

# \$3,100,000 - 43 Driscoll Crescent, Moncton

MLS® #NB124437

**\$3,100,000**

0 Bedroom, 0.00 Bathroom, 13,680 sqft

Other on 1.38 Acres

N/A, Moncton, New Brunswick

Located in Moncton Industrial Park, this industrial facility offers  $\hat{\pm}$ 12,000 square feet on the main floor, plus a mezzanine level, for a total of approximately 13,680 square feet. It includes about 3,360 square feet of finished office space split between the main level and mezzanine. The main level features a reception area, three private offices, one flex space, and a washroom. The mezzanine offers six additional offices, a second washroom, a kitchenette, and a flex area. The warehouse boasts a clear ceiling height of approximately 20 feet, two at-grade bay doors measuring 16 feet wide by 14 feet high, and a dock-height loading door. The building is equipped with geothermal heating and cooling. Positioned minutes from the Trans-Canada Highway, Wheeler Boulevard, and the Roméo LeBlanc International Airport, this location offers accessibility within a well-established industrial park and a strong opportunity in one of Moncton's most active industrial corridors.

(id:6289)

## Essential Information

|                       |                    |
|-----------------------|--------------------|
| <b>Listing #</b>      | <b>NB124437</b>    |
| <b>Price</b>          | <b>\$3,100,000</b> |
| <b>Bathrooms</b>      | <b>0.00</b>        |
| <b>Square Footage</b> | <b>13,680</b>      |
| <b>Acres</b>          | <b>1.38</b>        |
| <b>Type</b>           | <b>Other</b>       |



Sub-Type Freehold

### Community Information

Address 43 Driscoll Crescent  
Subdivision N/A  
City Moncton  
Province New Brunswick  
Postal Code E1E4C8

### Interior

Heating Geo Thermal

### Listing Details

Listing Office Creativ Realty



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Listing information last updated on October 21st, 2025 at 10:46pm PDT