

**FOR LEASE**

# 1333 MAIN STREET

MONCTON, NB  
5,200 SF



# LUXURY AND CONVENIENCE

Welcome to West Gate, the epitome of **luxury and convenience**, centrally located in the vibrant heart of Moncton.

This dynamic new development offers **5,200 sf of prime commercial space**, ideal for retail, dining, or professional services. Strategically located just steps from vibrant shopping centers, picturesque Jones Lake, and the charming downtown area, West Gate is poised to become the city's next go-to destination.

Positioned to extend Main Street further west, West Gate is surrounded by growing residential communities, offering your business **high exposure** in a thriving commercial hub. West Gate ensures easy access, **ample parking**, and a seamless connection to Moncton's bustling core, making it the ideal location for your business to grow and thrive.



# ELEVATE YOUR BUSINESS

This prestigious development offers an expansive 5,200 sf of **customizable commercial space**, designed to meet your specific needs. With a focus on superior design and craftsmanship, this space is thoughtfully crafted to deliver both functionality and aesthetic appeal.

This property has 194 feet of frontage on Main Street and 85 feet on Vaughan Harvey, providing **excellent visibility** and foot traffic. The large windows create a bright, welcoming environment, perfect for showcasing your business in style.

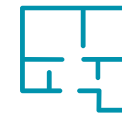
The **modern design and flexible layout** offer the perfect canvas to create a welcoming environment for your customers.



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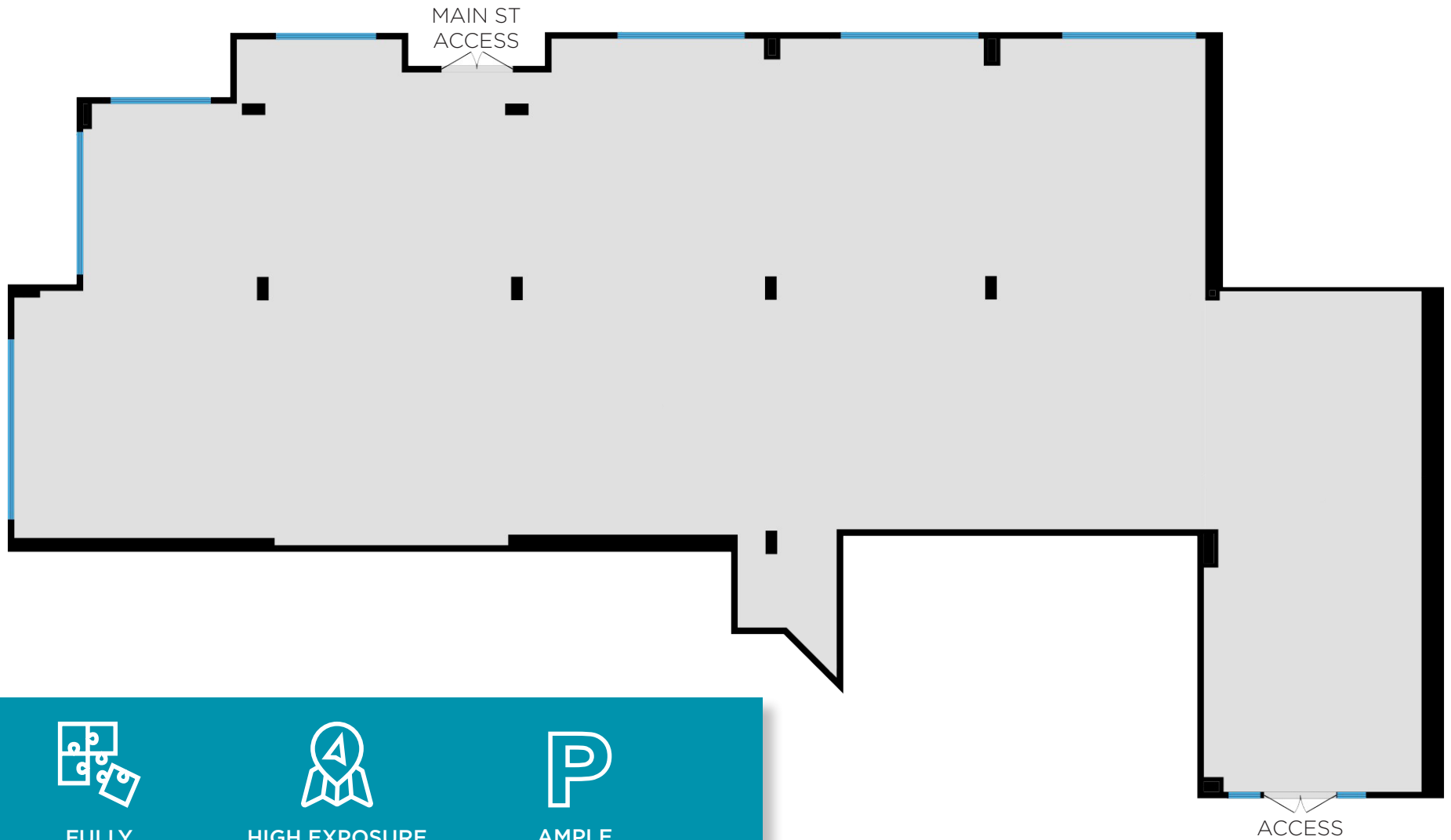
5,200 SF  
SIZE



COMMERCIAL  
SPACE



# FLOOR PLANS



FULLY  
CUSTOMIZABLE



HIGH EXPOSURE  
LOCATION



AMPLE  
PARKING

ACCESS



*\*These images were created using Artificial Intelligence. It is for visionary purposes only, and any future layout will need to be approved by the relevant authorities.*

# LOCATION MAP





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