

For Lease
6,000 SF | \$17.00 SF/Year
Retail Space



507 - 509 Main Street

507 - 509 Main Street Shediac, New Brunswick E4P 2C9

Property Highlights

- Situated on the Corner of Main Street and Laforest Street in Shediac, NB.
- Private Entrance along with a rear Loading Door, Private Offices and two shared Washrooms.
- LED lighting and a new metal roof was installed in 2018.
- Property is well located across from major food joints and the famous Parlee Beach.



Lease Rate: \$17.00 PSF for Single Unit

Lease Rate: \$19.00 PSF for Individual smaller units

For More Information



Tim Lyons

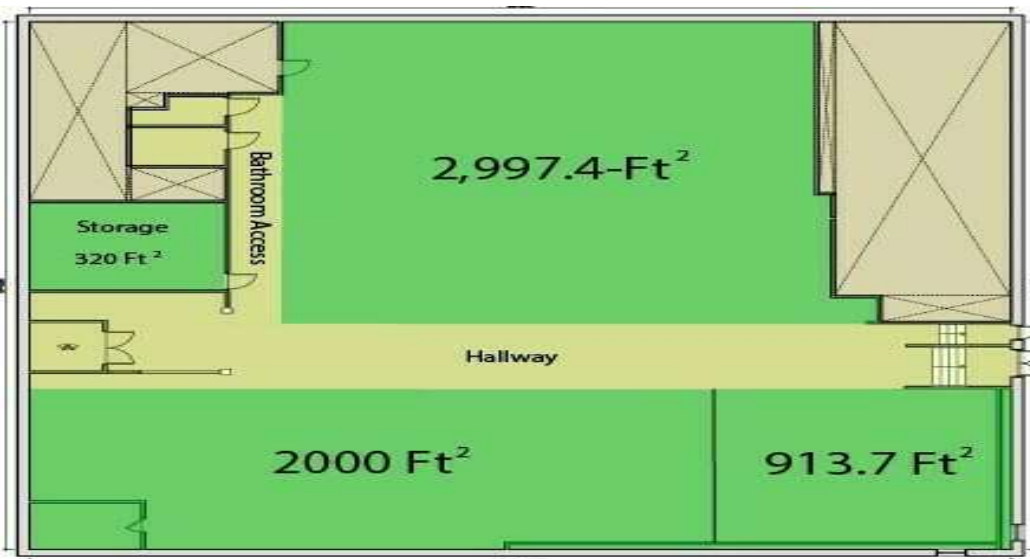
O: 506 295 5400

tim.lyons@naiatlanticcanada.ca

For Lease

6,000 SF | \$17.00 SF/Year

Retail Space



Key Details

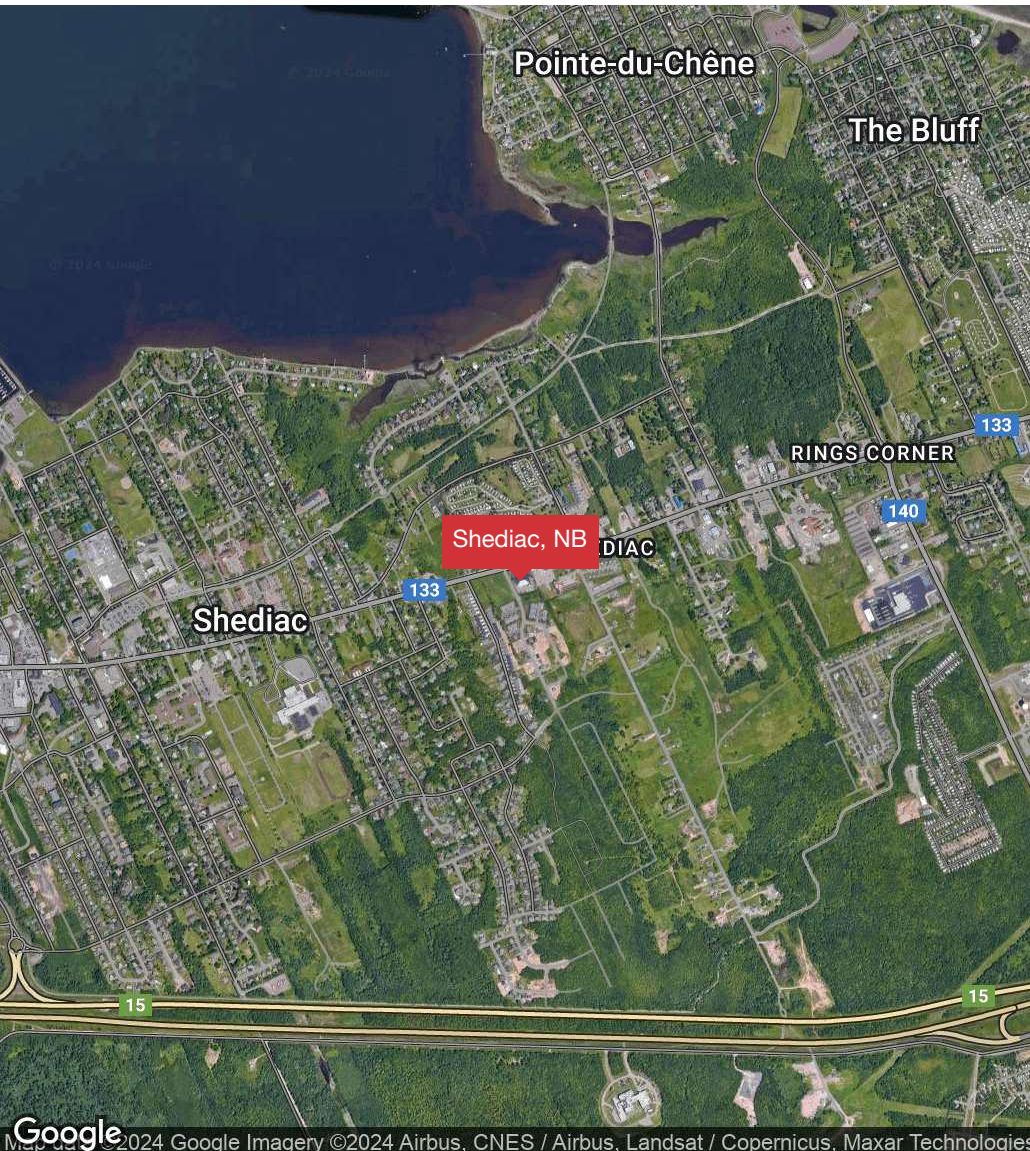
PID#	00798389
Zoning	Commercial General
Subdivisions	Unit 1 - 2000 SF, Unit 2 - 2997.4 SF, Unit 3 - 913.7 SF
Construction	Both - Steel and Wood Frame
Parking Space	50
Year Built & Renovated	2000
Front	225 Ft (approximately)
Depth	400 Ft (approximately)
Total Area Covered	15,500 Sq.Ft

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

50 Foundry Street, Suite 202
Moncton, NB E1C 0J8
506 295 5400 tel
naiatlanticcanada.ca

For Lease

6,000 SF | \$17.00 SF/Year
Retail Space



About Shediac

- With a population of around 8000, Shediac covers the area of approximately 54 square kilometers.
- Shediac, New Brunswick, boasts a stunning coastal setting along the Northumberland Strait, offering residents breathtaking ocean views and easy access to sandy beaches.
- Known as the "Lobster Capital of the World," Shediac is famous for its delicious lobster dishes and hosts an annual Lobster Festival, celebrating the local seafood industry.
- Shediac is conveniently situated just south of the Trans-Canada Highway (Highway 2), providing easy access to major cities like Moncton, Fredericton, and Saint John.
- Shediac is directly connected to Route 15, which is a primary transportation corridor running through New Brunswick.
- The town is a short drive from the city of Moncton, a regional economic and cultural hub. Moncton offers additional highway connections, including Highways 15, 106, and 114, making it a breeze to reach Moncton for work, shopping, and entertainment.
- Shediac is a gateway to Prince Edward Island (PEI) via the Confederation Bridge.

For Lease
6,000 SF | \$17.00 SF/Year
Retail Space



Driving Distances

Moncton	26 Kms
Saint John	178 Kms
Charlottetown	140 Kms
Halifax	190 Kms

For More Information



Tim Lyons

O: 506 295 5400

tim.lyons@naiatlanticcanada.ca

Location Advantages

- Central Downtown Location
- Surrounded by Residential Development from all sides
- Across the Food and Eating Joints like Tim Hortons, McDonalds, Pizza Delight and others
- Civic Facilities of The Town of Shediac
- Corner unit with excellent visibility and access