



SUSSEX PLACE

**33 Winter Street
Sussex, NB**

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PROPERTY HIGHLIGHTS

Overview

Sussex Place is a premier commercial property located in the heart of downtown Sussex, NB. With 115,000 square feet of versatile space set across approximately 12 acres, this property is designed to meet the needs of a wide range of tenants. Its prime downtown location, combined with ample parking and modern building features, positions Sussex Place as one of the most attractive commercial offerings in the region.

Location Advantages

Strategically located in [Downtown Sussex](#), serving as a central hub for the province. Catchment area of [over 400,000 people within a 75-mile radius](#), ensuring strong regional access. Well-connected to major highways linking Sussex to Moncton, Saint John, and Fredericton. Close proximity to local amenities, businesses, and community services, offering convenience for tenants and visitors alike.

Why Sussex?

Sussex is a vibrant and growing community in the Greater Moncton Region, recognized for its central location in New Brunswick. With strong connections to surrounding markets, a supportive business climate, and steady population growth, Sussex presents exceptional opportunities for businesses looking to establish or expand their footprint in Atlantic Canada.

PROPERTY DETAILS



Rentable Area

115,000 Sq. ft.

Site Area

+/- 12 Acres



Parking

Over 500 Surface
Parking Stalls



Ceiling Height

16' - 18'
Clear Height



Operational Expenses

Low, Offering Cost
Efficiency for Tenants



Flexibility

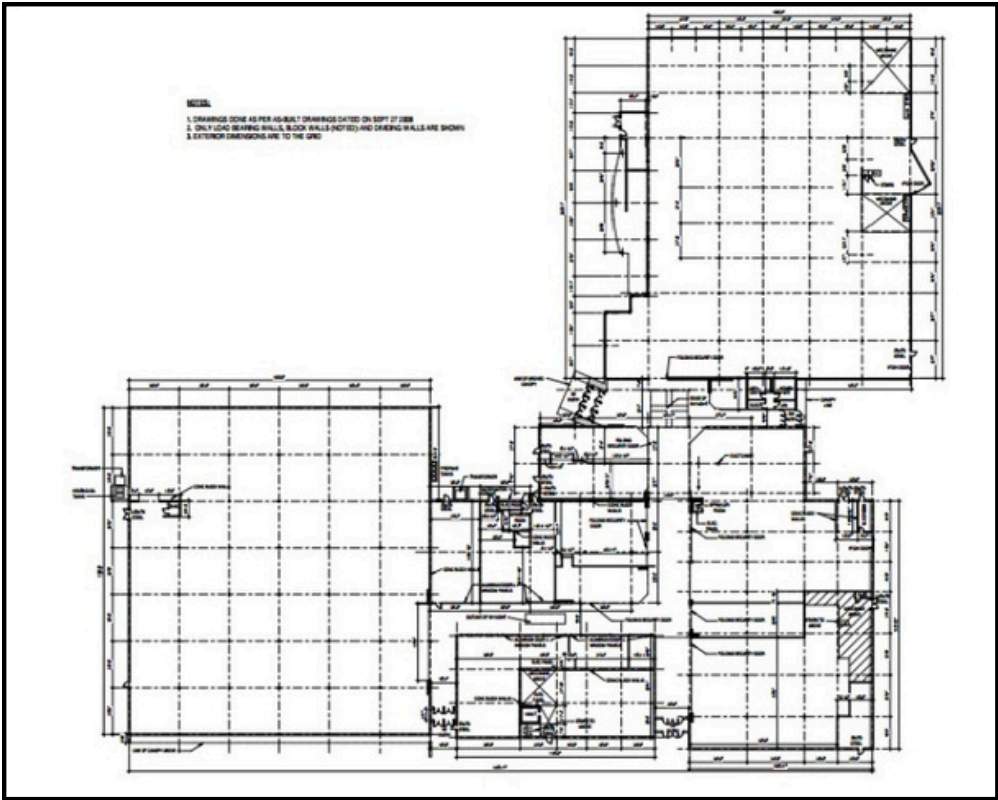
Ideal for Retail, Office or
Multi-use development



Visibility

Prominent Downtown Sussex
location with strong exposure

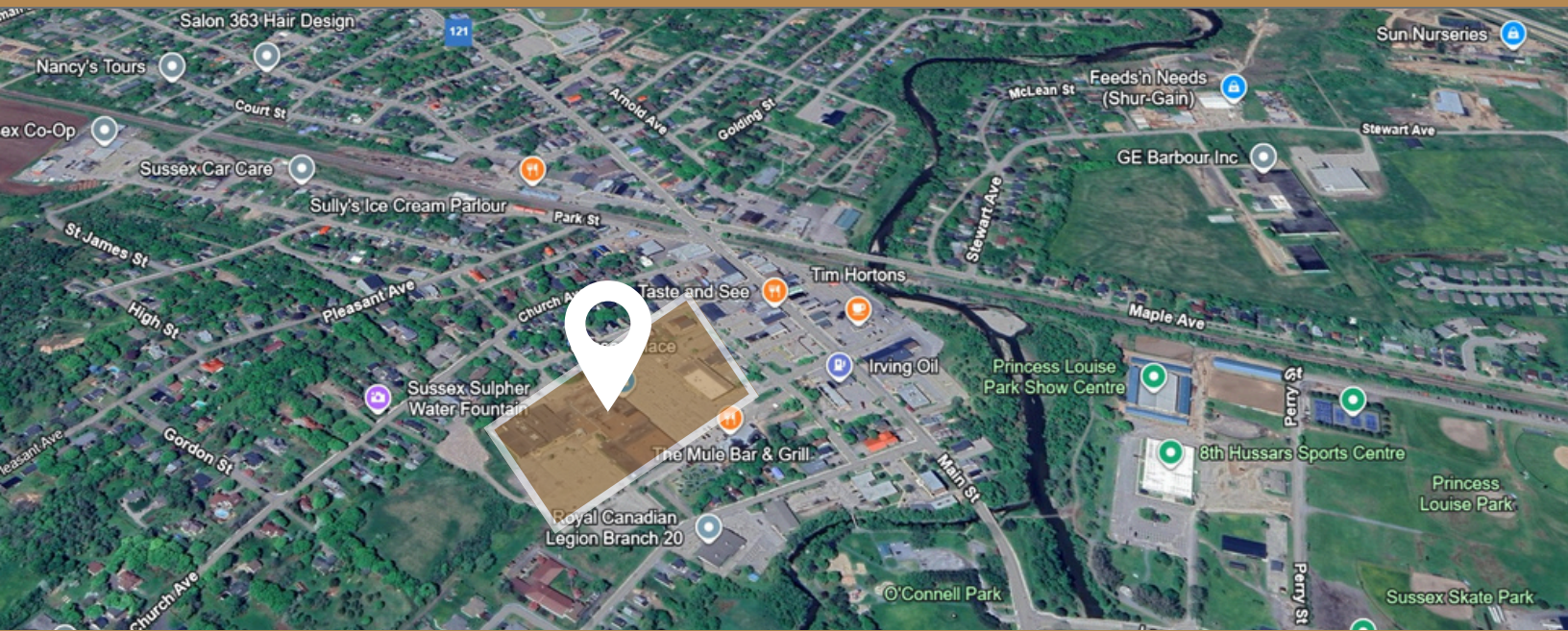
SITE/FLOOR PLAN



PICTURES



SUSSEX PLACE



THANK YOU FOR CHOOSING ATLANTIC COMMERCIAL PROPERTIES

Atlantic Commercial Properties (ACP) is Greater Moncton's largest, family-owned commercial real estate developer. For 45 years, ACP has provided tailored solutions for long term tenant satisfaction. With over 45 locations and over 140 tenants totaling 1,800,000+ S.F. across Atlantic Canada, ACP develops, leases, and manages its properties, offering turn-key sites for national and local businesses. ACP provides professional, personalized service and flexible leasing for warehouse, commercial, industrial, office and retail spaces.

acpleasing.com

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