

OFFICE

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COMMERCIAL

SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | DECEMBER 2024



FOR LEASE



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04 OFFICE SPACE

10 INDUSTRIAL SPACE

12 COMMERCIAL SPACE

01

OFFICE SPACE | FOR LEASE



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OFFICE SPACE FOR LEASE | GREATER MONCTON

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200 KAROLIE ROAD, RIVERVIEW

[DRONE VIDEO](#)

Size	3,275 sf	Details	This prime property offers high visibility in an established neighborhood.
Price	\$27.00 psf gross	Agent(s)	Jamie Smith



1405 MOUNTAIN ROAD, MONCTON

Size	1,000 sf	Details	Ground-level commercial plaza, in highly visible intersection
Price	\$18.00 psf Net	Agent(s)	Adam MaGee, Suzie Taylor



100 CAMERON STREET, MONCTON

[VIRTUAL TOUR](#)

Size	4,360 sf	Details	Office sublease in central Moncton
Price	\$10.00 psf Net	Agent(s)	Suzie Taylor, Adam MaGee



1333 MAIN STREET, MONCTON

[DRONE VIDEO](#)

Size	Up to 10,457 sf	Details	Commercial Space in the heart of Downtown Moncton
Price	\$23 psf Net	Agent(s)	Suzie Taylor, Adam MaGee



25 HILDEGARD DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 4,800 sf	Details	Commercial building in highly visible location
Price	\$4,995/mo Net	Agent(s)	Donna Green



297 COLLISHAW STREET, MONCTON

Size	500 – 2,500 sf	Details	Second floor individual office spaces for lease
Price	\$500-2,500/mo Gross	Agent(s)	Jamie Smith

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725 CHAMPLAIN STREET, DIEPPE

Size	1,300 sf	Details	Ground-level commercial plaza, in highly visible intersection
Price	\$12.25 per SF Net	Agent(s)	Adam MaGee, Suzie Taylor



696 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 3,000 sf	Details	Prime Downtown Location! Ground floor commercial on Main Street.
Price	\$34 psf Semi-Gross	Agent(s)	Donna Green



620 COVERDALE ROAD, RIVERVIEW

Size	+/- 1,210 sf	Details	Exceptional commercial property that offers high visibility
Price	\$14.00 psf Net	Agent(s)	Donna Green



50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 593 sf	Details	Professional second floor office suite available
Price	\$925/mo Gross	Agent(s)	Donna Green



210 JOHN STREET, MONCTON

Size	10,000 sf	Details	Two-storey professional office building with 10,000 sf available
Price	\$17 psf NNN	Agent(s)	Jamie Smith



123 LUTZ STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 21,000 sf	Details	Versatile layout with a blend of retail, warehouse, and office space.
Price	\$13 - \$15 psf Net	Agent(s)	Adam MaGee, Suzie Taylor

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599 MAIN STREET, MONCTON

Size	+/- 812 – 2,438 sf	Details	Second floor commercial suites on Main Street.
Price	\$22.50 psf Gross	Agent(s)	Donna Green



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	\$15.00 psf Net	Agent(s)	Donna Green



196 ROBINSON COURT, MONCTON

Size	+/- 1000	Details	Office/flex suite in charming historic building Downtown
Price	\$1,650 Gross	Agent(s)	Donna Green



795 MAIN STREET, MONCTON

Size	+/- 427 sf	Details	Renovated office building W/ elevator; on Main Street
Price	\$15.00 Net	Agent(s)	Donna Green



735 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



232-236 ST. GEORGE STREET, MONCTON

Size	+/- 436 – 7,206 sf	Details	Various suites, 5-storey multi-tenant office building close to downtown.
Price	\$18 psf Gross	Agent(s)	Donna Green

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679-687 MAIN STREET, MONCTON

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



400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	+/- 2,838 sf	Details	Professional office space on Champlain Street
Price	\$4,500/mo Gross	Agent(s)	Donna Green



60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	5,210 sf	Details	Prominent ground floor commercial space ideal for office, retail or other
Price	\$32.50 psf Semi-Gross	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, Suzie Taylor



1015 MAIN STREET, MONCTON

Size	476 sf	Details	Located in the storefront section of the Crowne Plaza complex
Price	\$23.00 psf net	Agent(s)	Adam MaGee, Jamie Smith, Suzie Taylor

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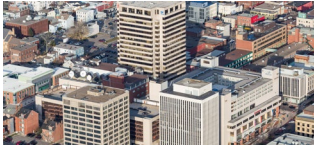
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39 KING STREET, SAINT JOHN

Size	1,969– 17,733 sf	Details	19 storey office tower located in uptown Saint John
Price	\$14.00 psf Net	Agent(s)	Adam MaGee, Bill MacAvoy



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



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, Suzie Taylor



440 KING STREET, FREDERICTON

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



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158 - 172 TOOMBS STREET, DIEPPE

TAKE VIRTUAL TOUR: [BUILDING E](#) – [BUILDING F](#)

Size	11,200 – 25,200 sf	Details	Several industrial spaces available w/ loading options and office.
Price	\$12 - \$13	Agent(s)	Adam MaGee, Suzie Taylor



671 MALENFANT BOULEVARD, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	4,969 sf	Details	Adaptable industrial space w/ 21' clear heights and dock loading
Price	Please Contact	Agent(s)	Adam MaGee, Suzie Taylor



255 EDINBURGH DRIVE, MONCTON

[DRONE VIDEO](#)

Size	26,000 sf	Details	Industrial building with 5 dock doors and 3 grade doors
Price	\$15.25 psf Net	Agent(s)	Adam MaGee, Suzie Taylor



194 KILLAM DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	4,640 sf	Details	Commercial flex space with dock-level loading door and high ceilings
Price	\$10.25 psf Net	Agent(s)	Adam MaGee, Suzie Taylor



450 EDINBURGH DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	22,500 sf	Details	Open warehouse space with 18' clear heights & dock loading
Price	\$4.25 psf Net (Dec 2024)	Agent(s)	Adam MaGee, Suzie Taylor



41 ENTERPRISE DRIVE, QUISPAMISIS

Size	3,000 sf	Details	Recently constructed warehouse or manufacturing space
Price	\$16.00 psf Net +\$7.00 psf	Agent(s)	Mike Watkins



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200 KAROLIE ROAD, RIVERVIEW

[DRONE VIDEO](#)

Size	3,275 sf	Details	This prime property offers high visibility in an established neighborhood.
Price	\$27.00 psf gross	Agent(s)	Jamie Smith



1405 MOUNTAIN ROAD, MONCTON

Size	1,000 sf	Details	Ground-level commercial plaza, in highly visible intersection
Price	\$18.00 psf Net	Agent(s)	Adam MaGee, Suzie Taylor



620 COVERDALE ROAD, RIVERVIEW

Size	+/- 1,210 sf	Details	Exceptional commercial property that offers high visibility
Price	\$14.00 psf Net	Agent(s)	Donna Green



725 CHAMPLAIN STREET, DIEPPE

Size	1,300 sf	Details	Ground-level commercial plaza, in highly visible intersection
Price	\$12.25 per SF Net	Agent(s)	Adam MaGee, Suzie Taylor



696 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 3,000 sf	Details	Prime Downtown Location! Ground floor commercial on Main Street.
Price	\$34 psf Semi-Gross	Agent(s)	Donna Green



MAIN STREET, MONCTON

Size	476 sf	Details	Located in the storefront section of the Crowne Plaza complex
Price	\$23.00 psf net	Agent(s)	Adam MaGee, Jamie Smith, Suzie Taylor

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49 FOUNDRY STREET, MONCTON

[DRONE TOUR](#)

Size	+/- 1,352 - 4,275 sf	Details	3 ground floor commercial units available in Downtown Moncton
Price	\$14.00 psf Net	Agent(s)	Adam MaGee, Jamie Smith, Suzie Taylor



400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	+/- 2,838 sf	Details	Professional office space on Champlain Street
Price	\$4,500/mo Gross	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, Suzie Taylor



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, Suzie Taylor



25 HILDEGARD DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 4,800 sf	Details	Commercial building in highly visible location
Price	\$4,995/mo Net	Agent(s)	Donna Green



60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	5,210 sf	Details	Prominent ground floor commercial space ideal for office, retail or other
Price	\$32.50 psf Semi-Gross	Agent(s)	Donna Green

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123 LUTZ STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 21,000 sf	Details	Versatile layout with a blend of retail, warehouse, and office space.
Price	\$13 - \$15 psf Net	Agent(s)	Adam MaGee, Suzie Taylor



5 HAROLD ALLEN ROAD, TIMBER RIVER

[TAKE VIRTUAL TOUR](#)

Size	+/- 5,000 sf	Details	Restaurant, bakery and store as well as a residential building
Price	\$629,000	Agent(s)	Jamie Smith



1333 MAIN STREET, MONCTON

[DRONE TOUR](#)

Size	Up to 10,457 sf	Details	Commercial Space in the heart of Downtown Moncton
Price	\$23 psf Net	Agent(s)	Suzie Taylor, Adam MaGee

FOR SALE



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17 MUR PROPERTIES

19 INDUSTRIAL PROPERTIES

22 LAND PROPERTIES

26 COMMERCIAL PROPERTIES



MUR PROPERTIES | FOR SALE



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MULTI-UNIT RESIDENTIAL PROPERTIES FOR SALE

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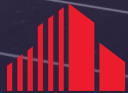


SAINT JOHN MULTI-RESIDENTIAL INVESTMENT PORTFOLIO, SAINT JOHN

Size	7 Assets	Details	Investment portfolio offering a diverse range of residential properties
Price	\$13,880,000	Agent(s)	Adam MaGee



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1160 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	10,000 sf	Details	Commercial building for sale in prime Dieppe location
Price	\$2,600,000	Agent(s)	Adam MaGee, Suzie Taylor



2 WHITEBONE WAY, SAINT JOHN

Size	13,200 sf	Details	Industrial building for sale at prime location in Saint John
Price	\$2,329,000	Agent(s)	Mike Watkins



40 ASHBURN LAKE ROAD, SAINT JOHN

Size	45,000 sf	Details	Fully occupied industrial/flex property on 7.3 acres
Price	Please Contact	Agent(s)	Bill MacAvoy



107 ENTERPRISE STREET, REXTON

Size	21,640 sf	Details	Building and business
Price	Call for details	Agent(s)	Bill MacAvoy



INDUSTRIAL INVESTMENT PORTFOLIO, ATLANTIC CANADA

Size	5 Assets	Details	Single tenant industrial investment portfolio
Price	Please Contact	Agent(s)	Adam MaGee, Ann Worth, Suzie Taylor



LAND | FOR SALE



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LAND PROPERTIES FOR SALE

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LOT RUE OULLETTE, GRAND FALLS

Size	34.1 acres	Details	34.1 acres of land available for sale in the town of Grand Falls, NB
Price	\$2,349,000	Agent(s)	Jamie Smith



WELSFORD COMMERCIAL LAND, WELSFORD

Size	28.90 acres	Details	Prime highway commercial development land for sale
Price	Please Contact	Agent(s)	Bill MacAvoy



CAMBRIDGE ESTATES DEVELOPMENT LAND, MILLIDGEVILLE

Size	64.44 acres	Details	Significant residential development land within the community of Millidgeville
Price	Please Contact	Agent(s)	Bill MacAvoy



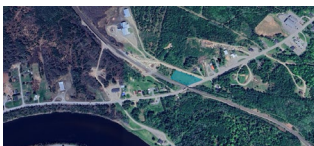
382 ACADIE AVENUE, DIEPPE

Size	11,195 sf	Details	Corner lot development land situated within Dieppe
Price	\$250,000	Agent(s)	Adam MaGee, Suzie Taylor



15 GOLDEN GROVE ROAD, SAINT JOHN

Size	37,000 sf	Details	Corner commercial lot primed for development
Price	\$369,000	Agent(s)	Marc Gosselin



85 MAIN STREET, PLASTER ROCK

Size	1.11 acres	Details	Exceptional development opportunity in Plaster Rock
Price	\$16,000	Agent(s)	Suzie Taylor, Adam MaGee

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2337 HIGHWAY 15, IRISHTOWN

Size	1.29 acres	Details	Agricultural/Commercial land located in Irishtown
Price	\$99,000	Agent(s)	Adam MaGee, Suzie Taylor



HIGHMEADOW PARK, SAINT JOHN

[DRONE TOUR](#)

Size	1.44 Acres	Details	Prime multi-unit residential development opportunity
Price	\$725,000	Agent(s)	Adam MaGee, Suzie Taylor



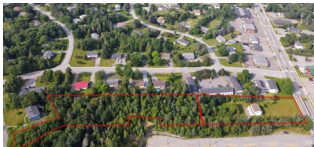
9501 RUE MAIN, RICHIBUCTO

Size	1.8 Acres	Details	Centrally-located in town on high-traffic corner
Price	\$69,000	Agent(s)	Donna Green



845 THORNTON AVENUE, BATHURST

Size	1.93 acres	Details	Development land near CN railway
Price	\$80,000	Agent(s)	Adam MaGee, Suzie Taylor



134 HAMPTON ROAD, ROTHESAY

[DRONE TOUR](#)

Size	2.16 acres	Details	2 lots located on Hampton Road, perfect for development
Price	\$669,000	Agent(s)	Marc Gosselin



241 WILSEY ROAD, FREDERICTON

Size	2.25 Acres	Details	Prime commercial land within the Fredericton Industrial Park
Price	\$299,000	Agent(s)	Adam MaGee, Suzie Taylor

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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, Suzie Taylor



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



10 WHITEBONE WAY, SAINT JOHN

[DRONE TOUR](#)

Size	10.63 acres	Details	Reinforced land ready for heavy industrial use
Price	Please Contact	Agent(s)	Adam MaGee, James Collins, Suzie Taylor



MCALLISTER DRIVE DEVELOPMENT LAND, SAINT JOHN

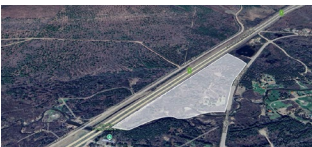
[DRONE TOUR](#)

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



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



GRAY ROAD LAND, PENOBSCQUIS

Size	34.15 acres	Details	34.14 acres of riverfront property located in Penobscquis
Price	\$300,000	Agent(s)	Jamie Smith

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SIERRA AVENUE DEVELOPMENT, ROTHESAY

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



MCLAUGHLIN DEVELOPMENT LAND, MONCTON

[DRONE TOUR](#)

Size	87 acres	Details	Prime multi-unit residential development opportunity in Moncton
Price	Please Contact	Agent(s)	Bill MacAvoy, Adam MaGee, Suzie Taylor



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93 HAMPTON ROAD, ROTHESAY

Size	756 + 576 sf	Details	Excellent opportunity to acquire a commercial/retail building
Price	\$375,000	Agent(s)	Marc Gosselin



151 CORNHILL STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 7,372 sf	Details	Attractive standalone two-level property in Moncton's Business District
Price	\$995,000	Agent(s)	Donna Green



5 HAROLD ALLEN ROAD, TIMBER RIVER

[TAKE VIRTUAL TOUR](#)

Size	+/- 5,000 sf	Details	Restaurant, bakery and store as well as a residential building
Price	\$629,000	Agent(s)	Jamie Smith



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, Suzie Taylor



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, Suzie Taylor



**WE DIDN'T
COME THIS
FAR, JUST
TO COME
THIS FAR.**



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SOLD & LEASED

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

SOLD AND LEASED PROPERTIES



1035 MAIN STREET, MONCTON

Size 1,216 sf

Details Located in the storefront section of the Crowne Plaza complex

Agent(s) Adam MaGee, Jamie Smith, Suzie Taylor



94 ROTHESAY AVENUE, SAINT JOHN

Size +/- 7,100 sf

Details Commercial flex space with offices and retail space

Agent(s) Marc Gosselin, Mike Watkins



232-236 ST. GEORGE STREET, MONCTON

Size 653 sf

Details Various suites, 5-storey multi-tenant office building close to downtown.

Agent(s) Frederique Dangremond, Donna Green



860 MAIN STREET, MONCTON

Size +/- 1,585 sf

Details Downtown office space with great views and ample natural light

Agent(s) Donna Green



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