

FOR SALE
IVAN RAND
LAND

MONCTON, NB

+/- 17 ACRES AVAILABLE



**CUSHMAN &
WAKEFIELD**
Atlantic

Opportunity Highlights

A STRATEGIC DEVELOPMENT SITE AT THE GATEWAY TO MONCTON'S URBAN CORE.

Positioned just off West Main Street and steps from major infrastructure links, this +/- 17 acre opportunity offers exceptional flexibility for commercial, residential, or mixed-use development. With high visibility, strong surrounding activity, and existing site improvements, the Ivan Rand Drive development lands deliver the access, scale, and momentum that serious developers are looking for.

- Prime location just off West Main Street, offering high visibility and strong vehicle traffic.
- Steps from Downtown Moncton, with direct access to retail, services, and public transit.
- Immediate proximity to major routes: Wheeler Boulevard (2 access points), Riverview Bridge, and the Trans-Canada Highway.
- Flexible Suburban commercial zoning allows for a wide mix of commercial, residential, or mixed-use developments.
- Adjacent to the upcoming Junction Urban Village, adding long-term value through planned densification.
- Surrounded by established commercial activity, including Moncton Honda and Rallye Motors Chrysler.
- Majority of site is paved, offering lower up-front development prep and easier staging.

MLS	70018932 & portion of 00786624
Lot Size	+/- 17 acres
List Price	\$2,400,000
Zoning	SC Suburban Commercial







Location Overview



76,832

TOTAL
POP. (5KM)



\$76,617

AVG. HOUSEHOLD
INCOME (5KM)



97,465

TOTAL DAYTIME
POP. (5KM)

Ivan Rand Drive offers the rare balance of centrality and scale in one of Moncton's most promising growth corridors. Tucked just beyond the downtown core, the site sits at the intersection of business, lifestyle, and logistics—providing seamless access to city amenities while remaining connected to regional highways and commuter routes. With an evolving urban fabric that includes new residential hubs, high-traffic retail, and green space enhancements, this area is fast becoming a focal point for forward-thinking development.



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