

FOR SALE

1435 Mountain Road.

Moncton, New Brunswick



A prominent retail plaza
situated in the city's most
desirable commercial node

The Opportunity.

ONE. Real Estate Advisors is pleased to present a rare retail investment opportunity located in the north-end shopping and entertainment district in the City of Moncton, New Brunswick.

The property is strategically-located on a prominent intersection along Mountain Road at Trinity Drive - the entrance to the Wheeler Park Power Centre.

Consisting of seven (7) leasable suites – 72% of which have been leased by the same tenants for over a decade, representing 78% of the 16,372 SF gross leasable area - the building holds a commanding position in the retail and services market with its highly-visible and right-sized units, making it the ideal location for the right tenant.

With its unmatched location, visibility and long-term investment potential, the property represents an ideal acquisition opportunity in Moncton's premiere retail service node.

**1435 Mountain Road is being offered at
\$6,750,000**

Qualified prospects will be given access to an online file share room with complete details on the property and its financial data.



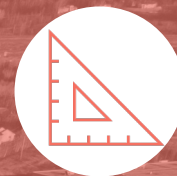


Location Matters.

Because of its prominent position at the corner of Mountain Road and Trinity Drive, in Moncton's premiere retail shopping, entertainment and dining area, the property offers investors an organic, sustainable, long-term competitive advantage to attract and retain retail occupiers.

Building & Property Specifications

Year Built	1993
Year Renovated/ Addition	2012/13
Gross Leasable Area	16,372 sq.ft.
Total Leased Area (%)	14,311 sq.ft. (87.4%)
Basement	Yes, partial
Construction	Wood frame
Roof Type	Low-slope, EPDM
Floor Structure	Steel joist, concrete slab
Clear Ceiling Height	10'-6" (units A-E) 14'-0" (units F & G)
Electrical Entrance	120/208V, 800-amp, 3-phase
HVAC System	Natural gas RTU's
Fiber Internet Available	Yes
Zoning	SC – Suburban Commercial
Property ID	70232020
Land Area	1.43 acres/ +/-62,465 sq.ft.
Surface Parking	74
Property Tax Assessment (2023)	\$3,073,600
Tax Levy (2023)	\$130,268
Municipal Services	Water, sanitary, storm



16,372 sq. ft.
Gross area



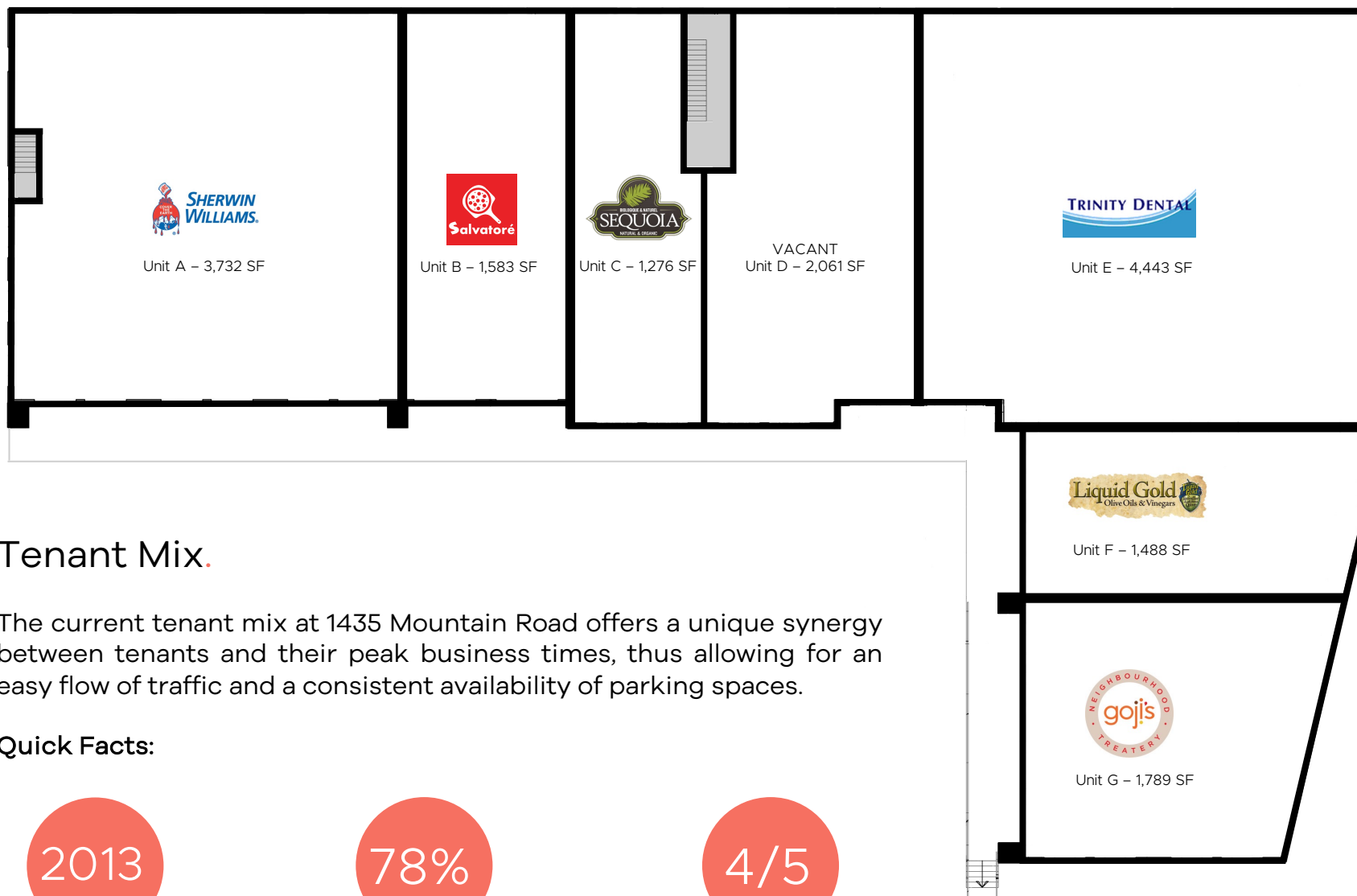
Strong
Rental history



Convenient
highway access



High-profile
location



Tenant Mix.

The current tenant mix at 1435 Mountain Road offers a unique synergy between tenants and their peak business times, thus allowing for an easy flow of traffic and a consistent availability of parking spaces.

Quick Facts:

2013

Lease start year for
5 of the 7 tenants.

78%

Percentage of GLA leased
by long-standing tenants

4/5

80% of long-standing tenants
have renewed for 5 years or more

23

Restaurants
within 1 Km



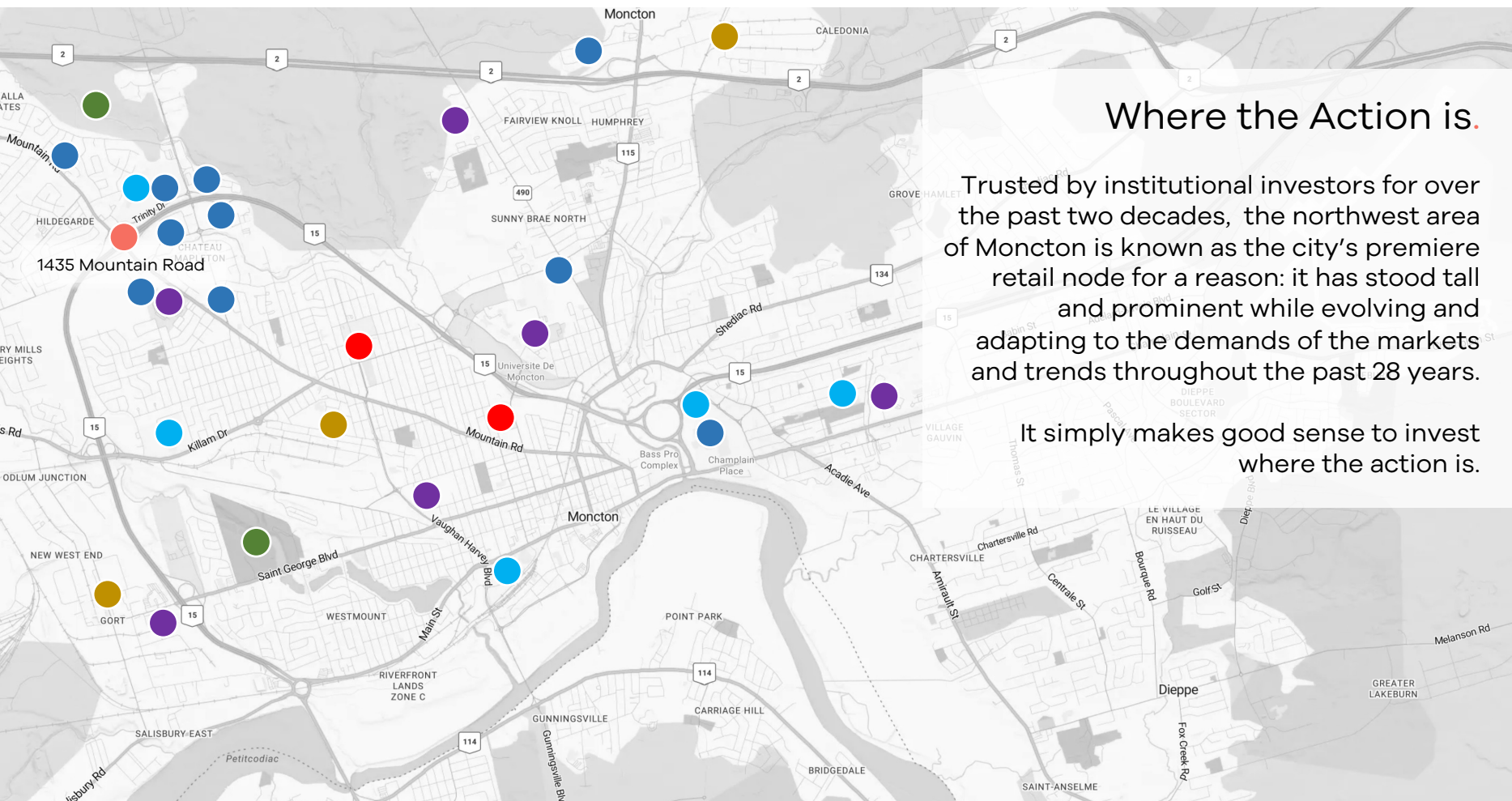
10 minutes
to airport



Routes 50,
52, 62, 65



Steady population
growth in area



Where the Action is.

Trusted by institutional investors for over the past two decades, the northwest area of Moncton is known as the city's premiere retail node for a reason: it has stood tall and prominent while evolving and adapting to the demands of the markets and trends throughout the past 28 years.

It simply makes good sense to invest where the action is.

● Retail Area
 ● Industrial Park
 ● Nature Park
 ● School PS/U
 ● Hospital
 ● Entertainment

A Sustainable Area.

The Moncton North area offers a well-established and diversified population segment with some of the highest household income levels combined with the lowest average age groups.

This ideal demographic has been shown to have higher levels of disposable income, thus keeping retail tenants in business year over year.



Area Demographic.

Radius from Property	1 Km	3 Km	5 Km
Population	4,085	30,537	61,163
Average Age	43.8	39.2	40.6
Number of Households	1,856	12,503	26,788
Average Household Income	\$83,053	\$82,657	\$76,371

Offering Process, Sale Conditions & Confidentiality

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.

FOR MORE INFORMATION,
PLEASE CONTACT:

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sebastien.duval@one-rea.com

ONE.

REAL ESTATE ADVISORS / ATLANTIC

www.one-rea.com



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