

FOR SALE & LEASE

123 LUTZ STREET

MONCTON, NB | UP TO 20,500 SF

**AI-Enhanced Visualization*

PROPERTY HIGHLIGHTS

This +/- 20,500 sq ft commercial space offers an exceptional downtown location for your business. The building features a versatile layout comprising retail, warehouse, and office spaces that can be tailored to your needs.

Situated in the heart of Downtown Moncton, this property is conveniently located just steps away from Main Street's bustling amenities, including coffee shops, restaurants, hotels, banks, Service NB, the Capitol Theater, and the Avenir Center. Boasting approximately 40 paved onsite parking spots, it caters perfectly to a variety of retail and office tenants.

Ideal for meeting your business requirements in the vibrant center of the city.

- Main Floor Layout: Retail, warehouse/stock room, electrical room, washrooms, janitors' room, shipping and receiving area, with overhead door, main entrance to retail area.
- Second Floor Layout: Retail & Office space, hallway & washrooms.
- +/- 40 Parking Spots.
- 2 dock loading doors off Robinson Street, with a main entrance on Lutz Street.

± 20,500 SF
BUILDING SIZE

\$13 - \$15 PSF NET
LEASE RATE

± 40 SPACES
PARKING SPOTS

\$3,300,000
SALE PRICE

\$10.00 PSF
ADDITIONAL RENT

2 DOCKS
LOADING DOORS



PROPERTY PHOTOS



**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.*

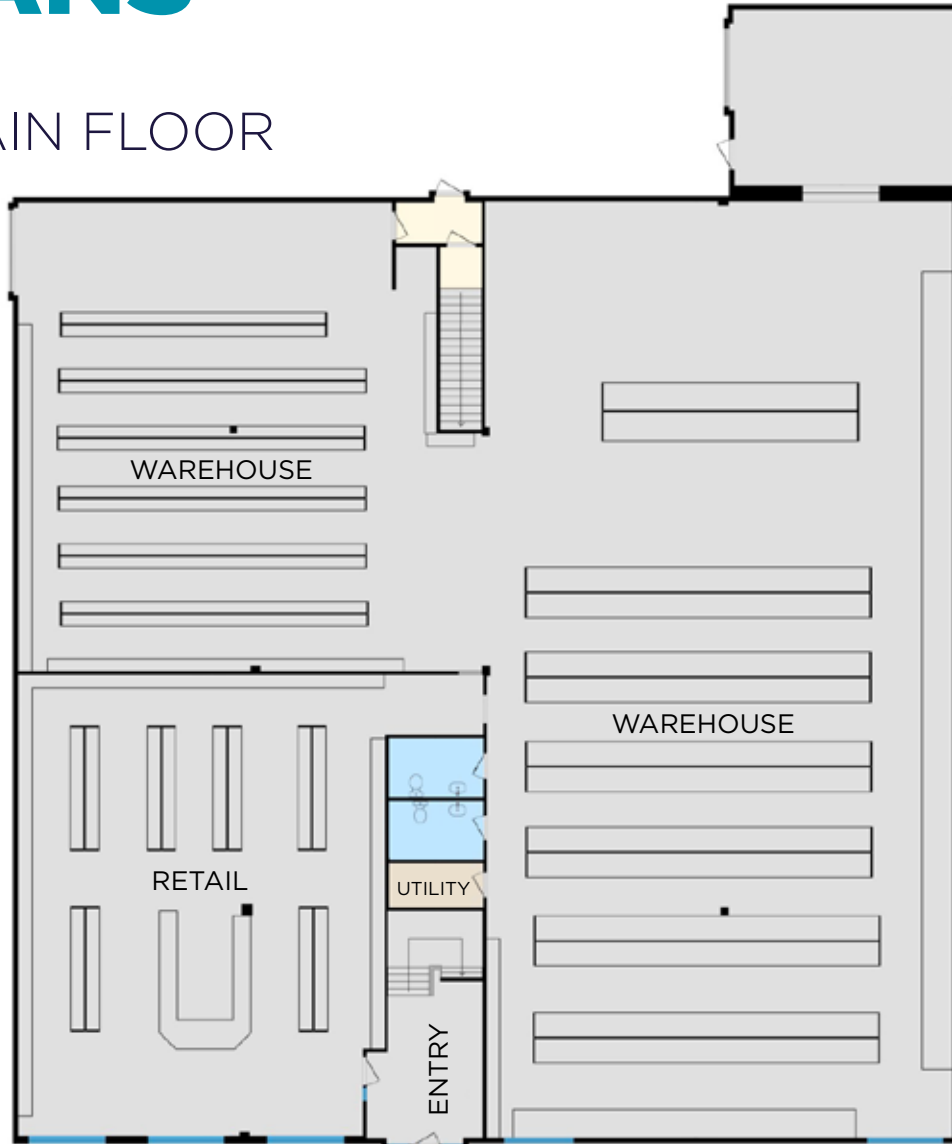


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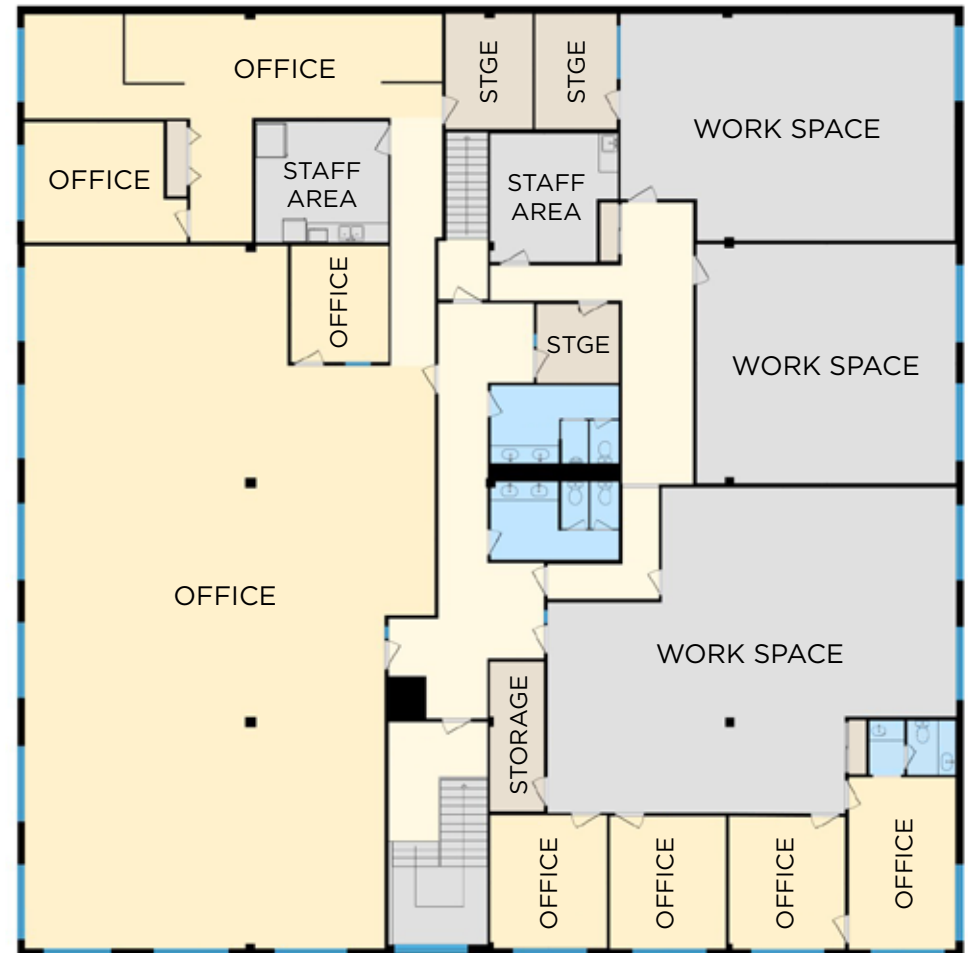
FLOOR PLANS



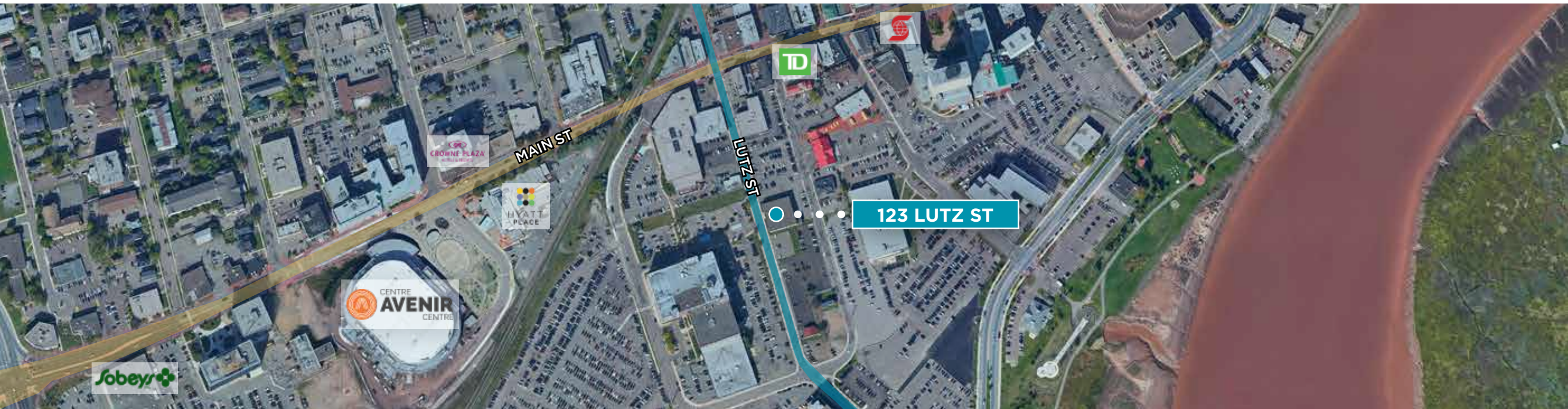
MAIN FLOOR



SECOND FLOOR



LOCATION HIGHLIGHTS



Situated on Lutz Street, a busy thoroughfare that intersects with Main Street, this commercial building takes a prominent position in the vibrant center of downtown Moncton. Its strategic location ensures high visibility and places it at the heart of the city's dynamic commercial and cultural activities.

As downtown Moncton continues to grow with new developments and an influx of residents, this property serves as an ideal opportunity for businesses looking to benefit from the area's expansion. Its accessibility and central location make it suitable for a wide range of commercial ventures, including retail and professional services.





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