

**FOR LEASE**

# 1333 MAIN STREET

MONCTON, NB  
5,200 SF



# LUXURY AND CONVENIENCE

Welcome to West Gate, the epitome of **luxury and convenience**, centrally located in the vibrant heart of Moncton.

This dynamic new development offers **up to 5,200 sf of prime commercial space**, ideal for retail, dining, or professional services. Strategically located just steps from vibrant shopping centers, picturesque Jones Lake, and the charming downtown area, West Gate is poised to become the city's next go-to destination.

Positioned to extend Main Street further west, West Gate is surrounded by growing residential communities, offering your business **high exposure** in a thriving commercial hub. West Gate ensures easy access, **ample parking**, and a seamless connection to Moncton's bustling core, making it the ideal location for your business to grow and thrive.



# ELEVATE YOUR BUSINESS

This prestigious development offers an expansive up to 5,200 sf of **customizable commercial space**, designed to meet your specific needs. With a focus on superior design and craftsmanship, this space is thoughtfully crafted to deliver both functionality and aesthetic appeal.

This property has 194 feet of frontage on Main Street and 85 feet on Vaughan Harvey, providing **excellent visibility** and foot traffic. The large windows create a bright, welcoming environment, perfect for showcasing your business in style. The building is equipped with an electric heating system.

The **modern design and flexible layout** offer the perfect canvas to create a welcoming environment for your customers.



NB139739  
MLS



UP TO 5,200 SF  
SIZE



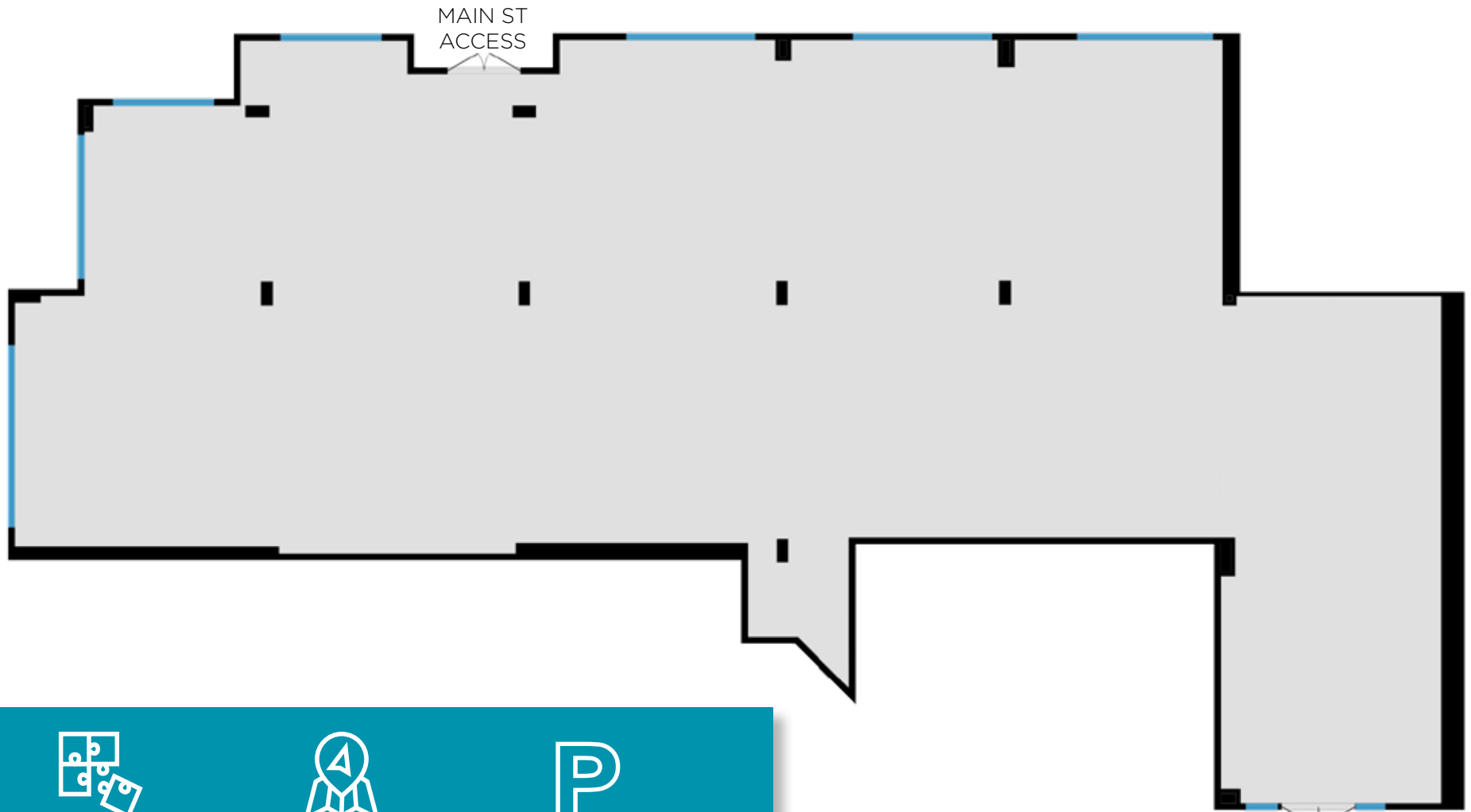
\$23.00 PSF NET  
LEASE RATE



\$10.00 PSF (TBC)  
ADDITIONAL RENT



# FLOOR PLANS



MAIN ST  
ACCESS

ACCESS



FULLY  
CUSTOMIZABLE



HIGH EXPOSURE  
LOCATION

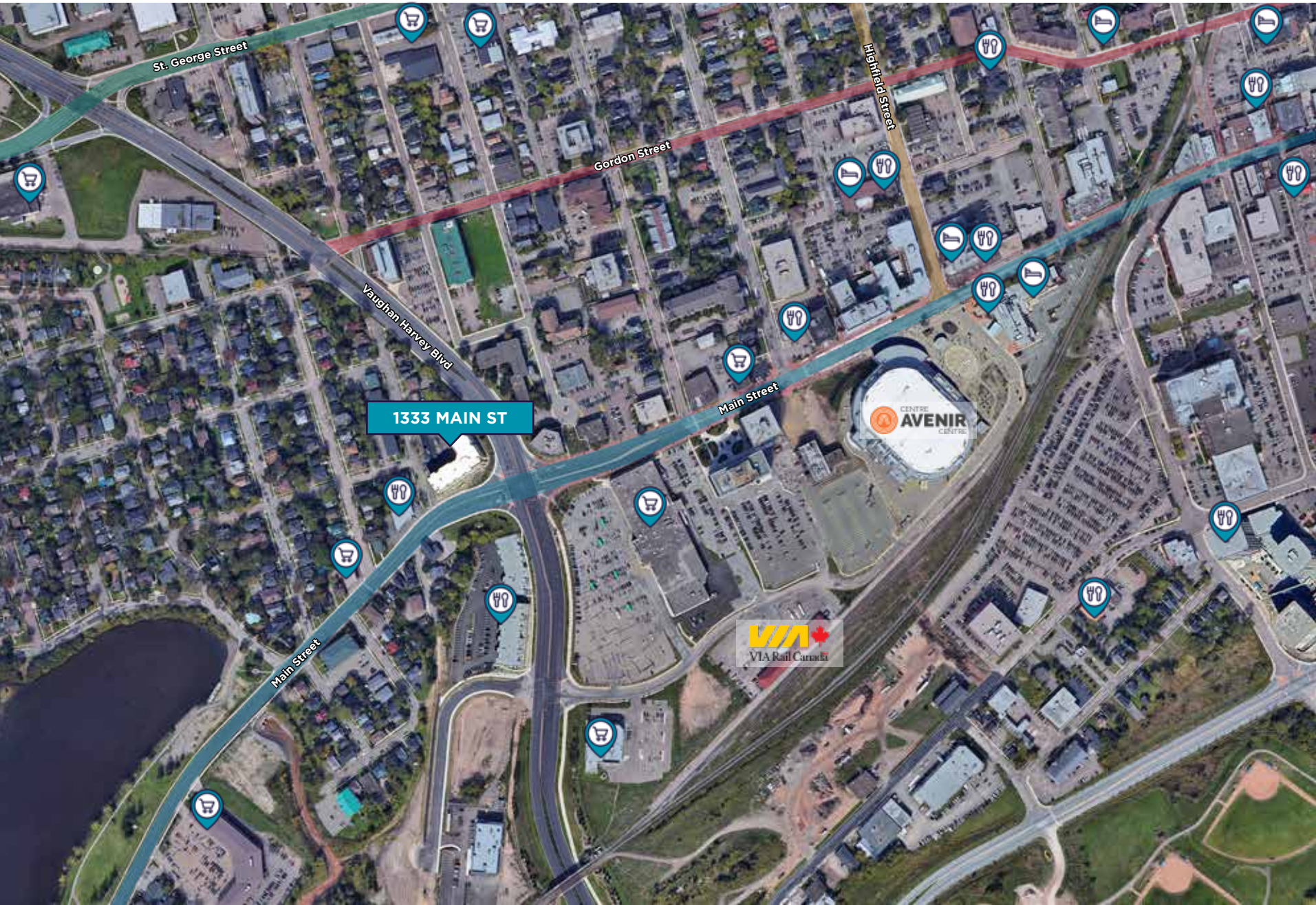


AMPLE  
PARKING



*\*These images were created using Artificial Intelligence. It is for visionary purposes only, and any future layout will need to be approved by the relevant authorities.*

# LOCATION MAP





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