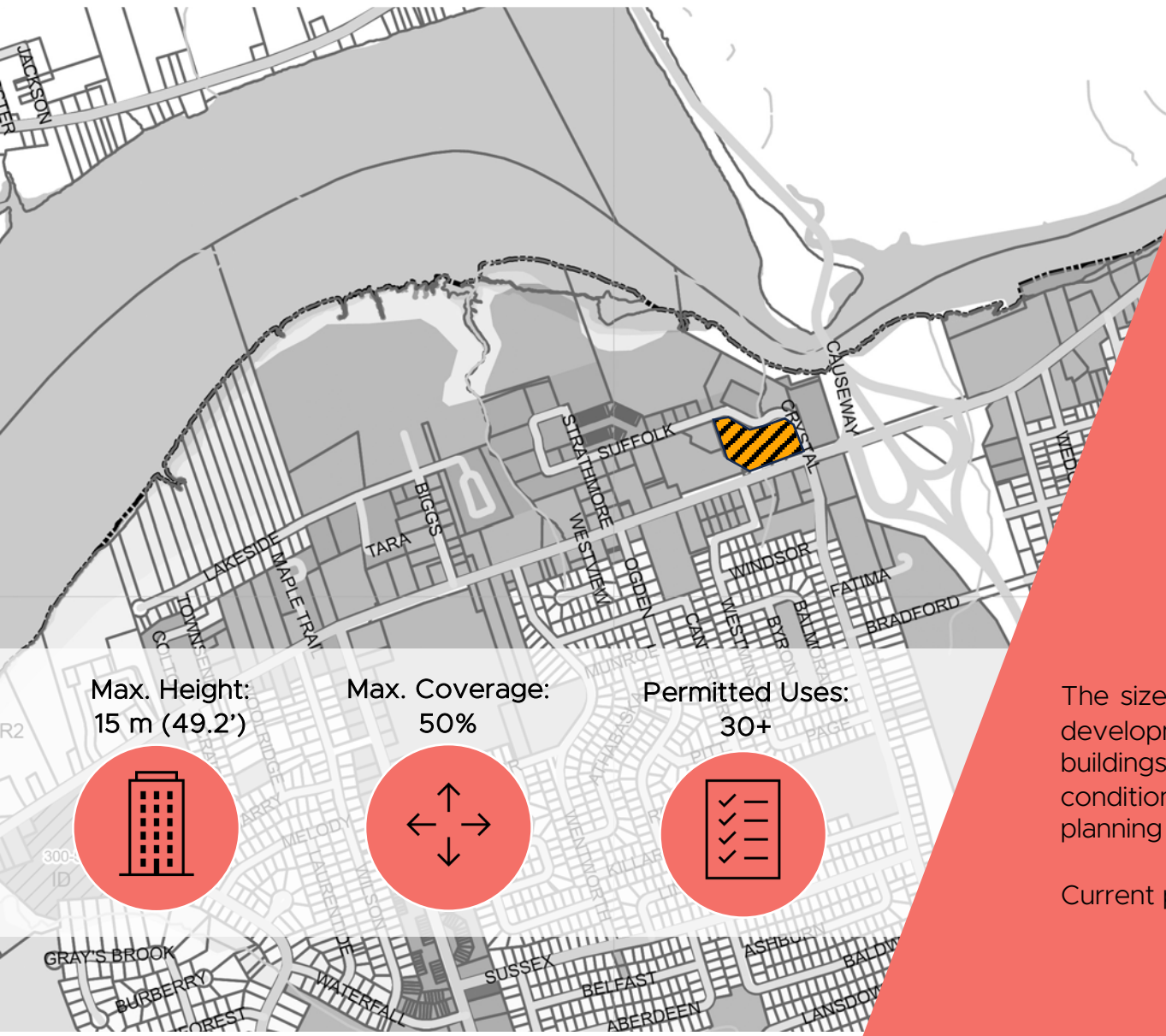
BUILDING SPECIFICATIONS

- Built: 2000, renovated 2012
- Gross Area: 50,043 sq. ft.
- Clear Height: 24'-0"
- Electrical: 600 amp, 347V, 3-phase
- HVAC: 14 RTU's (natural gas)
- Sprinklers: Wet system w/ electric fire pump
- Roof: Ballasted EPDM
- Loading:
 - 1 drive-in
 - 2 docks



The site is zoned SC (Suburban Commercial). It allows for a wide array of permitted and conditional commercial and multi-unit residential uses.

ONE.



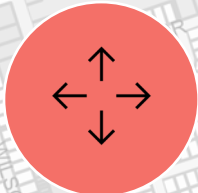
The Suburban Commercial (SC) zone is ideal for multiple commercial uses including, but not limited to, the following permitted and/or conditional uses:

- Bank/ financial services
- Restaurant, Drive-thru
- Retail or wholesale
- Farmer's market
- Entertainment use
- Educational use
- Multi-Unit Residential
- Hotel or motel
- Microbrewery
- Recreational use
- Office use

Max. Height:
15 m (49.2')



Max. Coverage:
50%



Permitted Uses:
30+



The size of the property also allows for the development of additional freestanding buildings. A drive-thru use would require conditional approval from the Town's planning department.

Current parking ratio is 4.3 : 1,000 SF



Site Photos – Aerial Views

ONE.



South View



East View



North View



West View



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