

CUSHMAN &
WAKEFIELD
Atlantic

MONCTON, NB

25 HILDEGARD DRIVE



PRIME LOCATION. CLOSE TO IT ALL.

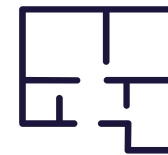
Welcome to 25 Hildegard Drive, a standout property perfectly positioned at the high-visibility intersection of Hildegard Drive and Mountain Road. Designed to impress, this prime location offers exceptional exposure and features a spacious parking lot, expansive perimeter windows, and a versatile layout. Whether you're envisioning a professional office, serene spa, cozy café, established restaurant, beauty salon, barber shop, fitness studio, or more, this property provides the ideal setting to elevate your business and attract steady foot traffic.



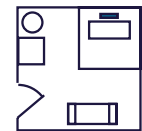
PROPERTY SNAPSHOT

With its prime location and striking curb appeal, this standalone, two level property is sure to impress the imagination. The ground-floor of this commercial gem boasts an attractive 2,400 square feet of flex space, ideally situated for optimal visibility in the heart of the city's vibrant and growing North End. This building also includes a versatile lower level, adding even more potential for customization. Multiple entrances, ample plumbing on the west side of both levels and a fully equipped kitchen on the lower floor further enhance the functionality of this building, making it the perfect canvas for a variety of business ventures.

\$4,995/mo
NET



4,800 SF
BUILDING



2,400 SF
PER FLOOR



SINGLE TENANT
BUILDING





AMPLE NATURAL LIGHT



BUILT OUT OFFICE SPACE

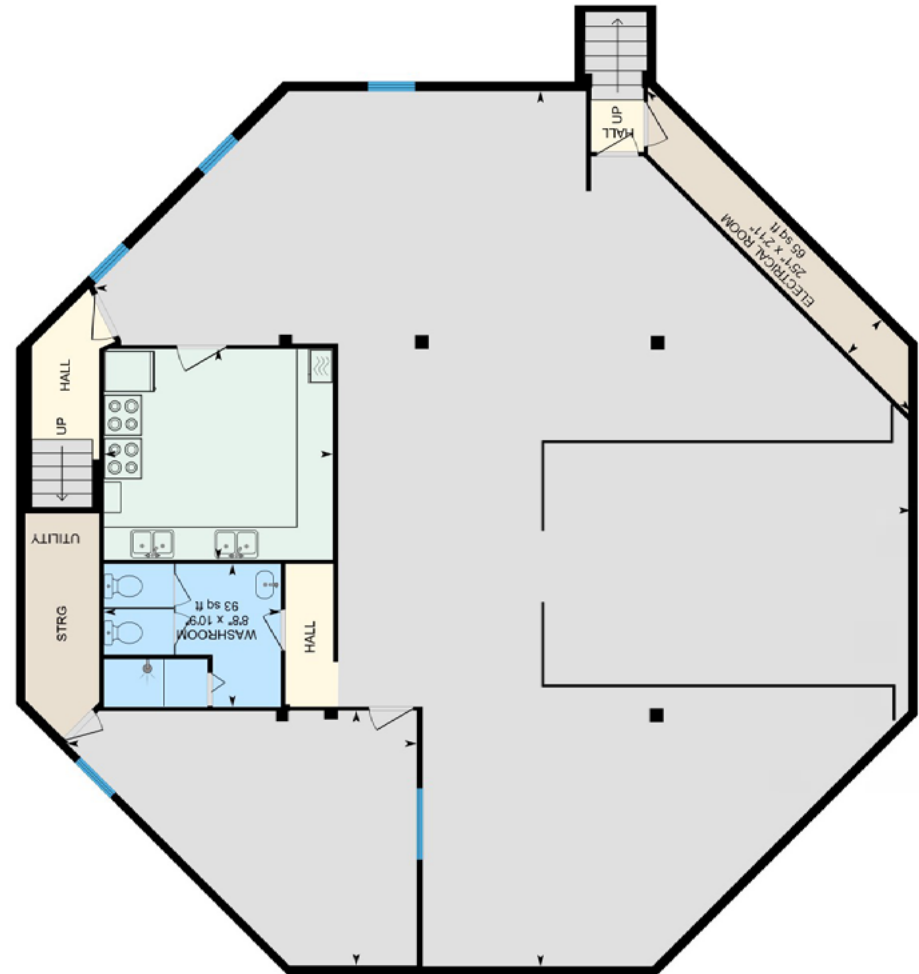
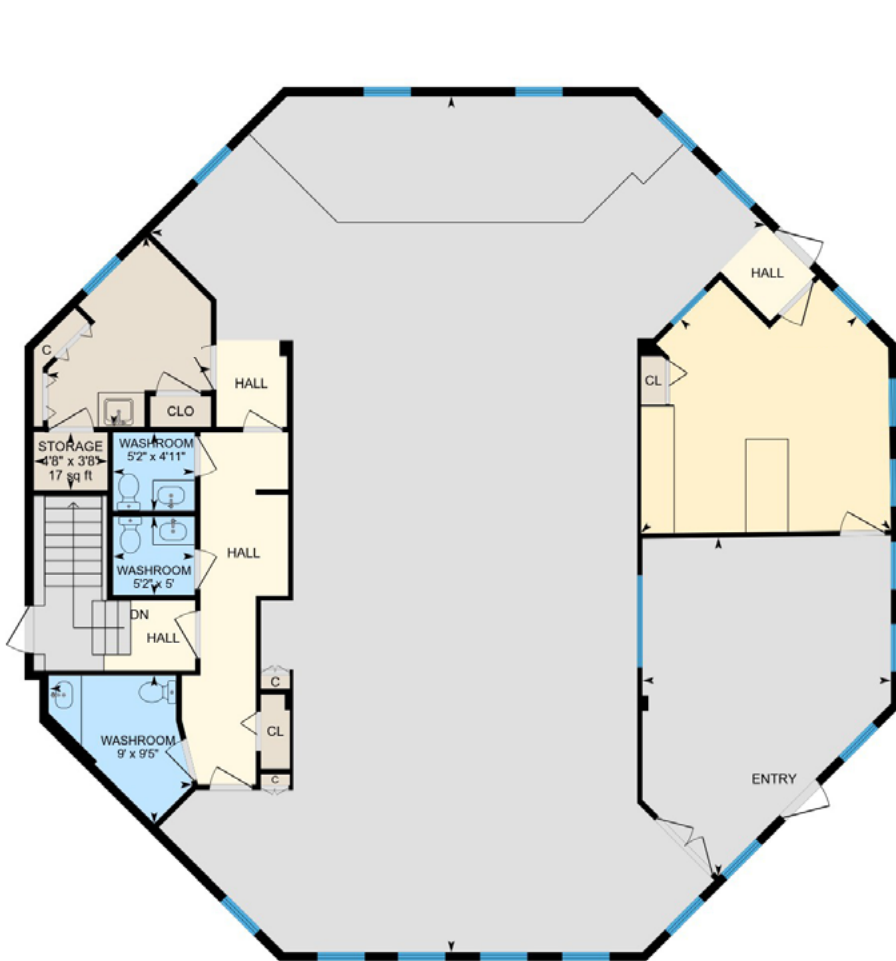
HIGHLIGHTS

- **360-Degree Natural Sunlight** - Perimeter windows flood the space with natural light, creating a bright and inviting atmosphere.
- **Flexible Layout with Open Floor Plan** - A mix of open space, offices, and storage rooms offer versatile use for various business needs.
- **Full-Sized Lower Level with Kitchen** - The lower level features its own entrance, windows, and a full kitchen, adding more adaptable space for your business.



FULL LOWER LEVEL

FLOOR PLANS



VIRTUAL TOUR



WHERE THE ACTION IS. NORTH END MONCTON.



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