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For Sale

651 Mountain Road, Moncton, NB

Redevelopment Opportunity in a High-Traffic Location

±3,200 SF Building | ±0.11 Acres

Colliers Atlantic

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6

Colliers

Property Overview

Excellent opportunity to acquire a high-visibility commercial property at the signalized corner of Mountain Road and Walsh Street in Moncton's established North End. 651 Mountain Road comprises a $\pm 3,200$ SF two-level structure with basement situated on ± 0.11 acres. The Suburban Commercial zoned site, supporting a broad range of permitted uses including retail, office, personal services, and mixed-use configurations allows for a wide range of redevelopment opportunities.

Following a recent fire, the building has been professionally stripped to its structural frame and is being offered as-is, presenting a clean and efficient starting point for redevelopment or repositioning. The sale includes architectural plans, tender-ready documentation, and a transferable building permit, significantly reducing redevelopment timelines and allowing a purchaser to move directly into construction planning.

Proposed plans contemplate commercial space on the basement and main levels with residential potential above, offering flexibility for investors, developers, or owner-occupiers seeking to create a mixed-use asset in a proven commercial corridor.

Key Features

- **Civic Address:** 651 Mountain Road, Moncton, NB
- **Available Space:** $\pm 3,200$ SF
- **Land Size:** ± 0.11 Acres
- **PID:** 00743740
- **PAN:** 01921665
- **Assessment (2026):** \$248,100
- **Taxes (2025):** \$7,835.09
- **Zoning:** SC | Suburban Commercial
- **Parking:** Ample On-Site
- **Available Documents:** Architectural Plans with a Transferable Permit
- **Building Status:** Professionally Stripped to Structural Frame
- **Occupancy:** Vacant

Asking Price: \$289,000

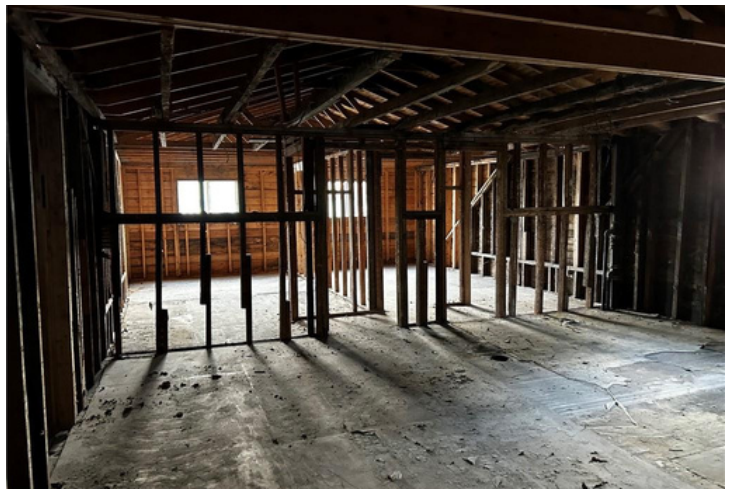
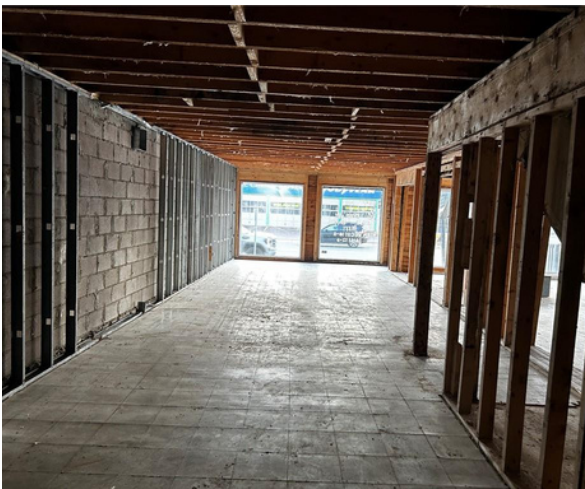
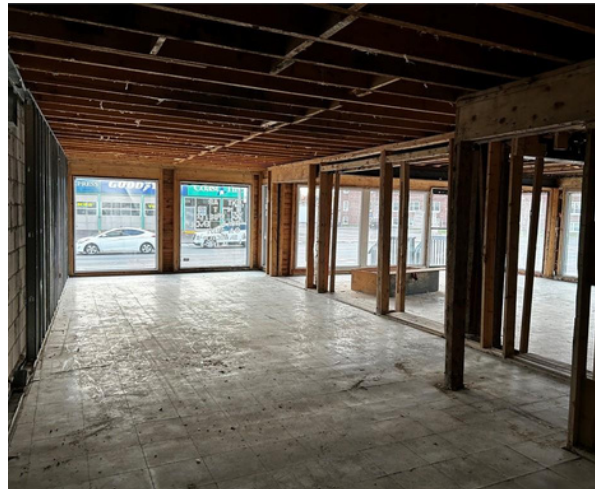
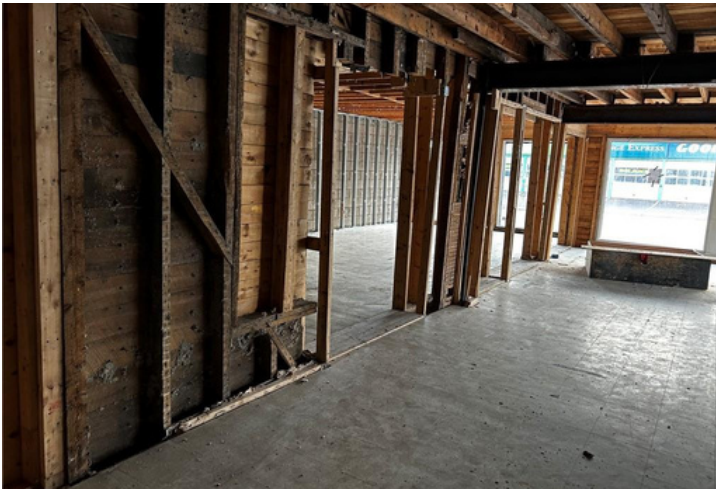
Building Size | ±3,200 SF

Conceptual 3D Renderings

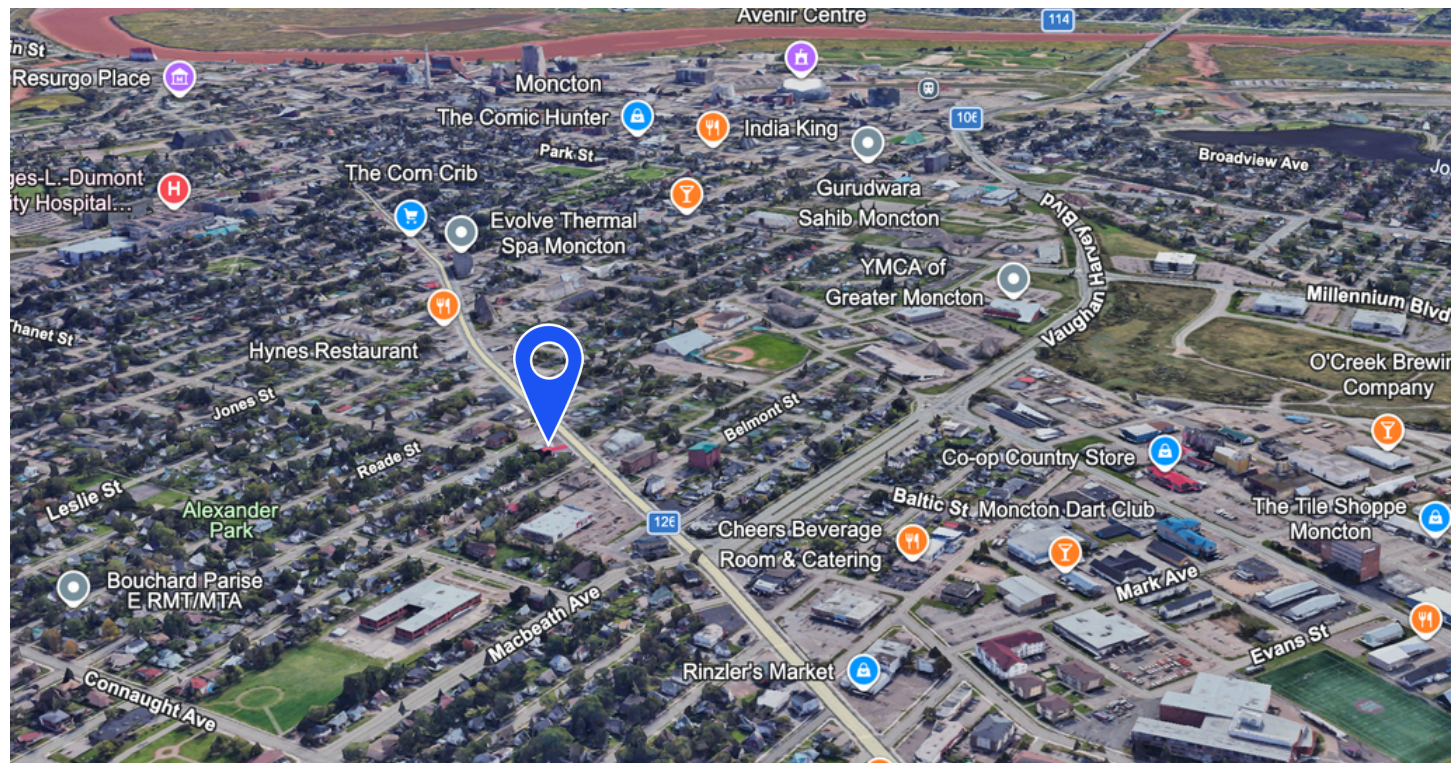


Interior | ±3,200 SF

Property Photos



Area Overview



Located along Mountain Road, Moncton’s primary thoroughfare, the property benefits from steady daily traffic volumes, strong visibility, and excellent accessibility. The site is positioned within Central Moncton, surrounded by established residential neighbourhoods and a mix of retail, service, and institutional uses that drive consistent area activity.

Mountain Road serves as a key east-west artery connecting central Moncton to major routes and surrounding communities, supporting long-term commercial viability. The property’s signalized corner positioning further enhances access and exposure, making it well suited for a range of retail, service, office, or mixed-use concepts.

This central and established location provides both immediate visibility and long-term redevelopment upside within one of Moncton’s most active commercial corridors.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Total Households	Average Household Income
95,705	118,559	94.0%	42,234	\$90,431



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