

**GROUND  
FLOOR  
OPPORTUNITY**



+/- 2,838 SF  
AVAILABLE

**400  
CHAMPLAIN  
STREET**

DIEPPE, NB



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# DISCOVER THE POSSIBILITIES

With its flexible layout, this space is perfect for counseling and wellness centers, call centers, estheticians, physiotherapists, retail, service commercial, health and beauty services and more.

Located in the heart of Downtown Dieppe, this two level commercial space is in a well-situated area for traffic and excellent visibility. It boasts an attractive exterior and interior design with large windows providing impressive natural light.

This flex space has endless possibilities. Revitalize your business by making the move to 400 Champlain Street.

***+/-2,838 sf of flex space***

# BUILDING HIGHLIGHTS

**+/- 2,838 SF**     **\$4,500/MO**

UNIT SIZE

GROSS (HEAT/POWER INC.)

**CS**

ZONING

**SIGNAGE**

OPPORTUNITIES

**PRIVATE**

ROOMS

**HIGH**

VISIBILITY

**PARKING**

AT THE REAR

**WHEELCHAIR**

MAIN FLOOR  
ACCESSIBLE



**Eye-catching reception** located at the entrance of the unit



**Parking at the rear** of the building



**Highly visible location** benefiting from Champlain Street traffic.



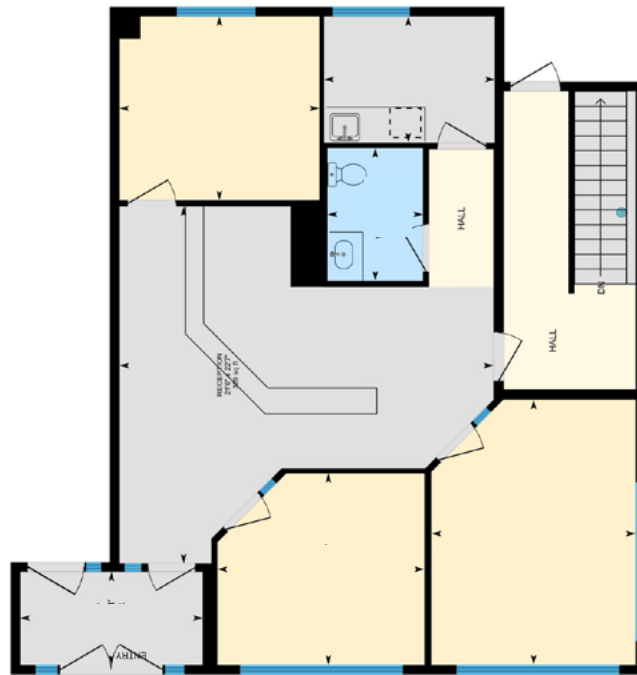


# FLOOR PLAN

+/- 2,838 SF



VIRTUAL TOUR



STAIRS

+/- 1,200 SF  
MAIN FLOOR

Upon entering the main floor space through a secured vestibule, you are welcomed by a grand reception area leading to three private rooms with ample natural light, a washroom, and a kitchen.

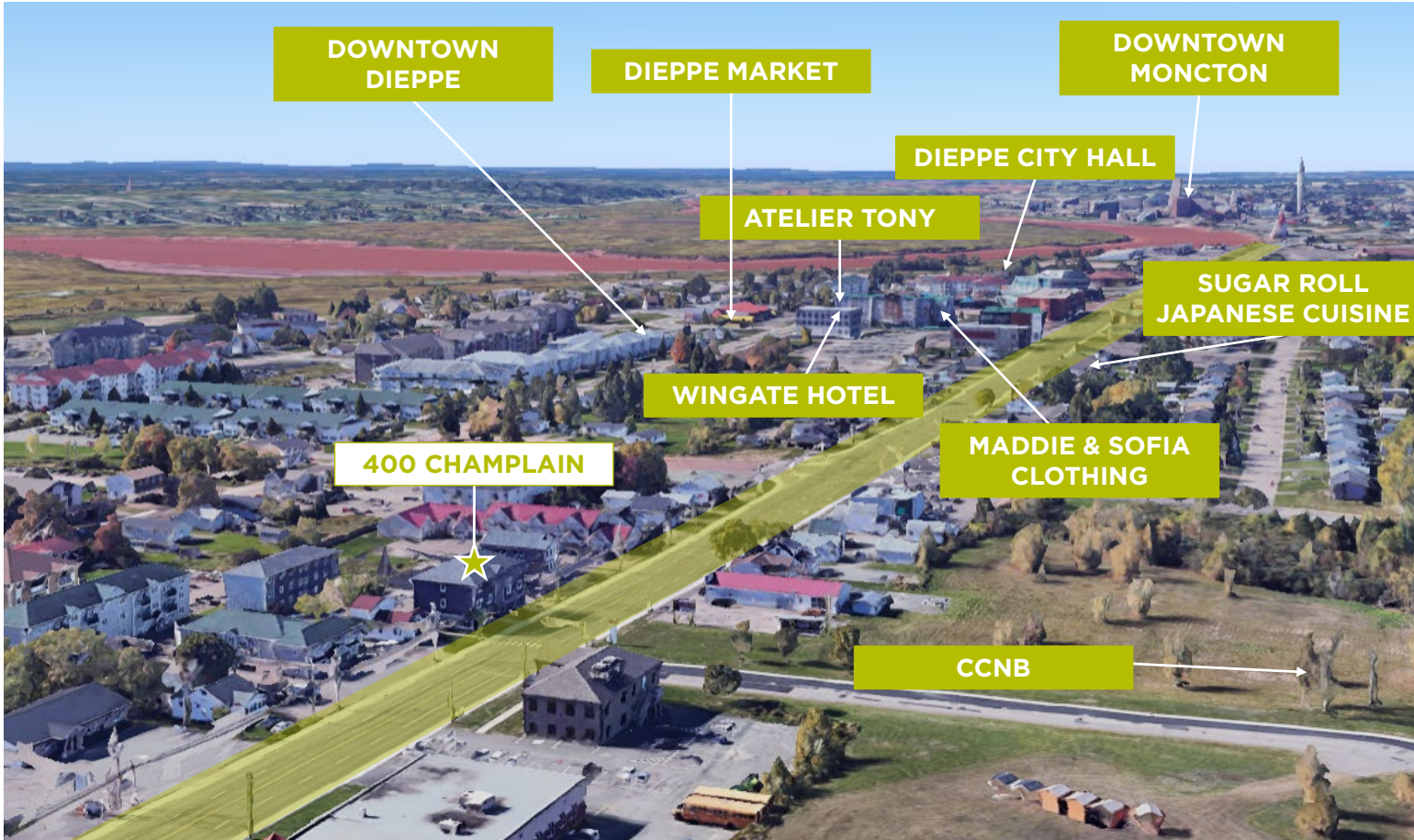


STAIRS

+/- 1,638 SF  
LOWER LEVEL

Located on the lower level are 3 private rooms, a large multipurpose room, utility and storage closets, and a washroom. The lower level also features a separate exit leading to the rear parking lot.

# LOCATION



400 Champlain Street provides an attractive opportunity for prospective tenants seeking to establish their business in a prime and strategic location at the edge of Downtown Dieppe.

## DEMOGRAPHICS

**25,384**  
POPULATION

**\$68,000**  
MEDIAN INCOME

**97,606**  
DAYTIME POPULATION

**39.1**  
MEDIAN AGE

**10,288**  
TOTAL HOUSEHOLDS

**+ 8.9%**  
2011-2016 POPULATION  
CHANGE



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