



Heritage Office Building for sale in Downtown Moncton core

FOR SALE | 40 Foundry Street, Moncton, NB

This beautiful “Heritage” building is a two storey office building with a full concrete basement situated steps from Main Street in the heart of the Downtown Moncton core. Originally built in 1885, it was purchased and converted into a modern office space by the current owner. Both the interior and exterior have been extensively renovated with many additional upgrades completed over the years. This property must be seen to be appreciated!

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FOR SALE | 40 Foundry Street, Moncton, NB

Asking Price:

\$399,000

Zoning

The building is zoned CBD (Central Business District) allowing for a multitude of uses, including but not limited to:

- Professional Office
- Call Centre/Communications
- Educational & Research/Development
- Government Services

Highlights

- Property is located in the heart of Moncton's Business Improvement area, steps from Main Street.
- Tons of amenities including restaurants and coffee shops within walking distance and only seconds from the newly built Avenir Centre.
- Interior and exterior finishes of building have been extensively renovated.
- Property is also situated at the Gateway of the Town of Riverview and minutes from the City of Dieppe.
- Located adjacent to Petitcodiac River which includes a walking/biking trail and access to green-space.

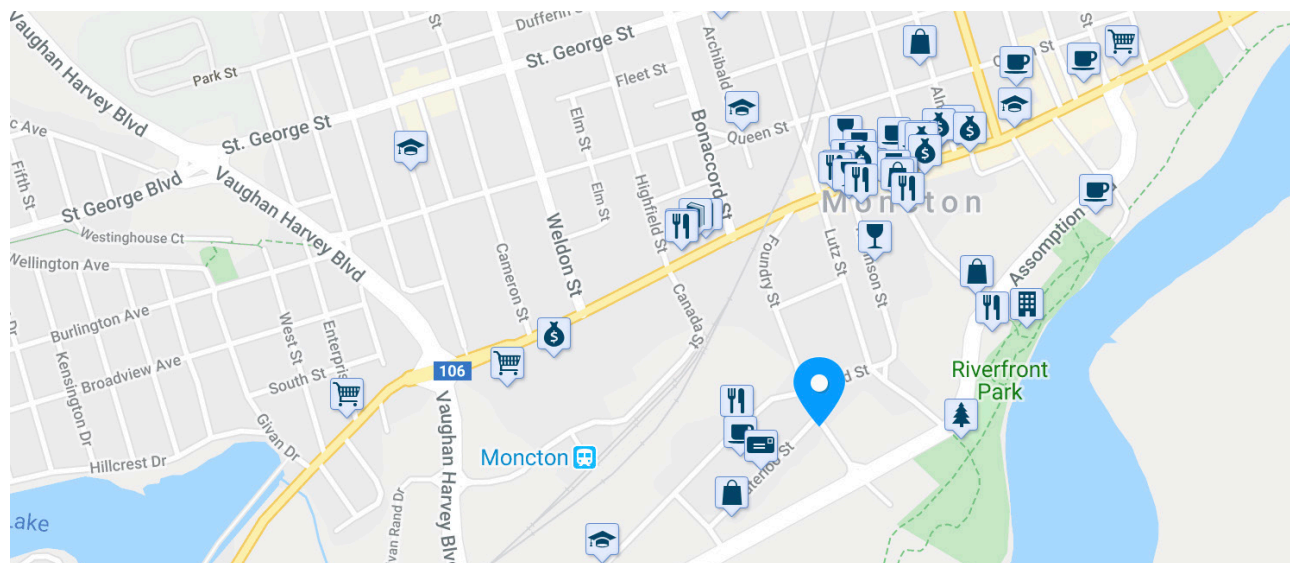
Property Features

- Civic Address: 40 Foundry Street, Moncton, NB
- Building Size: 1,650 SF | Two Storeys
- Lot Size: 0.15 Acres
- Zoning: CBD | Central Business District
- PID: 00698373
- PAN: 05793886
- Property Tax: \$13,276.12 (2019)
- Assessment: \$274,300 (2019)
- Parking: On-site parking
- Basement: Concrete with 9' insulated finished walls
- Year Built: 1885
- Renovations: Interior and exterior finish, foundation walls and basement slab wall, wiring, plumbing and heating/mechanical system



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Location Overview



Walkscore®

74



Bikeable®

52



Area Snapshot



Current Population
(City of Moncton | 2017)
71,889



Greater Moncton Area Population
(2017)
144,810



Average Household Income
(2017)
\$73,836



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