



▶ IN THE HEART OF EDMUNDSTON // NOW AVAILABLE

AVAILABLE SPACE: Retail & Commercial
ASHFORD PROPERTY: Carrefour Assomption

121, rue de l'Église



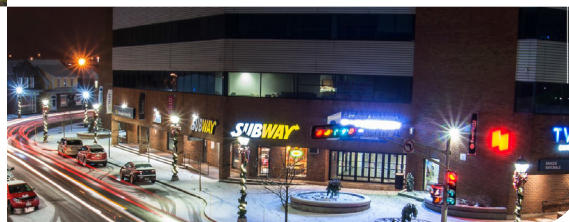
The city of Edmundston is the gateway to the Atlantic provinces, and is located adjacent to the Madwaska-Edmundston International Bridge connecting Canada and USA.

Our building complex is home to **400+ employees** (75% Female / 25% Male Ratio), which also serves the local public with its retail sector services.

The workforce traffic in the immediate location (Hotel, Convention Centre and other Downtown Business Enterprises) average **1,000+ workers per day**.

90,000+ citizens live within a 100-kilometer radius.

Carrefour Assomption, located in the heart of the City of Edmundston, is home to an Office Tower (occupancy ratio of 90%), Shopping Centre, Convention Centre and Four Points by Sheraton Hotel.



The Carrefour Assomption complex covers a total area of:

▶ **213,000**  **sq.ft.**



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ashford
PROPERTIES | *Space to Grow*



Centrally
Located



Central
HVAC



Full Sprinkler
System



On-Site
Parking



On-Site Retail &
Service Amenities

CURRENT AVAILABILITIES



Space 1 • 3,179 sq.ft.

Space 2 • 1,732 sq.ft.

Space 3 • 722 sq.ft.

Space 4 • 1,504 sq.ft.

Space 5 • 680 sq.ft.

Space 6 • 1,965 sq.ft.

Space 7 • 2,218 sq.ft.

Space 8 • 888 sq.ft.

Space 9 • 1,488 sq.ft.
(Aire de bouffe)

Space 10 • 589 sq.ft.

Space 11 • 613 sq.ft.

Space 11 • 912 sq.ft.

(2^e plancher, Plan d'étage non affiché)

Space 12 • 892 sq.ft.

(3^e plancher, Plan d'étage non affiché)