



For Sale | 80 Enterprise Street, Moncton, NB

INVESTMENT OPPORTUNITY

Opportunity to acquire a
fully leased industrial asset
in central Moncton

±24,000 SF Building | ±2.02 Acres

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Colliers East

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6



Property Overview

80 Enterprise Street is a $\pm 24,000$ SF industrial facility positioned on a ± 2.02 -acre site in central Moncton, offering a stable investment with more than four (4) years remaining on the existing lease. Strategically located along Vaughan Harvey Boulevard, with direct access to Wheeler Boulevard and the Trans-Canada Highway, the property provides exceptional regional connectivity and logistical advantages.

The building is well equipped for long-term tenant operations, featuring four grade-level loading doors, natural gas heating, ceiling heights ranging from approximately 14' to 25', and ample on-site parking. These functional characteristics, combined with its strong location, support enduring tenant performance and reliable cash flow.

Due-diligence materials, including lease, financial, and property information, are available to qualified buyers upon execution of a Non-Disclosure Agreement.

Key Features

- **Civic Address:** 80 Enterprise Street, Moncton, NB
- **Property Type:** Industrial / Investment
- **PID:** 70415567
- **PAN:** 06431542
- **Total Building Size:** $\pm 24,000$ SF
- **Lot Size:** ± 2.02 Acres
- **Assessment (2025):** \$788,200.00
- **Taxes (2025):** \$31,641.37
- **Ceiling Height:** 14' to 25' Clearance
- **Doors:** Four (4) grade-level doors
- **Heating/Cooling:** Natural Gas
- **Zoning:** Suburban Commercial (SC)
- **Frontage:** ± 500 ft on Vaughan Harvey Blvd
- **Tenant:** Wajax
- **Remaining Lease Term:** Four (4) Years

Asking Price:
\$3,100,000

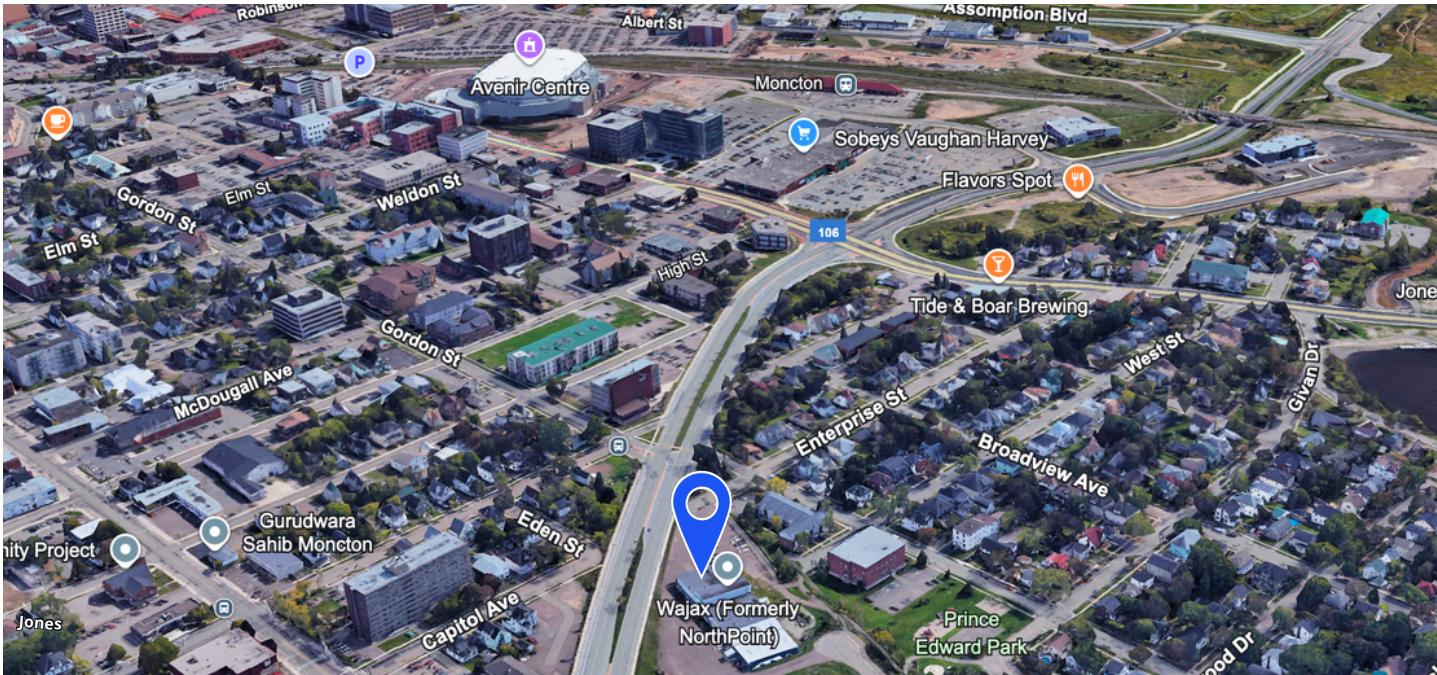
Parcel Overview





Ample loading capabilities

Area Overview



Located in central Moncton, New Brunswick, this property offers excellent connectivity to major transportation routes and essential city services. Positioned just off Vaughan Harvey Boulevard and minutes from Wheeler Boulevard and the Trans-Canada Highway, the site provides seamless access throughout Greater Moncton, including Dieppe, Riverview, and nearby industrial areas.

Its central position places it close to key amenities such as grocery and retail services, fuel stations, dining options, and professional services, supporting efficient day-to-day operations and convenience for employees and visitors.

The surrounding industrial and service-oriented area is home to a range of established businesses and benefits from strong municipal servicing and access to the regional labour force. With its central location, proximity to key services, and efficient transportation links, the property offers an ideal setting for long-term occupancy and stable industrial operations.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Total Households	Average Household Income
93,793	114,169	94.1%	40,853	\$85,881

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Accelerating success.



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