

# Dieppe, New Brunswick

Location in major shopping area, 64 Champlain St.



## Property Highlights

- Great location in major shopping area
- Close to downtown Moncton, University of Moncton
- In the same shopping district as Champlain Mall, Greater Moncton's largest shopping centre
- Location on main thoroughfare between Dieppe and Moncton
- 15 minutes from Moncton International Airport
- Bilingual area
- Easy access to popular pedestrian route



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## Project Details

**Adjacent Irving/Circle K:** 5,370 SF or 498.89 m<sup>2</sup>

**Proposed 7-Storey office/retail footprint:**  
15,000 SF or 1,393.55 m<sup>2</sup>

**Total Building Area:** 110,370 SF or 10,253.71 m<sup>2</sup>

### Tenants of our properties include:

BMO, Subway, McDonald's, Tim Hortons, Canadian Tire, Dunkin' Donuts, Carquest, Dairy Queen, Circle K, A&W, Quizno's, Rogers, NL Liquor Corporation, Coast Tire & Auto, Thrifty Car Rental, Canada Post, Couche-Tard, Hogan Tire, CAT Scale, TD Bank, Harvey's, Pharmasave, Sleep Country, Pita Pit

## Population

**19,000** within Dieppe  
(Within 5 km: **56,500**)

Irving Oil is a privately owned regional refining and marketing company with a history of long-term partnerships and relationships. Our company offers significant holdings in Quebec, Atlantic Canada, and New England. With a portfolio that consists of prime real estate locations off major exits, our properties are ideal for fast food and quick service industries.

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