

**FOR LEASE**

601  
ST GEORGE  
BLVD

MONCTON, NB | 1,925 SF



# PROPERTY HIGHLIGHTS

This 1,925 sf property is located on St. George Blvd, a busy arterial road in Moncton with an AADT of **14,600 vehicles per day**, offering **high visibility** and ample on-site parking.

The space features a functional layout that includes a **front retail or showroom area** that leads into a rear warehouse.

The **warehouse** is equipped with **grade-level loading** and has a clear **height of 14 feet**. Large windows throughout the space provide plenty of natural light, making it ideal for retail, service, or light industrial users.

**NB136407**

MLS

**1,925 SF**

Size

**\$15.50 PSF NET**

Lease Rate

**1 GRADE**

Loading Door

**\$5.58 PSF**

Additional Rent

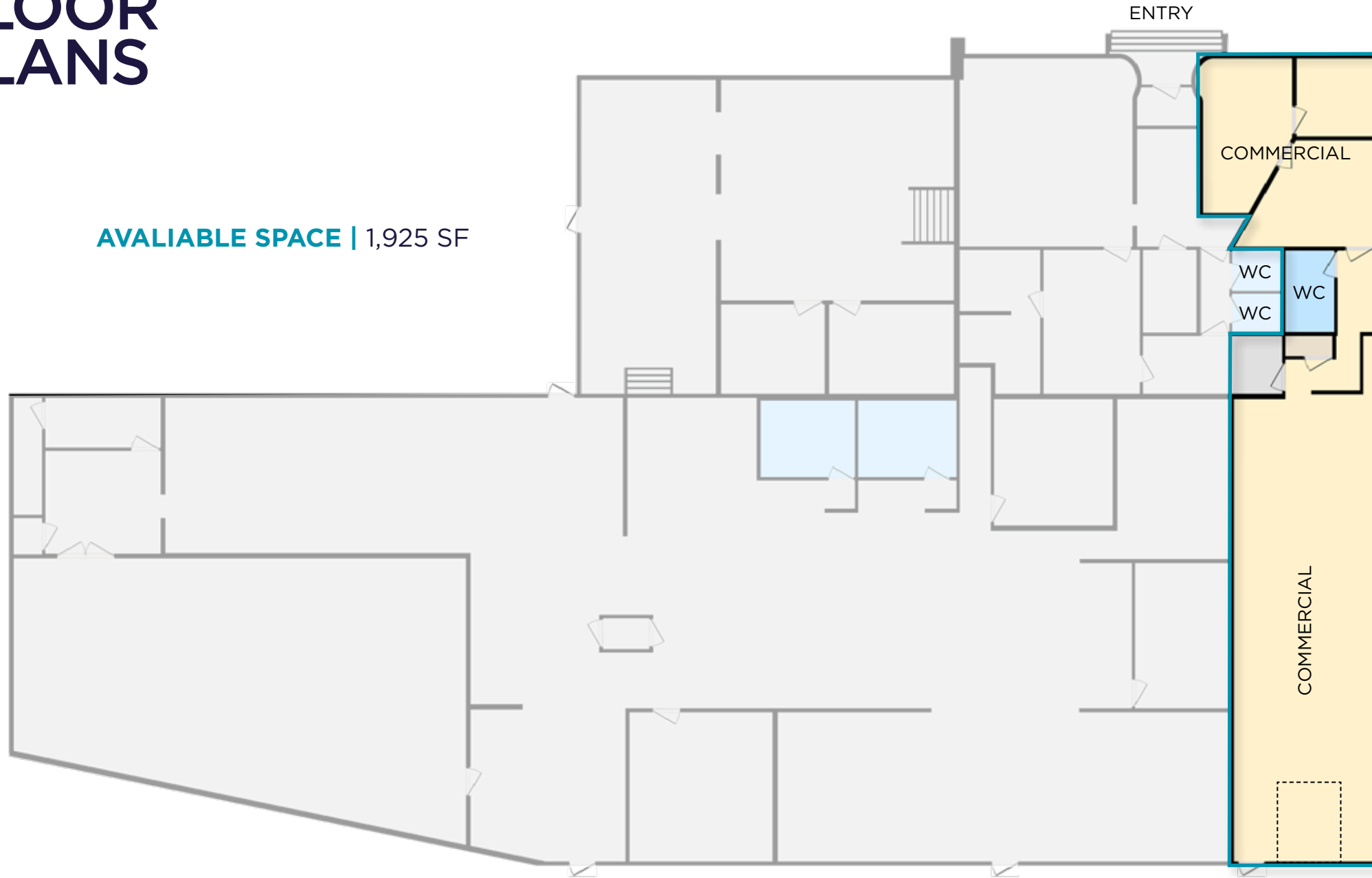
**14"**

Ceiling Height



# FLOOR PLANS

AVAILABLE SPACE | 1,925 SF

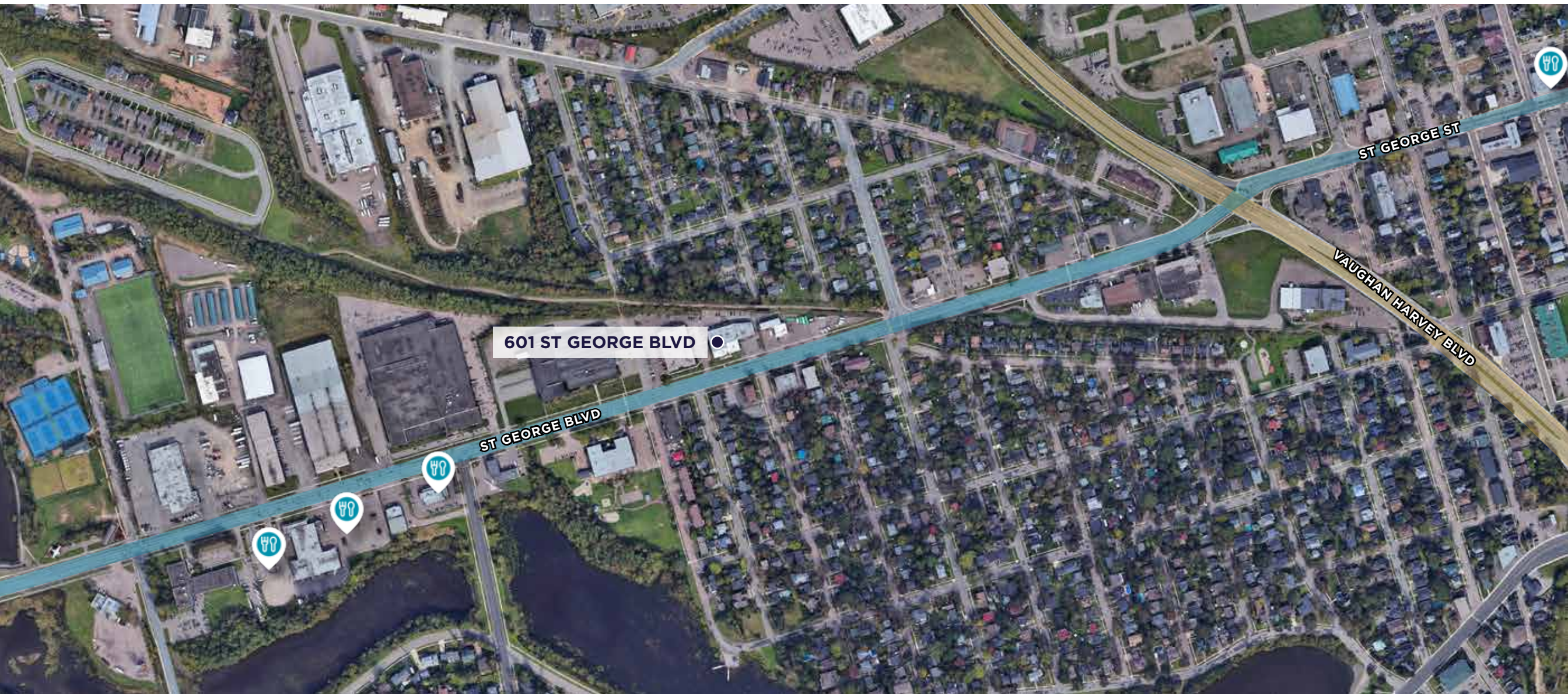




# LOCATION MAP

This property is located just minutes from the heart of Moncton, providing excellent connectivity and visibility. St. George Boulevard is a vital east-west route that connects residential neighborhoods to the downtown business district.

The surrounding area features a diverse mix of retail shops, professional services, and institutional facilities, which contributes to a steady flow of both pedestrian and vehicular traffic.





# 601 ST GEORGE BLVD MONCTON, NB

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