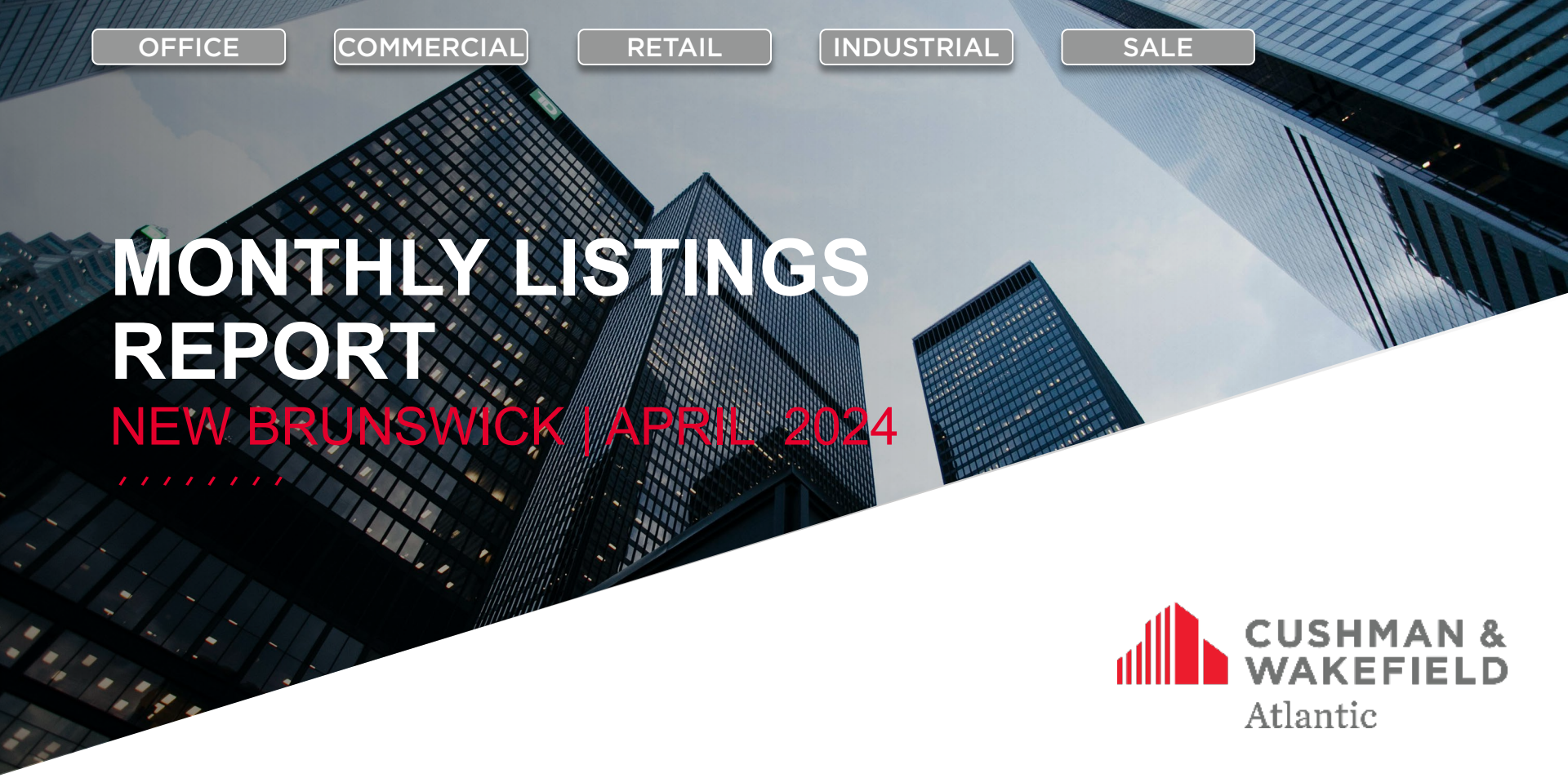
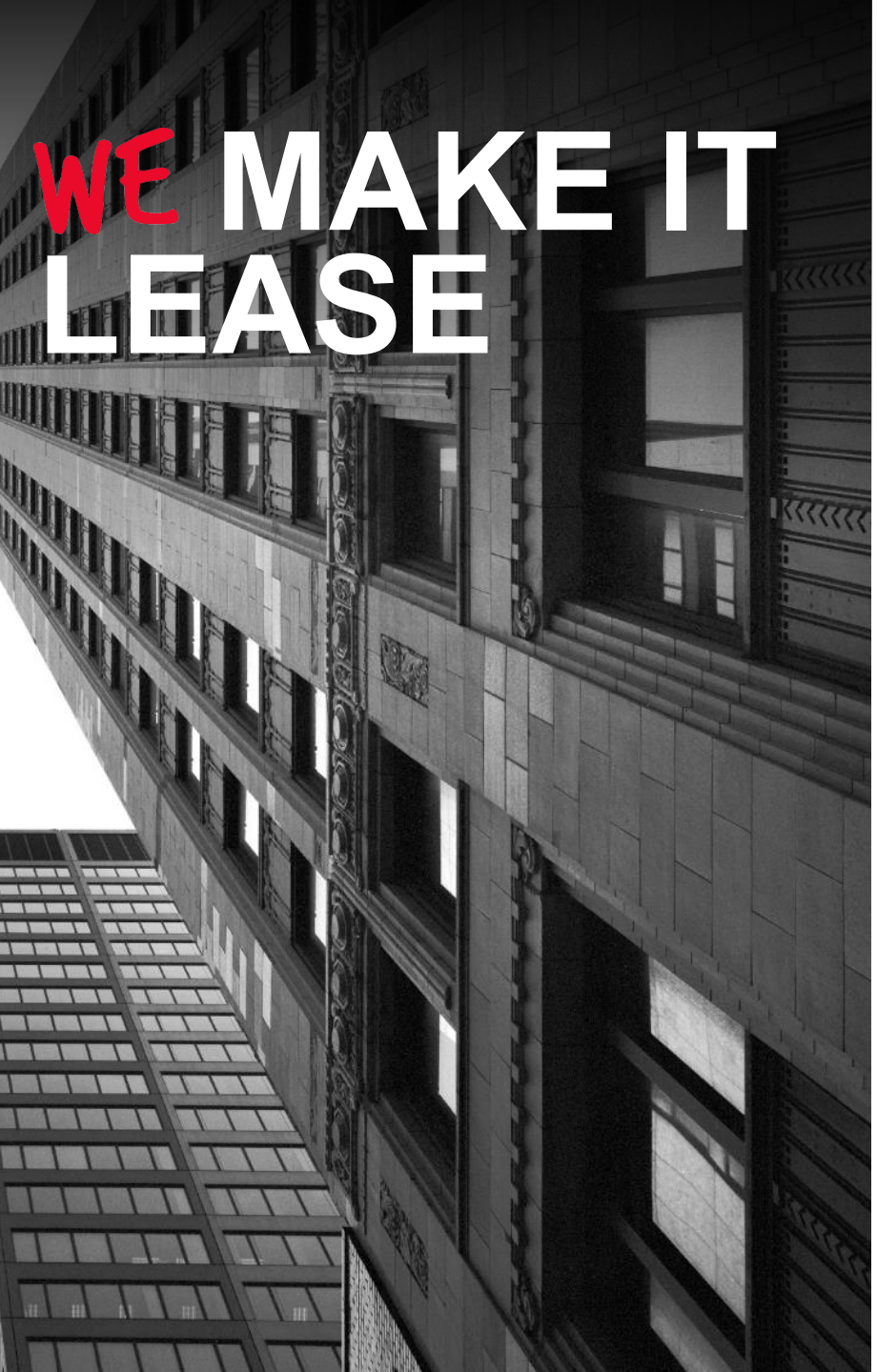


MONTHLY LISTINGS REPORT

NEW BRUNSWICK | APRIL 2024

CUSHMAN & WAKEFIELD Atlantic

CUSHMAN &
WAKEFIELD



WE MAKE IT LEASE

OFFICE SPACE

INDUSTRIAL SPACE

COMMERCIAL/RETAIL SPACE

OFFICE | COMMERCIAL | RETAIL | INDUSTRIAL | SALE

OFFICE SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

413 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 2,200 - 6,600 sf	**Details**	The epitome of workspace; boutique offices and ground floor flex space.
Price	$22.00 psf Net	**Agent(s)**	Donna Green

232-236 ST. GEORGE STREET, MONCTON

Size	+/- 409 to 10,183 sf	**Details**	Various suites, 5-storey multi-tenant office building close to downtown
Price	$18 psf Gross	**Agent(s)**	Donna Green

795 MAIN STREET, MONCTON

Size	+/- 427 – 3,798 sf	**Details**	Renovated office building W/ elevator; exposed brick in large front unit
Price	$15.00 psf Net	**Agent(s)**	Donna Green

440 KING STREET, FREDERICTON — TAKE VIRTUAL TOUR

Size	+/- 454 – 14,591 sf	**Details**	Landmark retail and office space in downtown Fredericton
Price	$16.00 psf Net	**Agent(s)**	Adam MaGee

50 DRISCOLL CRESCENT, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 593 to 2,515 sf	**Details**	Professional Office Suites; optional warehouse space on ground floor.
Price	$925 to $4,995 monthly	**Agent(s)**	Donna Green

185 ACADIE AVENUE, DIEPPE

Size	720 & 1,960 sf	**Details**	Prime, ground floor commercial spaces in high traffic area
Price	$20.00 psf Net	**Agent(s)**	Donna Green

OFFICE SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

860 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

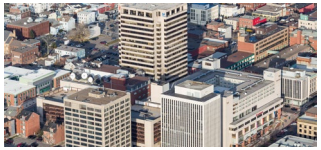
Size	+/- 949 to 8,020 sf	**Details**	Downtown office space with great views and ample natural light
Price	$13.00 psf Net	**Agent(s)**	Donna Green

196 ROBINSON COURT, MONCTON

Size	+/- 1000 - +/- 2,000 sf	**Details**	Office suites with modern and historic charm in Downtown
Price	$1,650 - $3,000/Month Gross	**Agent(s)**	Donna Green

400 CHAMPLAIN STREET, DIEPPE — TAKE VIRTUAL TOUR

Size	1,200 sf	**Details**	Ground floor commercial space with excellent visibility for sublease
Price	$2,500 monthly	**Agent(s)**	Donna Green



39 KING STREET, SAINT JOHN

Size	1,236 – 17,733 sf	**Details**	19 storey office tower located in uptown Saint John
Price	$14.00 psf Net	**Agent(s)**	Adam MaGee, Bill MacAvoy

735 MAIN STREET, MONCTON

Size	1,270 – 3,172 sf	**Details**	Downtown location, well-maintained property, with ample parking
Price	$15.00 psf Net	**Agent(s)**	Adam MaGee, Jamie Smith

679-687 MAIN STREET, MONCTON

Size	1,482 – 1,484 sf	**Details**	3-storey Italianate sandstone building located in Downtown Moncton.
Price	$17.00 psf Net	**Agent(s)**	Adam MaGee, Jamie Smith

OFFICE SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

281 ST. GEORGE STREET, MONCTON — TAKE VIRTUAL TOUR

Size	1,600 sf	**Details**	Ground floor, office or versatile flex space in high traffic location
Price	$11.00 psf Net	**Agent(s)**	Donna Green

570 QUEEN STREET, FREDERICTON

Size	+/- 1,617 – 12,222 sf	**Details**	A class A office building centrally located on the waterfront
Price	$14.00 psf Net	**Agent(s)**	Adam MaGee

225 BARKER STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 3,862 sf	**Details**	Modern and stylish office centrally located
Price	$10.00 psf Net	**Agent(s)**	Donna Green

35 HIGHFIELD STREET, MONCTON

Size	+/- 7,257 sf	**Details**	Historic leasing opportunity in one of Moncton's most iconic properties
Price	$11.00 psf Net	**Agent(s)**	Adam MaGee, Jamie Smith

1 GERMAIN STREET, SAINT JOHN

Size	+/- 20,000 sf	**Details**	Brunswick Square Office is the tallest office tower in New Brunswick
Price	Please Contact	**Agent(s)**	Adam MaGee, Bill MacAvoy

100 WESTMORLAND STREET, MONCTON — TAKE VIRTUAL TOUR

Size	Up to 35,000 sf	**Details**	Cutting edge and modern commercial space in the heart of Downtown.
Price	Please Contact	**Agent(s)**	Donna Green

STAND ALONE COMMERCIAL BUILDINGS

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

413 MAIN STREET, MONCTON			TAKE VIRTUAL TOUR
Size	+/- 2,200 - 6,600 sf	**Details**	Stunning, modern 3 storey building with ground floor flex space.
Price	$22.00 psf Net	**Agent(s)**	Donna Green

281 ST. GEORGE STREET, MONCTON			TAKE VIRTUAL TOUR
Size	1,600 sf	**Details**	Ground floor, office or versatile flex space in high traffic location
Price	$11.00 psf Net	**Agent(s)**	Donna Green

225 BARKER STREET, MONCTON			TAKE VIRTUAL TOUR
Size	+/- 3,862 sf	**Details**	Modern and stylish office centrally located
Price	$10.00 psf Net	**Agent(s)**	Donna Green

COMMERCIAL/RETAIL SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

1966 MOUNTAIN ROAD, MONCTON

Size	1,200 – 1,500 sf	**Details**	Professional ground floor retail space on prominent lot
Price	$30.00 psf Gross	**Agent(s)**	Donna Green

70 WATERLOO STREET, MONCTON

Size	+/- 1,400 sf	**Details**	Ground floor commercial space located on a high-profile lot
Price	$2,200 monthly	**Agent(s)**	Donna Green

39 KING STREET, SAINT JOHN

Size	100 – 6,413 sf	**Details**	3 level retail complex conveniently located in the heart of Uptown Saint John
Price	Please Contact	**Agent(s)**	Adam MaGee | Marc Gosselin

1005 & 1035 MAIN STREET, MONCTON

Size	150 sf & 1,216 sf	**Details**	Located in the storefront section of the Crowne Plaza complex
Price	Please Contact	**Agent(s)**	Adam MaGee | Jamie Smith

50 DRISCOLL CRESCENT, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 593 to 2,515 sf	**Details**	Professional Office Suites; optional warehouse space on ground floor.
Price	$925 to $4,995 monthly	**Agent(s)**	Donna Green

185 ACADIE AVENUE, DIEPPE

Size	720 & 1,960 sf	**Details**	Prime ground floor commercial spaces with high traffic and visibility.
Price	$20.00 psf Net	**Agent(s)**	Donna Green

COMMERCIAL/RETAIL SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

400 CHAMPLAIN STREET, DIEPPE — TAKE VIRTUAL TOUR

Size	1,200 sf	**Details**	Ground floor commercial space with excellent visibility for sublease
Price	$2,500 monthly	**Agent(s)**	Donna Green

49 FOUNDRY STREET, MONCTON

Size	+/- 1,352 - 12,582 sf	**Details**	3 ground floor commercial units available in Downtown Moncton
Price	$14.00 psf Net	**Agent(s)**	Adam MaGee | Jamie Smith

440 KING STREET, FREDERICTON

Size	454 sf – 14,591 sf	**Details**	Landmark retail and office space in downtown Fredericton
Price	$16.00 psf Net	**Agent(s)**	Adam MaGee

281 ST. GEORGE STREET, MONCTON — TAKE VIRTUAL TOUR

Size	1,600 sf	**Details**	Ground floor, office or versatile flex space in high traffic location
Price	$11.00 psf Net	**Agent(s)**	Donna Green

659 QUEEN STREET, FREDERICTON

Size	1,698 sf	**Details**	Open-concept space in Downtown Fredericton
Price	$19.50 psf Net	**Agent(s)**	Adam MaGee, Jamie Smith

UNIQUE COMMERCIAL/RETAIL SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

35 HIGHFIELD STREET, MONCTON			
Size	+/- 7,257 sf	**Details**	Historic leasing opportunity in one of Moncton's most iconic properties
Price	$11.00 psf Net	**Agent(s)**	Adam MaGee, Jamie Smith

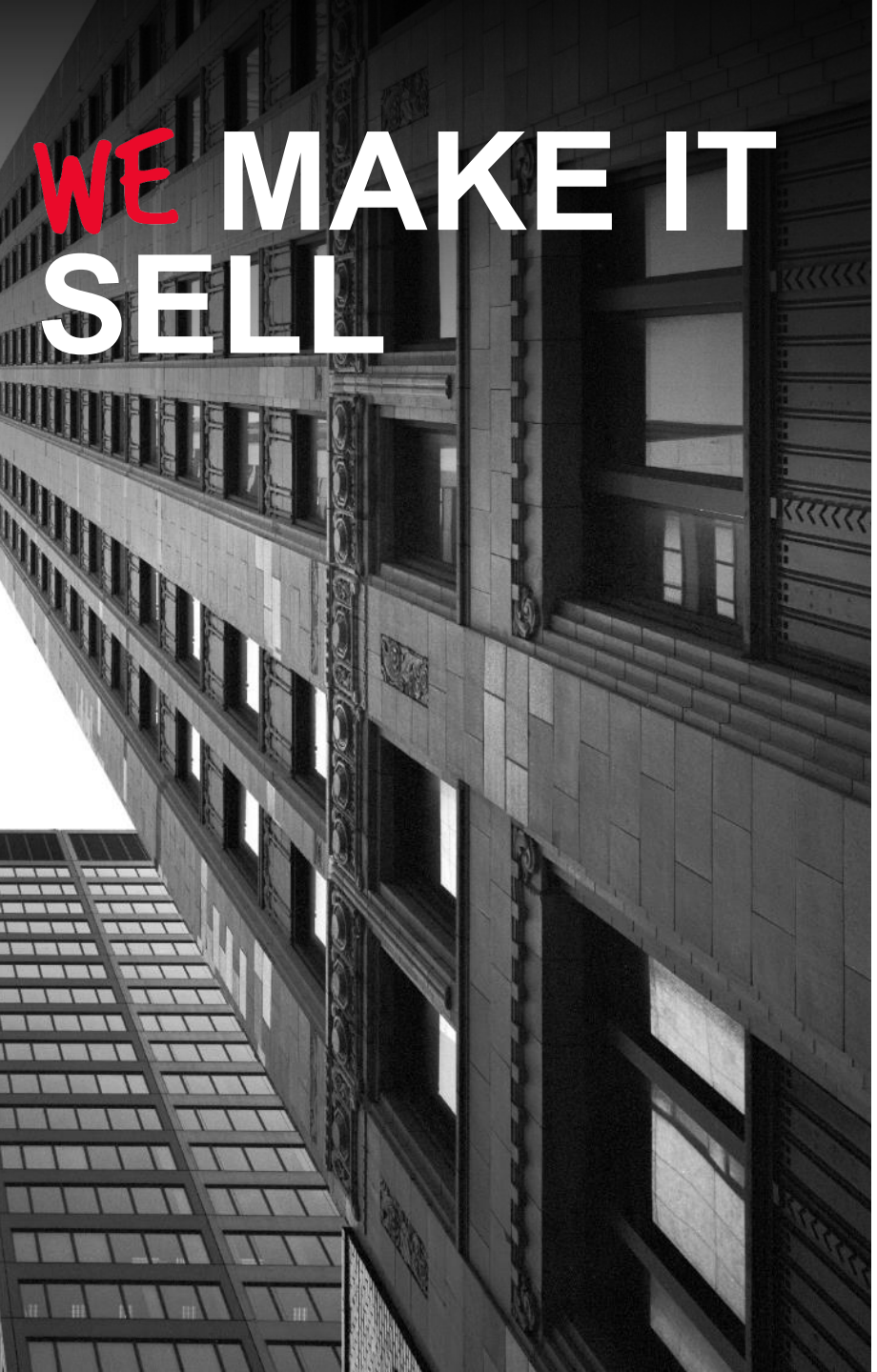
INDUSTRIAL SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

450 EDINBURGH DRIVE, MONCTON			TAKE VIRTUAL TOUR
Size	56,250 sf	**Details**	Open warehouse space with 18’ clear heights & dock loading
Price	$4.25 psf Net (Dec 2024)	**Agent(s)**	Adam MaGee

227 OLD SHEDIAC ROAD, MEMRAMCOOK			
Size	5,693 – 11,397 sf	**Details**	Two industrial properties in the village of Memramcook
Price	$6.00 – $8.00 psf Gross	**Agent(s)**	Adam MaGee

327 URQUHART AVENUE, MONCTON			TAKE VIRTUAL TOUR
Size	+/- 10,500-21,000 sf	**Details**	Large industrial property in the Caledonia Industrial Park
Price	$12.00 psf Net	**Agent(s)**	Adam MaGee



COMMERCIAL PROPERTIES

INVESTMENT PROPERTIES

INDUSTRIAL AND LAND

COMMERCIAL/RETAIL/OFFICE FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

413 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 6,600 sf	**Details**	Stunning boutique office building ready to welcome a new business.
Price	$1,995,000	**Agent(s)**	Donna Green

ESTABLISHED FOOD & BEVERAGE BUSINESS, SOUTHEAST NEW BRUNSWICK

Size	3,708 sf	**Details**	Excellent investment to acquire established business and real estate
Price	Please Contact	**Agent(s)**	Marc Gosselin, Adam MaGee

1642 MOUNTAIN ROAD, MONCTON — TAKE VIRTUAL TOUR

Size	6,750 sf	**Details**	Ideal for light industrial use, mechanical, flex options, and other uses.
Price	$995,000	**Agent(s)**	Donna Green

9514 RUE MAIN, RICHIBUCTO

Size	+/- 9,004 sf	**Details**	Mixed-use commercial building ideal for many uses
Price	$99,900	**Agent(s)**	Adam MaGee

OFFICE | COMMERCIAL | RETAIL | INDUSTRIAL | SALE

INVESTMENT/INDUSTRIAL PROPERTIES FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

138 SHIPYARD ROAD, MUSQUASH

Size	6,000 sf	**Details**	Prime investment or owner-occupier opportunity
Price	$625,000	**Agent(s)**	Mike Watkins

1642 MOUNTAIN ROAD, MONCTON — TAKE VIRTUAL TOUR

Size	6,750 sf	**Details**	Ideal for light industrial use, mechanical, flex options, service commercial and other uses.
Price	$995,000	**Agent(s)**	Donna Green

633 READY STREET, SAINT JOHN

Size	+/- 7,230 sf	**Details**	Versatile property with various options for potential buyers
Price	$610,000	**Agent(s)**	Mike Watkins, Donna Green

191 DOAK ROAD, FREDERICTON

Size	+/- 9,828 sf	**Details**	Office building sits on 5.56 acres with ample parking
Price	$1,795,000	**Agent(s)**	Adam MaGee

OFFICE | COMMERCIAL | RETAIL | INDUSTRIAL | SALE

LAND FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

382 ACADIE AVENUE, DIEPPE			
Size	11,195 sf	**Details**	Corner lot development land situated within Dieppe
Price	$250,000	**Agent(s)**	Adam MaGee

317 NOTRE DAME STREET, ALTHOVILLE			
Size	18,470 sf	**Details**	Commercial land ready for development in the community of Althoville
Price	$75,000	**Agent(s)**	Adam MaGee

707 RIVERSIDE DRIVE, BATHURST			
Size	24,186 sf	**Details**	Prime corner development lot in Bathurst
Price	$7,500	**Agent(s)**	Adam MaGee

6 HAMPTON ROAD, ROTHESAY			
Size	28,416 sf	**Details**	Prime commercial development land in the heart of Rothesay
Price	$139,000	**Agent(s)**	Mike Watkins

15 GOLDEN GROVE ROAD, SAINT JOHN			
Size	37,000 sf	**Details**	Corner commercial lot primed for development
Price	$399,000	**Agent(s)**	Marc Gosselin

2337 HIGHWAY 15, IRISHTOWN			
Size	56,101 sf	**Details**	Agricultural/Commercial land located in Irishtown
Price	$99,000	**Agent(s)**	Adam MaGee

OFFICE | COMMERCIAL | RETAIL | INDUSTRIAL | SALE

LAND FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

2410 MIRAMICHI AVENUE, BATHURST			**AUCTION SITE**
Size	1.7 Acres	**Details**	Seconds from both Route 8 & 11 highways
Price	$15,000	**Agent(s)**	Adam MaGee

9501 RUE MAIN, RICHIBUCTO			
Size	1.8 Acres	**Details**	Centrally-located in town on high-traffic corner
Price	$99,900	**Agent(s)**	Donna Green

241 WILSEY ROAD, FREDERICTON			
Size	2.25 Acres	**Details**	Prime commercial land within the Fredericton Industrial Park
Price	$299,000	**Agent(s)**	Adam MaGee

133-161 PARK STREET, SUSSEX			
Size	3.48 acres	**Details**	Former CN Site with 3.48 acres of development land
Price	$159,000	**Agent(s)**	Adam MaGee, Ian Franklin

FRAMPTON LANE LAND, MONCTON			
Size	3.56 acres	**Details**	3.56 acres situated in the sought-after Moncton North Area
Price	$1,200,000	**Agent(s)**	Jamie Smith

IVAN RAND DRIVE, MONCTON			
Size	+/- 17 acres	**Details**	Prime development site near Downtown Event Centre. Zoned SC
Price	$2,400,000	**Agent(s)**	Ian Franklin

OFFICE | COMMERCIAL | RETAIL | INDUSTRIAL | SALE

LAND FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

SIERRA AVENUE DEVELOPMENT, ROTHESAY

Size	55.22 acres	**Details**	Prime multi-unit residential development opportunity in Rothesay
Price	Please Contact	**Agent(s)**	Bill MacAvoy

MCALLISTER DRIVE DEVELOPMENT LAND, SAINT JOHN

Size	14.65 acres	**Details**	Development site available within Eastern Saint John.
Price	$895,000	**Agent(s)**	Adam MaGee

CAMBRIDGE ESTATES DEVELOPMENT, MILLIDGEVILLE

Size	68.44 acres	**Details**	Significant residential development land within the community of Millidgeville, NB
Price	Please Contact	**Agent(s)**	Bill MacAvoy

WE MAKE THINGS HAPPEN

RESULTS

CUSHMAN & WAKEFIELD Atlantic

SOLD & LEASED

A LIST OF PROPERTIES SOLD AND LEASED BY OUR BROKERAGE TEAM IN THE LAST 30 DAYS.

SOLD AND LEASED PROPERTIES

354 COVERDALE ROAD, RIVERVIEW

Size	1,835 sf	**Details**	Great investment or owner-occupier opportunity
		Agent(s)	Adam MaGee

860 MAIN STREET, MONCTON

Size	+/- 1,407 f	**Details**	Downtown office space with great views and ample natural light
		Agent(s)	Donna Green

39 KING STREET, SAINT JOHN

Size	+/- 3,028	**Details**	19 storey office tower located in uptown Saint John
		Agent(s)	Adam MaGee, Bill MacAvoy

CUSHMAN & WAKEFIELD
Atlantic

WE MAKE CHANGE HAPPEN

Donna Green
Vice President
506 387 6930 Direct
506 866 1319 Mobile

dgreen@cwatlantic.com

Adam MaGee
Associate Vice President
506 387 6928 Direct
506 872 2507 Mobile

amagee@cwatlantic.com

Jamie Smith
Commercial Real Estate Advisor
506 387 4169 Mobile

jsmith@cwatlantic.com

Mike Watkins
Senior Associate
506 639 0281 Mobile
506 652 5707 Fax

mwatkins@cwatlantic.com

Ian Franklin, CCIM
Vice President Emeritus
506 863 7199 Mobile

ifranklin@cwatlantic.com

Bill MacAvoy
Managing Director
902 425 1872 Direct
902 880 0445 Mobile

bmacavoy@cwatlantic.com

Marc Gosselin
Commercial Real Estate Advisor
506 636 1739 Mobile

mgosselin@cwatlantic.com

cwatlantic.com

RESULTS