



CUSHMAN &  
WAKEFIELD  
Atlantic

Riverview NB

# 406 COVERDALE ROAD



# PRIME LOCATION. CENTER OF IT ALL.

Welcome to 406 Coverdal Road, a standout property perfectly positioned at the high-visibility intersection of Coverdale Road and Montgomery Avenue. Designed to impress, this prime location offers exceptional exposure and features a spacious parking lot, perimeter windows, and a versatile layout. Ideal for office occupiers, retail, cafe, commercial services, or other professional uses, this property provides an adaptable and functional setting to elevate your business.



# PROPERTY SNAPSHOT

With its prime location and striking curb appeal, this standalone, 1.5 level property is sure to impress. The ground floor of this commercial gem boasts a recently renovated, attractive open-concept flex space, multiple entrances and a convenient loading door at the rear. Adding even more potential for customization, the building includes a bonus upper level with two large rooms and a washroom plus a basement for storage.

Custom charm, plenty of onsite parking and optimal visibility in the heart of the town's vibrant commercial district makes this property the perfect canvas for various professional businesses.



STARTING AT  
**\$2,800/mo**  
**Semi-Gross**  
PLUS UTILITIES



HIGHLY VISIBLE  
**SIGNAGE OPPORTUNITY**



SINGLE TENANT  
**BUILDING**



# NEW BRUNSWICK'S LARGEST TOWN

As the largest town in New Brunswick, Riverview boasts a highly skilled talent pool, an educated workforce, and an exceptional quality of life. With abundant green spaces, a warm and welcoming community, and access to breathtaking natural wonders, Riverview is the perfect place to live, work, and grow. The town offers a dynamic platform for limitless business opportunities.



**VIEWS**  
PETITCODIAC  
RIVER



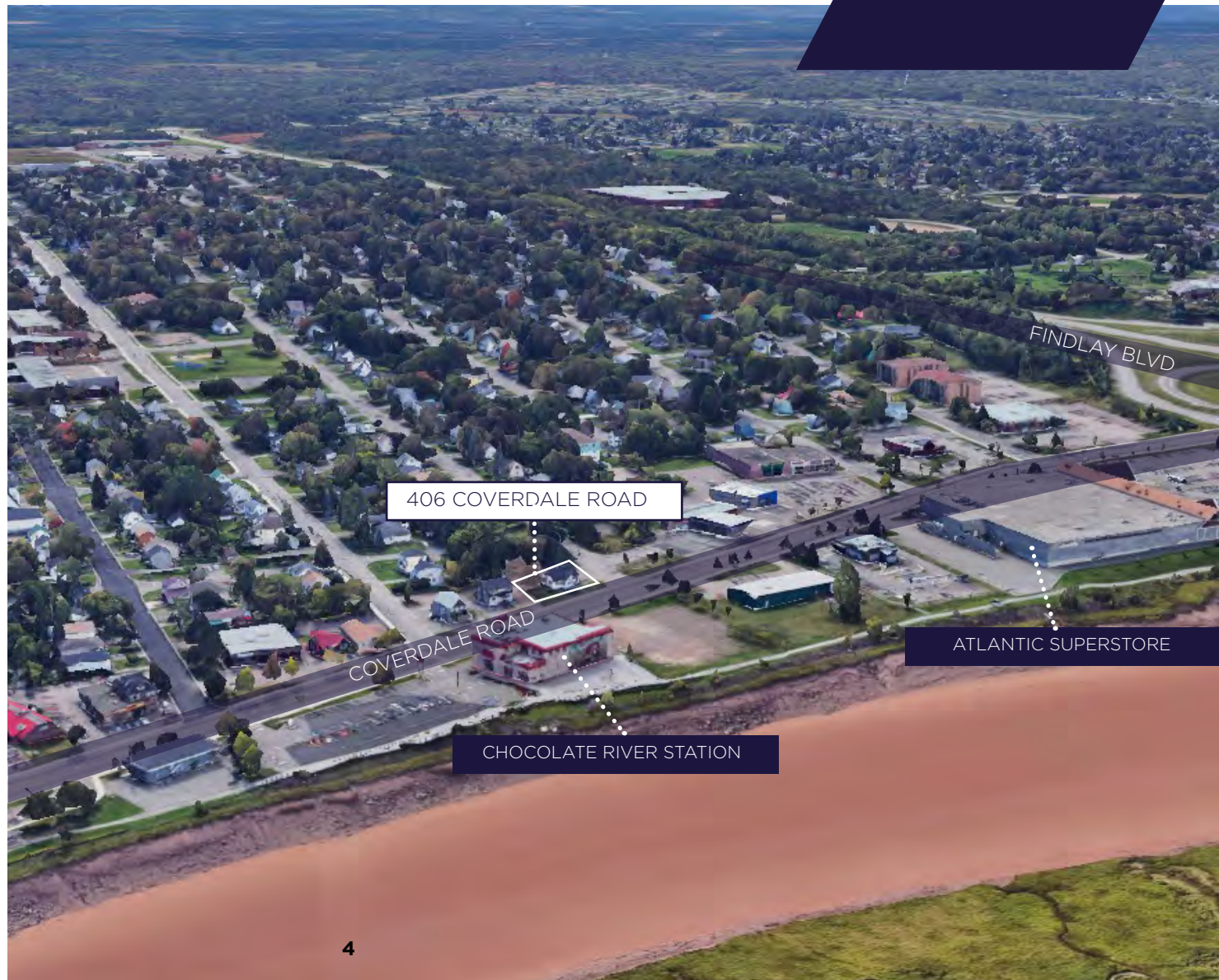
**PROXIMITY TO**  
SCHOOLS AND  
DAYCARES



**PROXIMITY TO**  
RESTAURANTS  
AND CAFES



**PROXIMITY TO**  
MAJOR  
COMMERCIAL  
NODES



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