

# IVAN RAND LAND

MONCTON, NEW BRUNSWICK  
+/- 17 ACRES AVAILABLE



***PRIME DEVELOPMENT LAND / FOR SALE***

# Opportunity Highlights

## *A strategic development site at the gateway to Moncton's urban core.*

Positioned just off West Main Street and steps from major infrastructure links, this +/- 17 acre opportunity offers exceptional flexibility for commercial, residential, or mixed-use development. With high visibility, strong surrounding activity, and existing site improvements, the Ivan Rand Drive development lands deliver the access, scale, and momentum that serious developers are looking for.

- **Prime location** just off West Main Street, offering high visibility and strong vehicle traffic.
- **Steps from Downtown Moncton**, with direct access to retail, services, and public transit.
- **Immediate proximity to major routes:** Wheeler Boulevard (2 access points), Riverview Bridge, and the Trans-Canada Highway.
- **Flexible Suburban commercial zoning** allows for a wide mix of commercial, residential, or mixed-use developments.
- **Adjacent to the upcoming Junction Urban Village**, adding long-term value through planned densification.
- **Surrounded by established commercial activity**, including Moncton Honda and Rallye Motors Chrysler.
- **Majority of site is paved**, offering lower up-front development prep and easier staging.

MONCTON, NEW BRUNSWICK

**00786624  
& 70018932**

PID #  
(portion of 00786624)



**+/- 17 ACRES**  
LOT SIZE



**\$2,400,000**  
LIST PRICE



**SC**  
ZONING  
(Suburban Commercial)



Property Aerial

**DRONE VIDEO**





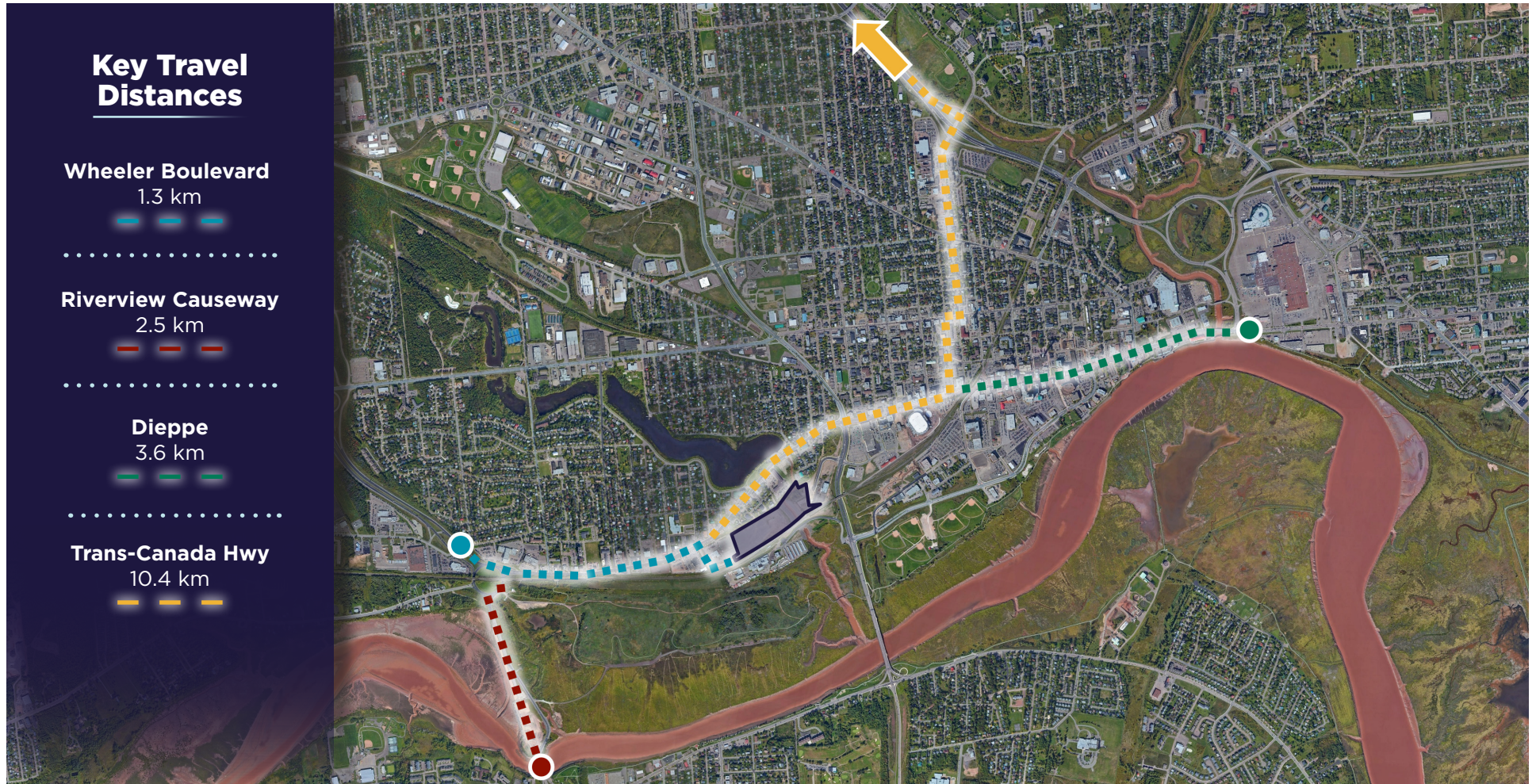
## Key Travel Distances

**Wheeler Boulevard**  
1.3 km

**Riverview Causeway**  
2.5 km

**Dieppe**  
3.6 km

**Trans-Canada Hwy**  
10.4 km



# Location Overview



**76,832**  
TOTAL POP.  
(5KM)



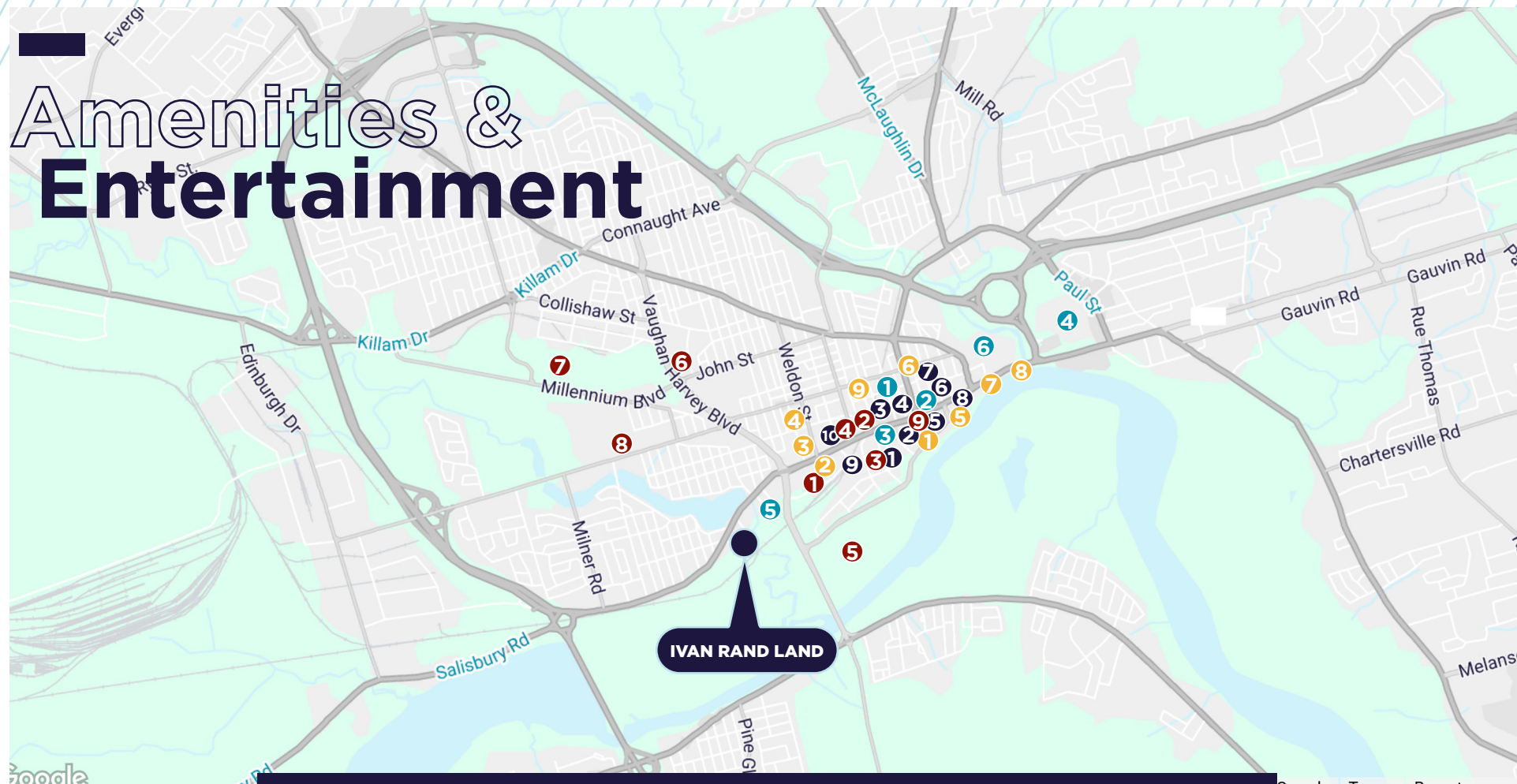
**\$76,617**  
AVG. HOUSEHOLD  
INCOME (5KM)



**97,465**  
TOTAL DAYTIME  
POP. (5KM)

Ivan Rand Drive offers the rare balance of centrality and scale in one of Moncton's most promising growth corridors. Tucked just beyond the downtown core, the site sits at the intersection of business, lifestyle, and logistics—providing seamless access to city amenities while remaining connected to regional highways and commuter routes. With an evolving urban fabric that includes new residential hubs, high-traffic retail, and green space enhancements, this area is fast becoming a focal point for forward-thinking development.





## RESTAURANTS

1. Cinta Ria Malaysian Restaurant
2. Gusto Italian Grill & Bar
3. St. James' Gate
4. Taverna Greek Resto Bar & Grill
5. Tide & Boar Gastropub
6. Pump House - Brewpub & Restaurant
7. Gahan House Hub City
8. The Keg Steakhouse + Bar
9. Carrabba's Italian Grill
10. Bâton Rouge Grillhouse & Bar

## RETAIL & SERVICES

1. Stile Fashion Accessories
2. Elle Mio
3. My Home Apparel Moncton.
4. Champlain Mall
5. Goodlife
6. Fit4Less

## HOTELS

1. Delta Hotels Beausejour
2. Hyatt Place
3. Crowne Plaza
4. Hilton Garden Inn
5. Residence Inn Moncton
6. Canvas Moncton
7. Rodd Moncton
8. Chateau Moncton Hotel & Suites
9. Château Queen by Bower Boutique Hotels

## ENTERTAINMENT

1. Avenir Centre
2. Théâtre Capitol Theatre
3. Marché Moncton Market
4. The Bunker
5. Hal Betts Sportsplex
6. YMCA of Greater Moncton
7. CN Sportsplex Dome.
8. Skyzone Trampoline Park
9. McSweeney Dinner Theatre



# IVAN RAND LAND

MONCTON, NEW BRUNSWICK

+/- 17.1 ACRES



## NB Office

77 Vaughan Harvey Boulevard, Suite 402  
Moncton, NB E1C 0K2  
+1 506 387 6925  
[cwatlantic.com](http://cwatlantic.com)

## Adam MaGee

Vice President

[amagee@cwatlantic.com](mailto:amagee@cwatlantic.com)  
+1 506 872 2507

## Suzie Taylor

Commercial Real Estate Advisor

[staylor@cwatlantic.com](mailto:staylor@cwatlantic.com)  
+1 506 380 1777

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