

DEVELOPMENT LAND FOR SALE

589 CHAMPLAIN

PID 70633029, DIEPPE | NEW BRUNSWICK



CBRE

±40,000 SQ. FT.

DEVELOPMENT LAND OPPORTUNITY



TRADE AREA POPULATION



GREAT ACCESS AND VISIBILITY



TREMENDOUS FLEXIBILITY FOR DEVELOPMENT PLAN AND USES



SERVICES AVAILABLE



BEST-IN-CLASS COMMUNITY AMENITIES, PARKS AND TRAILS

MARKET UPDATE

Dieppe has experienced *steady growth* over the years, especially in the multifamily market. According to the 2019 CMHC market survey report, Dieppe apartment rental vacancy rates remains at their lowest level for several consecutive years. Historically, Dieppe vacancy rates have been decreasing from 6.4% (2014) to 1.5% (2019). Ultimately, vacancy rates have been suppressed because of the *growing population and demand* for rental property in the area and the *lack of inventory*.

\$850,000

±200 FEET FRONTAGE
±400 FEET DEPTH

PROPOSED USES:



MULTI-RESIDENTIAL*



SERVICE STATION



COMMERCIAL/INDUSTRIAL



MIXED-USE*

*Subject to City approval



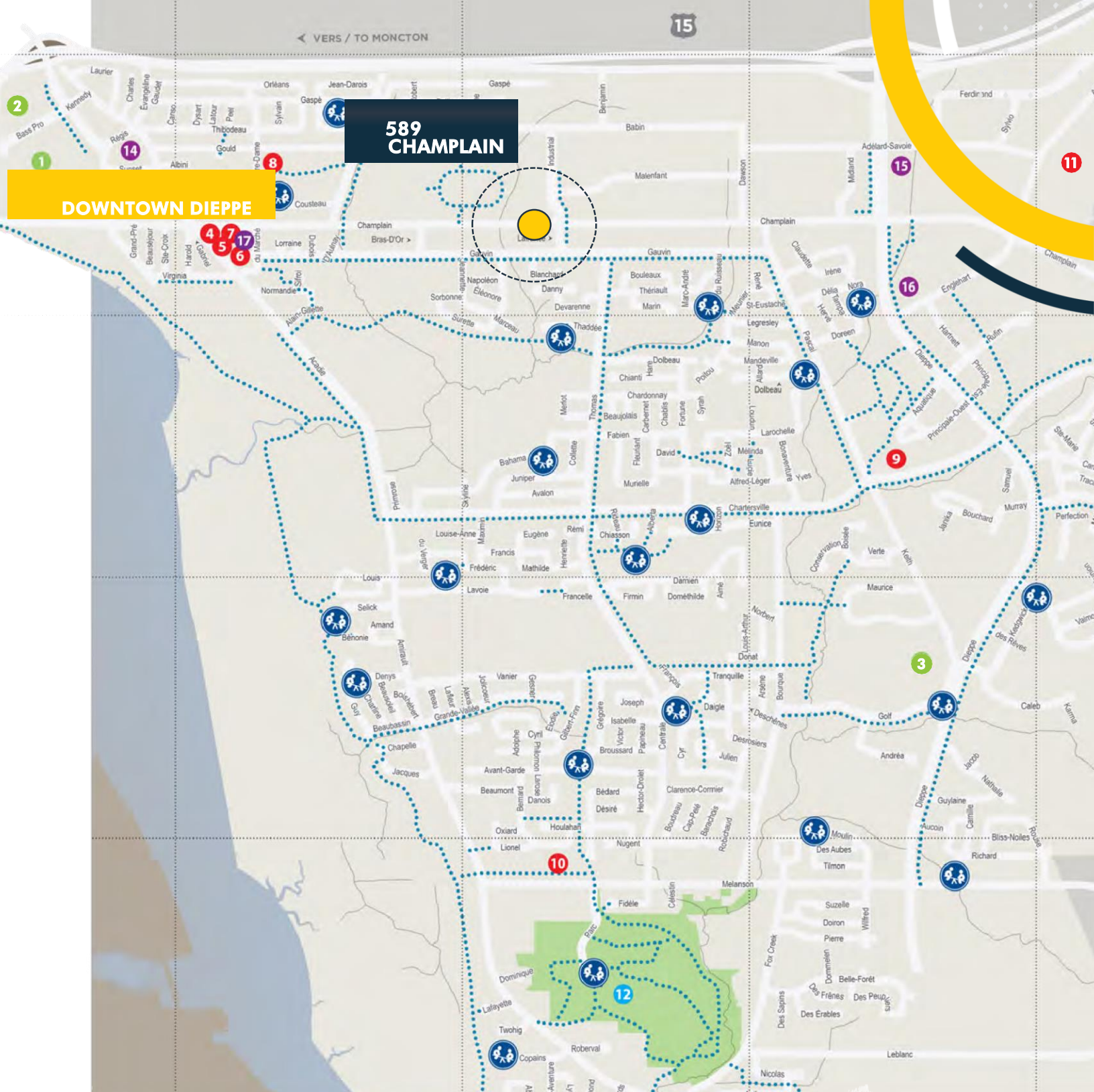
**MULTIFAMILY MARKET
IN HEALTHY POSITION**

1.5%

2019 VACANCY

DIEPPE

**LOWEST ON
RECORD**



589 CHAMPLAIN

DOWNTOWN DIEPPE

SHOPPING

- 1. CF Champlain
- 2. Bass Pro Shops

GOLF

- 3. Fox Creek Golf Club

COMMUNITY AMENITIES

- 4. Dieppe City Hall
- 5. Dieppe Centre for Arts and Culture
- 6. Marche de Dieppe Market
- 7. Place 1604
- 8. Centenaire Arena
- 9. Dieppe Aquatic and Sports Centre
- 10. Arthur J LeBlanc Centre
- 11. Greater Moncton Romeo LeBlanc International Airport

PARKS & LEISURE

- 12. Rotary St-Anselme Park
- 13. Dover Park

ACCOMMODATION

- 14. Coastal Inn
- 15. Holiday Inn Express Dieppe
- 16. Quality Inn Airport
- 17. Wingate Dieppe Hotel
- Playgrounds
- Walking and cycling trails



DIEPPE INDUSTRIAL PARK & AVIATION AVENUE

Dynamic growth-oriented business centre.

30,000
Employees

200
Businesses

1,830,000
Square Feet

1,100
Acres

The Dieppe Industrial Park is centrally located near three national and provincial highway networks and has direct access to the Greater Moncton International Airport. Canadian National (CN) rail service is also available within the park and more than 40 regional, national and international trucking firms serve the park. Aviation Avenue is an exciting new area for development adjacent to the Greater Moncton International Airport.

CF CHAMPLAINO

New Brunswick's Largest Retail Power Centre

140
Businesses

820,000
Square Feet

Champlain Mall, is New Brunswick's largest and only full-service shopping centre. The mall is easily accessible from Highway 15, Champlain Street and Paul Street.

NBCC DIEPPE CAMPUS

Dieppe is home to 1 of 5 NBCC Campuses Across New Brunswick

1
Campus

840
Students

+31
Programs

The Dieppe Campus offers a wide range of programs, particularly in the areas of Business Administration, Building and Engineering, Justice and Health Sciences.

PARKS & WALKING/ BICYCLE TRAILS

Including Dieppe Rotary St-Anselme and Dover parks.

40
Acres

55
Kilometers of Trails

Activities
Walking/hiking, road cycling, cross-country skiing, snowshoeing

The City of Dieppe has established a great network of trails that connects with Moncton and Riverview and establishing green spaces and parks including Dieppe Rotary St-Anselme and Dover community parks.

CONTACT US

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Source:City of Dieppe, CMHC, Sitewise