

21 STONE AVENUE

Prime Commercial Investment Property
Moncton, New Brunswick

FOR SALE

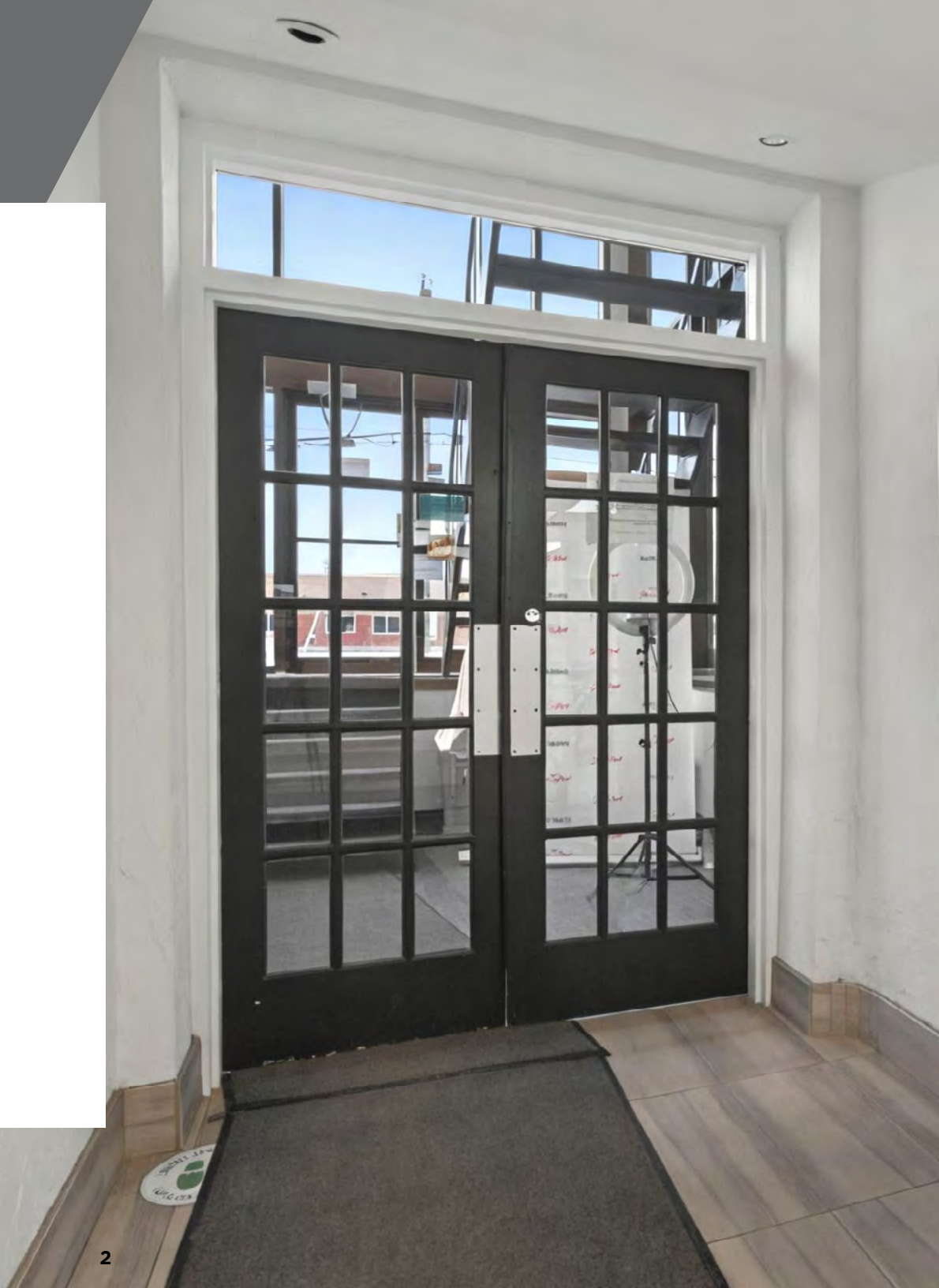


THE OPPORTUNITY

Located off a high-traffic thoroughfare in Moncton, 21 Stone Avenue presents an exceptional investment opportunity in a thriving commercial district. This well-maintained property boasts a long standing tenant.

The **7,704 square foot** building features a versatile layout, perfectly suited for its present use as well as a variety of other commercial businesses. Currently occupied by a successful cosmetology school, the space is thoughtfully and strategically configured with a mix of management offices, classrooms, training rooms and client service areas, showcasing its functionality.

With its strategic location and established tenant, 21 Stone Avenue stands out as a unique investment in one of Moncton's most sought-after commercial areas.





PRIME INVESTMENT OPPORTUNITY

The property features a one-storey front split entrance commercial building with historical charm, reportedly constructed in the early 1940s. Over the decades, the building has successfully accommodated various commercial uses, demonstrating its versatility and enduring appeal.

Currently, the building is occupied by a reputable cosmetology school, specializing in a wide range of salon techniques. The academy serves as a thriving educational hub, with the capacity to accommodate up to 87 students per semester, highlighting the building's functional design and capacity for high-traffic usage.

PROPERTY FEATURES

Year Built:	+/- 1940	List Price:	\$975,000
Building Size:	+/- 7,704 sf (includes lower level)	Site Area:	+/- 18,299 sf
Electrical:	600 amps - main entrance & 3 x 200 amps breakers.	Plumbing:	Copper and plastic tubing with semi-modern fixtures.
Heating/Cooling:	Forced air electric with heat pump unit.	Zoning:	SC: Suburban Commercial
Foundation:	Concrete Slab	Assessment (2025):	\$625,300
Parking:	Ample on paved lot	Taxes (2024):	\$23,145.36
AADT North South (Elmwood Drive) :	24,024 24,290 (Vehicle Traffic)	Chattel/Equipment/Furniture:	Not included in property sale Owned by Tenant



THE PROPERTY

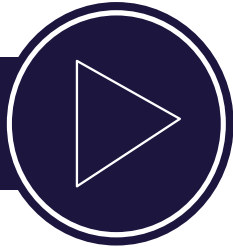
- **Main floor:** Accessed through the split-level front entrance, the main floor features a well-organized layout designed for functional use. It includes two spacious classrooms, locker rooms, multiple offices, welcoming reception areas, washrooms, and convenient storage space.
- **Lower level:** The lower level offers washrooms and a generous commercial area designed for multi functions such as a training salon and treatment rooms, providing open and adaptable workspaces. Large windows throughout this level flood the space with natural light, creating an inviting and productive environment.
- **Lot and Parking +/- 18,299 sf:** The property is further enhanced by a paved parking area with approximately 30 marked parking spots, currently utilized by the cosmetology school. This ample parking capacity adds significant value for students, staff, and visitors alike.





FLOOR PLANS

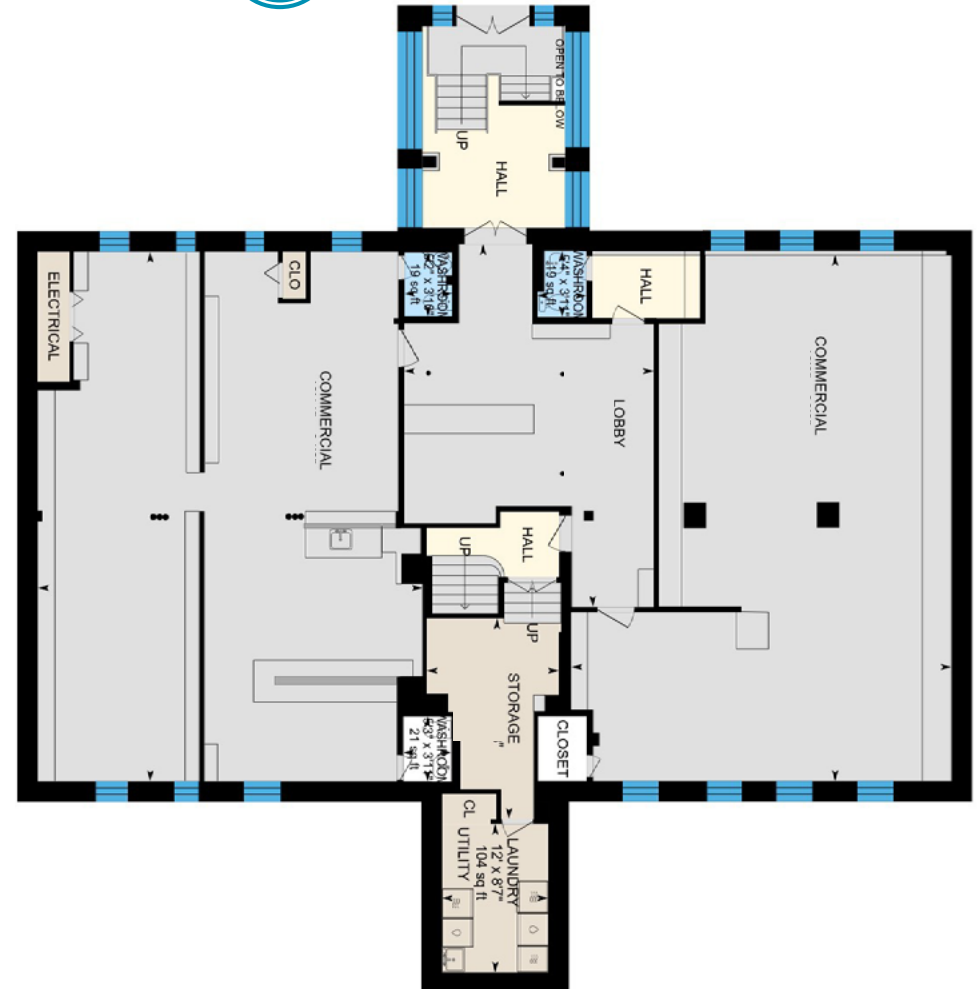
VIRTUAL TOUR



MAIN FLOOR



LOWER LEVEL



LOCATION HIGHLIGHTS



2.5 KM
Costco
Wholesale



1.8 KM
Caledonia
Industrial Park



3.4 KM
Downtown
Moncton



12.2 KM
Moncton
Airport



1.2 KM
Trans-Canada
Highway

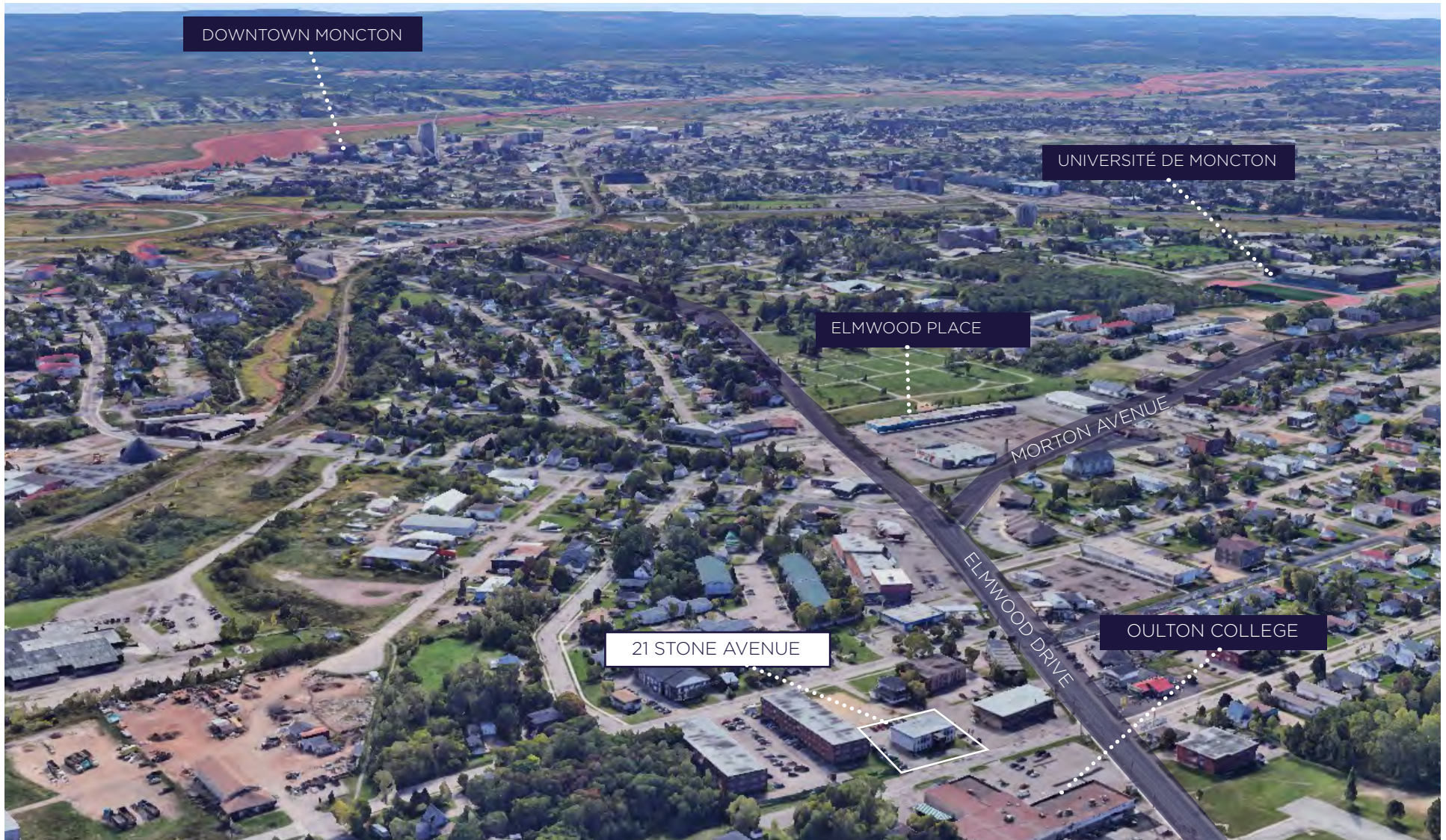


3.3 KM
Université de
Moncton



0.3 KM
Commercial/
Retail District

WHERE THE ACTION IS. ELMWOOD DRIVE.





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