



**CUSHMAN &
WAKEFIELD**
Atlantic

FOR SALE
436 CHAMPLAIN ST
DIEPPE, NB

**AI-Enhanced Visualization*



PROPERTY FEATURES

NB146838

MLS

±0.31 ACRES

SITE SIZE

\$599,000

SALE PRICE

SUBURBAN COMMERCIAL ZONE

ZONING

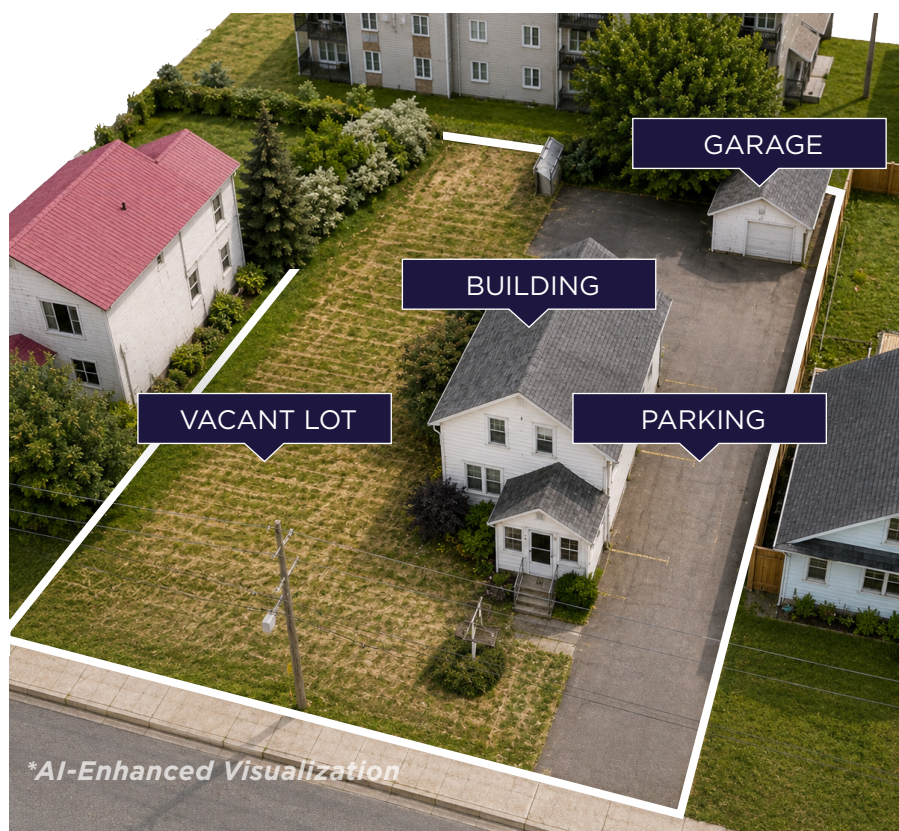
Discover this remarkable **office property** located in the heart of Dieppe, situated along a **high-transit corridor** with excellent access to the Greater Moncton area.

The property encompasses **0.31 acres** and features a building of **approx. 1,170 square feet**, plus a garage and an additional vacant lot that offers an excellent opportunity for expansion or future development.

Ample **on-site parking** is available, along with attractive **signage options** to enhance visibility and promote your business.

The building has two floors with multiple offices, a vestibule, a staff area, and storage space. Additionally, an unfinished basement could be used for storage or to expand the business space.

This property offers a practical environment suitable for various professional and service-oriented users, such as accounting firms, financial services, consulting agencies, administrative offices, legal practices, insurance companies, and other office-based businesses.



**This image was created using Artificial Intelligence. It is for visionary purposes only.*

***AI-Enhanced Visualization**

FLOOR PLANS



SECOND FLOOR

This floor of ± 502 sf has three private offices and a washroom available. Each office has ample space that can accommodate more than one person.



MAIN FLOOR

This floor has ± 667 sf, featuring a vestibule space and three open office areas, along with a fully equipped staff room and a storage area used as a file room.

BASEMENT

This space of ± 510 sf is currently unfinished and vacant, offering many possible future uses.

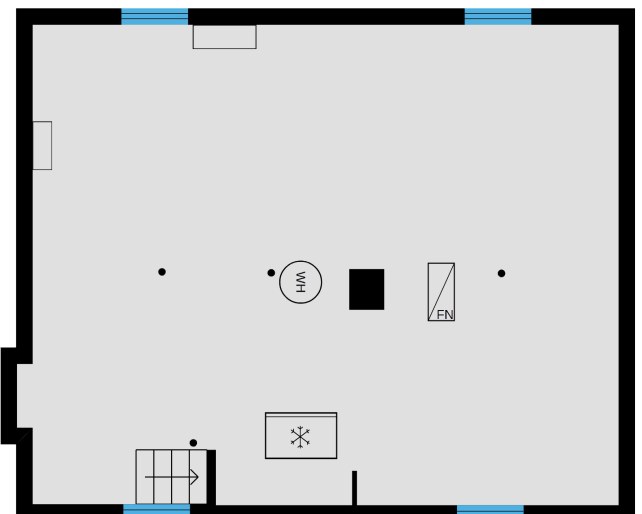
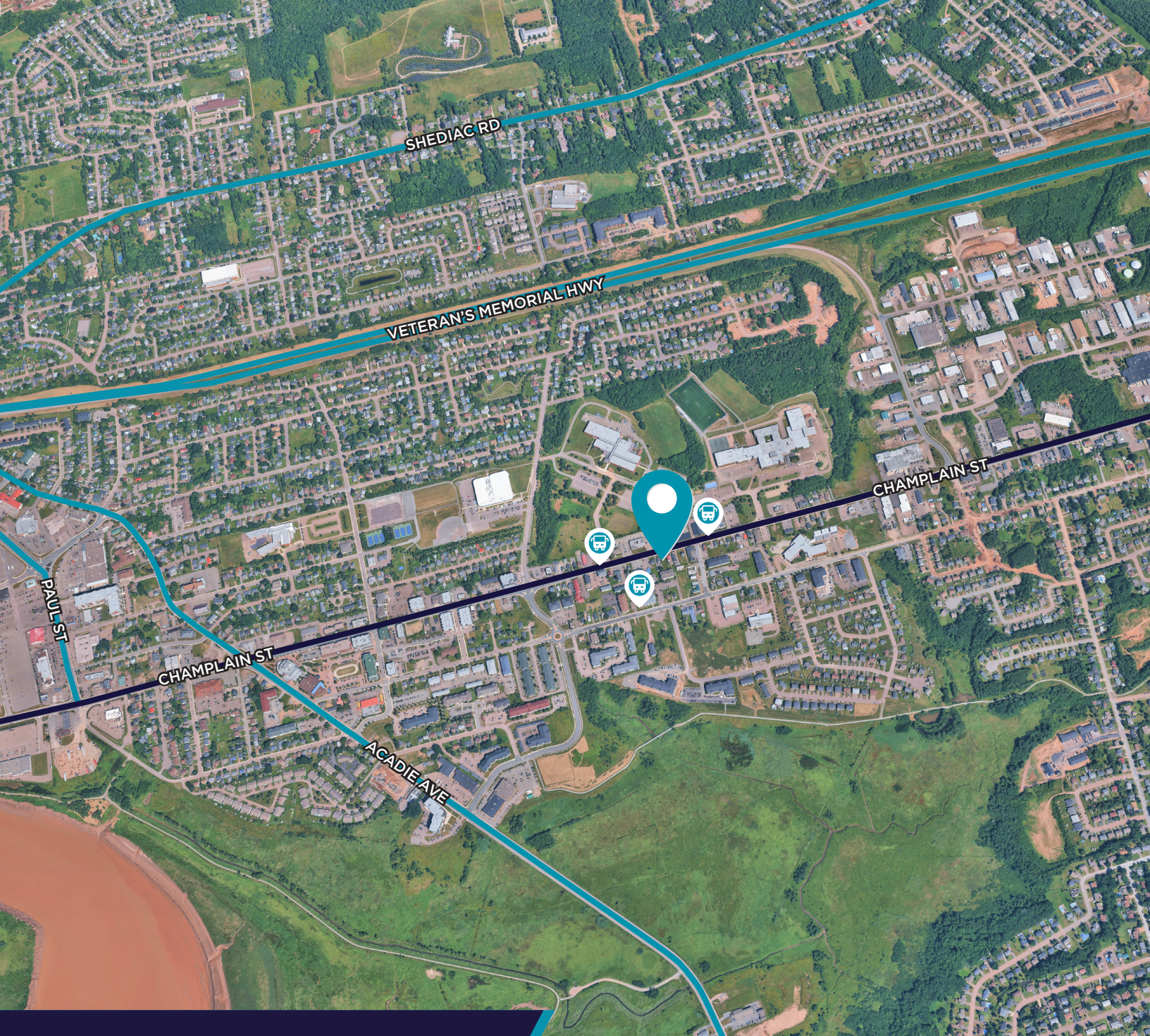


PHOTO GALLERY





LOCATION MAP

The property boasts an excellent location along one of the main commercial corridors in Dieppe, providing a central and easily accessible presence in the area.

Champlain Street offers direct access to the city's commercial district and Downtown Moncton, as well as connections to major routes such as Acadie Avenue, Veterans Memorial Highway, and Paul Street.

Additionally, the property is conveniently located near amenities and public transportation.

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