

FOR LEASE

1954 Amirault St

DIEPPE, NB

CUSHMAN & WAKEFIELD
Atlantic

Property Highlights

This expansive property provides versatile space, perfect for various commercial, industrial, or mixed-use applications. With its spacious layout and sturdy structural design, it serves as a blank canvas, ready to be tailored to your business vision. The ± 11,000 sf property is divided into two units, which can be leased together or separately.





- **Generous floor area:** ample space for expansion and customization.
- **Flexible layout:** This open concept space is versatile and can be configured for various uses, including warehouse, retail, office, or mixed-use purposes.
- **Great accessibility & visibility:** This property is in an excellent location with easy access to major roads.
- **Strategic location:** Situated in a well-connected area, this site provides easy access to major roads and is part of a residential neighborhood. Additionally, it is surrounded by established businesses and various services.

PID	923979
Size	up to ± 11,000 sf
Available	2 units
Lease Rate	$10.00 psf Net
Zoning	GI - General Industrial







There is ample on-site space for storage, equipment, or layout expansion.



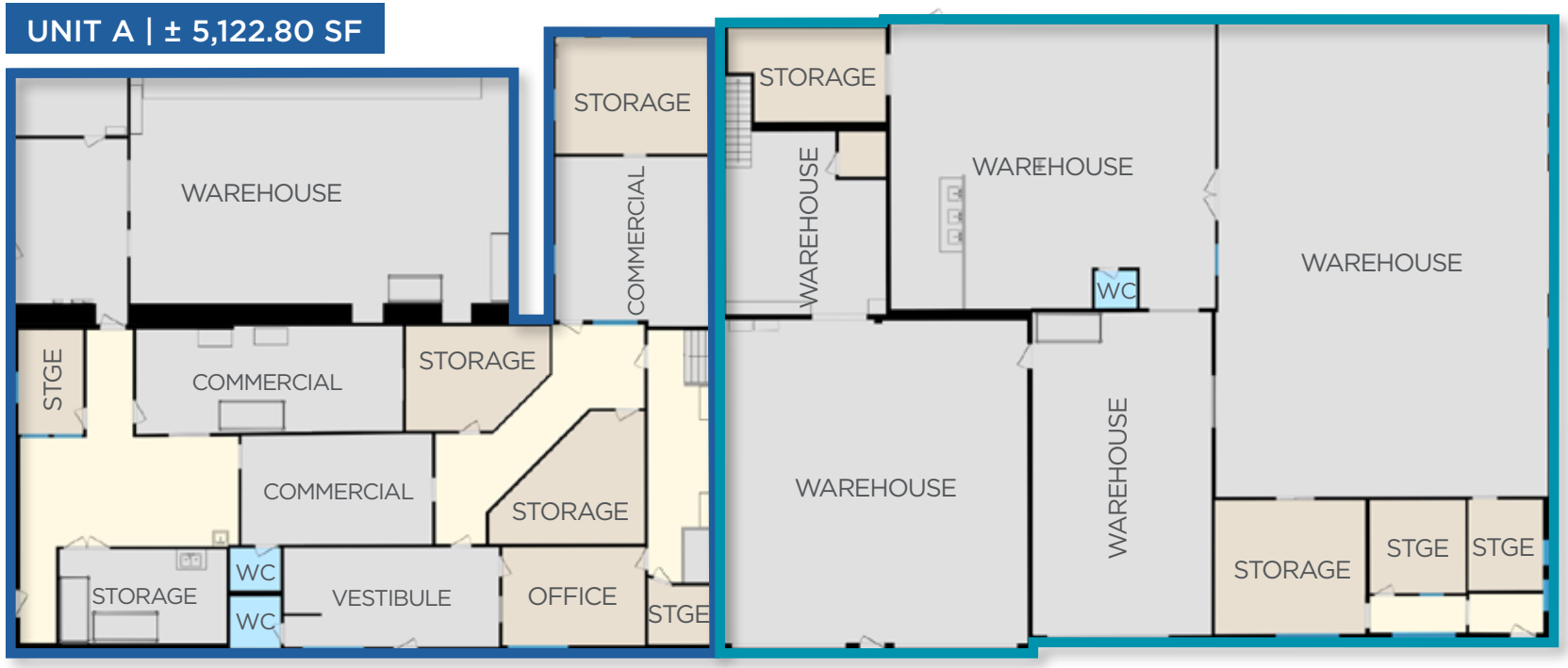




Floor Plans

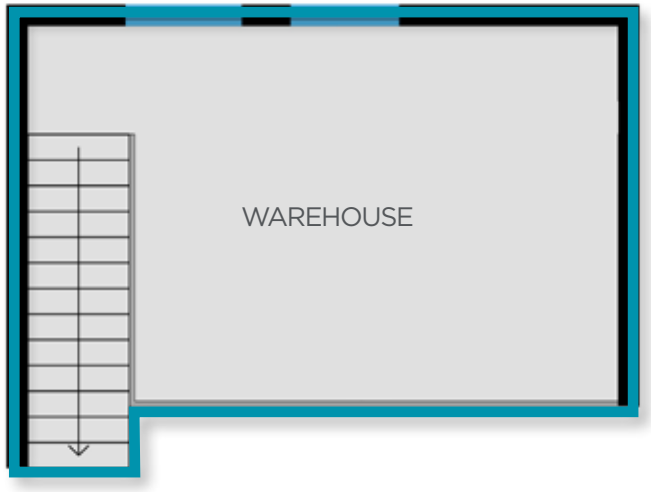
MAIN FLOOR

UNIT A | ± 5,122.80 SF



UNIT B | ± 7,035 SF

SECOND FLOOR (NEW)



Location



Located in a well-connected area, the site offers easy access to major roads and convenient links to surrounding neighborhoods. This ensures excellent visibility and accessibility for retail, warehousing, office space, or other uses.

JAMIE SMITH
Senior Associate
+1 506 269 9914
jsmith@cwatlantic.com

AISHA KANYANA
Commercial Real Estate Advisor
+1 506 899 0601
akanyana@cwatlantic.com



CUSHMAN & WAKEFIELD
Atlantic

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