

10,500 SF | 0.71 ACRES

# 141 WELDON STREET

MONCTON, NEW BRUNSWICK

**\$1,599,000**



**PRIME COMMERCIAL PROPERTY FOR SALE**





# OPPORTUNITY OVERVIEW

A familiar fixture in Moncton's commercial landscape, 141 Weldon Street combines institutional quality with modern adaptability.

Owned and occupied by Brunswick Credit Union, this two-storey office property delivers over 10,500 square feet of professional space on a 0.71-acre corner site, just minutes from Main Street and the downtown core.

Built with care and maintained to institutional standards, the property offers a flexible footprint suited for a wide range of users. Whether continuing as a head office, professional firm, or re-imagined as a mixed-use opportunity, 141 Weldon Street offers a foundation of quality and visibility that's hard to find in Moncton's central business area.

## HIGHLIGHTS

- 0.71-acre corner site with strong street visibility
- Two-storey office building with finished lower level
- Recently refreshed interiors with modernized finishes
- Ample on-site and off-site parking across four parcels
- Zoned SBD (Secondary Business District) supporting mixed-use potential
- Walkable downtown location near Avenir Centre and Main Street amenities mixed-use redevelopment



**OPEN  
RECEPTION**



**PRIVATE  
OFFICES**



**KITCHENETTE**

# PROPERTY DETAILS

Positioned on a 0.71-acre site, 141 Weldon Street offers a well-built, two-storey office structure with a durable brick facade, large street-facing windows, and a bright, efficient interior layout. The main level features a welcoming reception and teller area, while the upper floor provides flexible workspace with updated finishes and lighting. A finished lower level adds useful support space, and two additional parcels across the street provide ample staff parking and future flexibility for expansion or redevelopment.

<b>ADDRESS</b>	141 Weldon Street, Moncton, NB
<b>OWNER</b>	Brunswick Credit Union
<b>PID(s)</b>	786673, 698720, 699264, 699256
<b>SITE AREA</b>	0.71 acres
<b>BUILDING SIZE</b>	10,586 sf
<b>ZONING</b>	SBD   Secondary Business District
<b>YEAR BUILT / RENOVATED</b>	1970s / 2022
<b>ASSESSMENT (2025)</b>	\$1,699,500
<b>LEVY (2025)</b>	\$73,925
<b>LIST PRICE</b>	\$1,599,000

# BUILDING HIGHLIGHTS



## Designed For Professional Use

The building features a traditional office layout with a welcoming main-level reception, open teller area, and a mix of private offices and meeting rooms.



## Refreshed & Ready

Recent updates in 2022 include new second-floor flooring, paint, and lighting, ensuring a bright, move-in-ready interior.



## Built To Last

The exterior features a durable combination of brick and fibre cement cladding, with a flat roof and modernized mechanical systems.



## Comfort & Efficiency

Natural gas boiler, rooftop HVAC, and mini-split heat pumps maintain efficient year-round operation.



## Safe & Accessible

Barrier-free entrance, security cameras, motion sensors, and alarm systems provide both comfort and peace of mind.



## Ample Parking

Two additional parcels across Weldon Street currently serve as parking, with potential for redevelopment or expansion.



# INVESTMENT HIGHLIGHTS

## A STRONG PROPERTY FROM EVERY ANGLE... LOCATION, LAND, AND LONG-TERM ADAPTABILITY.

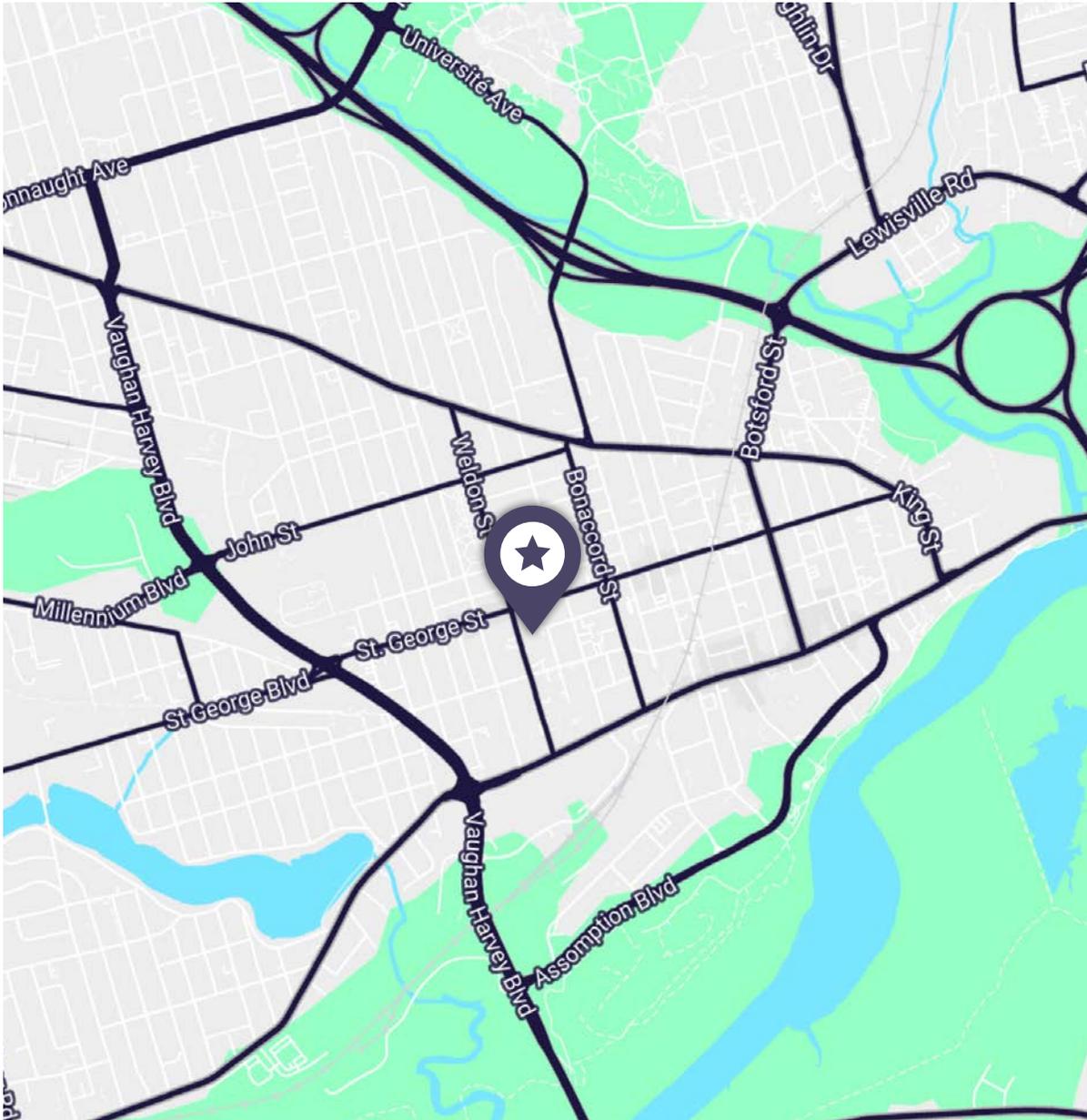
The building's quality and scale provide a ready-made opportunity for owner-occupiers or institutional users seeking a presence near Moncton's core, while its four-parcel site offers flexibility for future evolution.

### KEY DETAILS

- **Proven Ownership Quality:** Maintained to institutional standards by Brunswick Credit Union, ensuring consistent quality and care.
- **Strong Physical Fundamentals:** Durable construction, efficient layout, and modernized systems support reliable day-to-day use.
- **Adaptable Layout:** Easily adapted for professional offices, service users, or institutional operations.
- **Strategic Land Assembly:** Four parcels, including two parking lots, provide functional convenience and future optionality.
- **Future-Ready Zoning:** SBD zoning permits office, retail, institutional, and residential uses.
- **Central Market Position:** Prominent location near Moncton's downtown, transit, and surrounding development activity.



# THE LOCATION



141 Weldon Street sits just north of downtown Moncton, between St. George Street and Main Street, offering exceptional access and visibility.

This area has become a natural extension of Moncton's central business district, attracting professional services, boutique offices, and redevelopment activity.

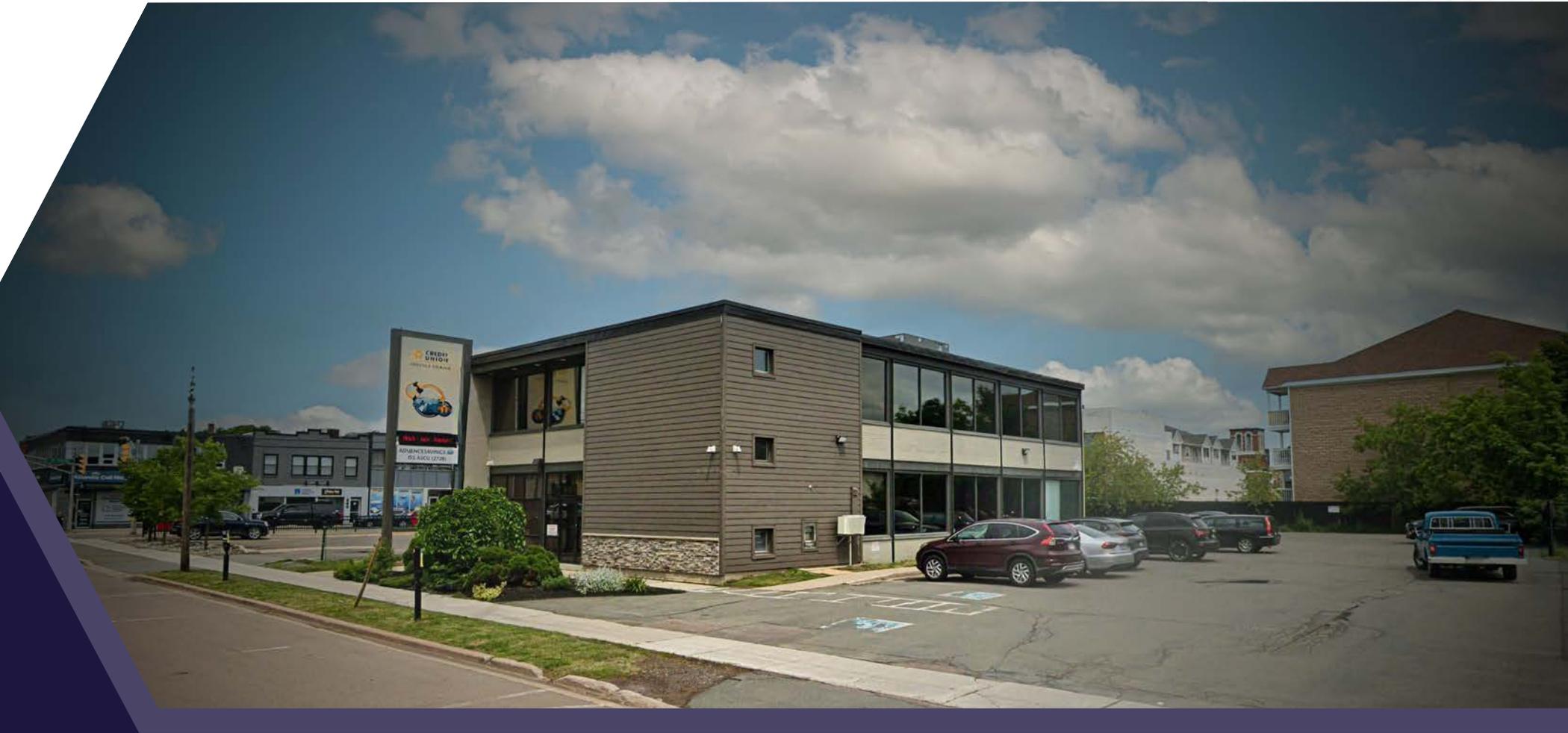
## LOCATION HIGHLIGHTS

- Minutes from Main Street and downtown amenities
- Close to Avenir Centre, City Hall, and major employers
- Excellent connectivity to Highway 15 and the Trans-Canada Highway
- Surrounded by restaurants, cafés, and retail conveniences
- Easily accessible by public transit



FOR MORE INFORMATION, PLEASE CONTACT:

**Jamie Smith**  
**Senior Associate**  
**506 269 9914**  
**[jsmith@cwatlantic.com](mailto:jsmith@cwatlantic.com)**



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

