

OFFICE

COMMERCIAL

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SALE

# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | FEBRUARY 2024



**CUSHMAN &  
WAKEFIELD**  
Atlantic

CUSHMAN &  
WAKEFIELD



# **WE** MAKE IT LEASE

**OFFICE SPACE**



**INDUSTRIAL SPACE**



**COMMERCIAL/RETAIL SPACE**



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# OFFICE SPACE FOR LEASE

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## 232-236 ST. GEORGE STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

**Size** +/- 257 to 10,183 sf      **Details** Various suites, 5-storey multi-tenant office building close to downtown

**Price** \$18 psf Gross      **Agent(s)** Donna Green



## 50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

**Size** +/- 593 to 2,900 sf      **Details** Ground floor office with warehouse, 2<sup>nd</sup> floor office suites

**Price** \$925 to \$4,995 monthly      **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** \$13.00 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



## 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



## 795 MAIN STREET, MONCTON

**Size** +/- 7,500 sf      **Details** Completely renovated downtown office building

**Price** \$15.00 psf Net      **Agent(s)** Donna Green



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## 1 GERMAIN STREET, SAINT JOHN

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



## 100 WESTMORLAND STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



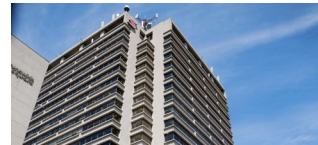
## 440 KING STREET, FREDERICTON

<b>Size</b>	+/- 37,327 sf	<b>Details</b>	Well known landmark, two-tower six-storey class A office building
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Adam MaGee



## 570 QUEEN STREET, FREDERICTON

<b>Size</b>	+/- 38,557 sf	<b>Details</b>	A class A office building centrally located on the waterfront
<b>Price</b>	\$14.00/sf Net	<b>Agent(s)</b>	Adam MaGee



## 39 KING STREET, SAINT JOHN

<b>Size</b>	+/- 136,842 sf	<b>Details</b>	19 storey office tower located in uptown Saint John
<b>Price</b>	\$14.00/sf Net	<b>Agent(s)</b>	Adam MaGee, Bill MacAvoy





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# UNIQUE OFFICE SPACE FOR LEASE

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## 679-687 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 196 ROBINSON COURT, MONCTON

<b>Size</b>	+/- 1000 - +/- 2,000 sf	<b>Details</b>	Completely renovated office space(s) in the heart of Downtown Moncton
<b>Price</b>	\$1,500 - \$3,000/Month Gross	<b>Agent(s)</b>	Donna Green



## 16 CHURCH STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 3,600 sf	<b>Details</b>	Stylish open space with private offices, meeting rooms & large kitchen
<b>Price</b>	\$24.00/ sf semi-gross	<b>Agent(s)</b>	Donna Green



## 35 HIGHFIELD STREET, MONCTON

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



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# STAND ALONE COMMERCIAL BUILDINGS

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## 225 BARKER STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 210 MILLENNIUM BOULEVARD, MONCTON

<b>Size</b>	7,560 sf	<b>Details</b>	Single tenant service commercial property situated on a high traffic road.
<b>Price</b>	\$10.95 psf Net	<b>Agent(s)</b>	Adam MaGee, Ian Franklin



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# COMMERCIAL/RETAIL SPACE FOR LEASE

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115 HARRISVILLE BOULEVARD, MONCTON			
Size	2,425 sf	Details	Mixed-use commercial suite within the Caledonia Industrial Park
Price	\$12.00 psf	Agent(s)	Jamie Smith   Ian Franklin



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



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



281 ST. GEORGE STREET, MONCTON			<a href="#">TAKE VIRTUAL TOUR</a>
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

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# COMMERCIAL/RETAIL SPACE FOR LEASE

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440 KING STREET, FREDERICTON			
<b>Size</b>	1,440 – 2,014 sf	<b>Details</b>	Landmark retail space in downtown Fredericton
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Adam MaGee



659 QUEEN STREET, FREDERICTON			
<b>Size</b>	1,698 sf	<b>Details</b>	Open-concept space in Downtown Fredericton
<b>Price</b>	\$19.50 psf Net	<b>Agent(s)</b>	Adam MaGee, Jamie Smith





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## 16 CHURCH STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 3,600 sf	<b>Details</b>	Stylish open space with private offices, meeting rooms & large kitchen
<b>Price</b>	\$24.00/ sf semi-gross	<b>Agent(s)</b>	Donna Green



## 35 HIGHFIELD STREET, MONCTON

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



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# INDUSTRIAL SPACE FOR LEASE

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## 450 EDINBURGH DRIVE, MONCTON

<b>Size</b>	56,250 sf	<b>Details</b>	Open warehouse space with 18' clear heights & dock loading
<b>Price</b>	\$4.25 psf Net (Dec 2024)	<b>Agent(s)</b>	Adam MaGee



## 227 OLD SHEDIAC ROAD, MEMRAMCOOK

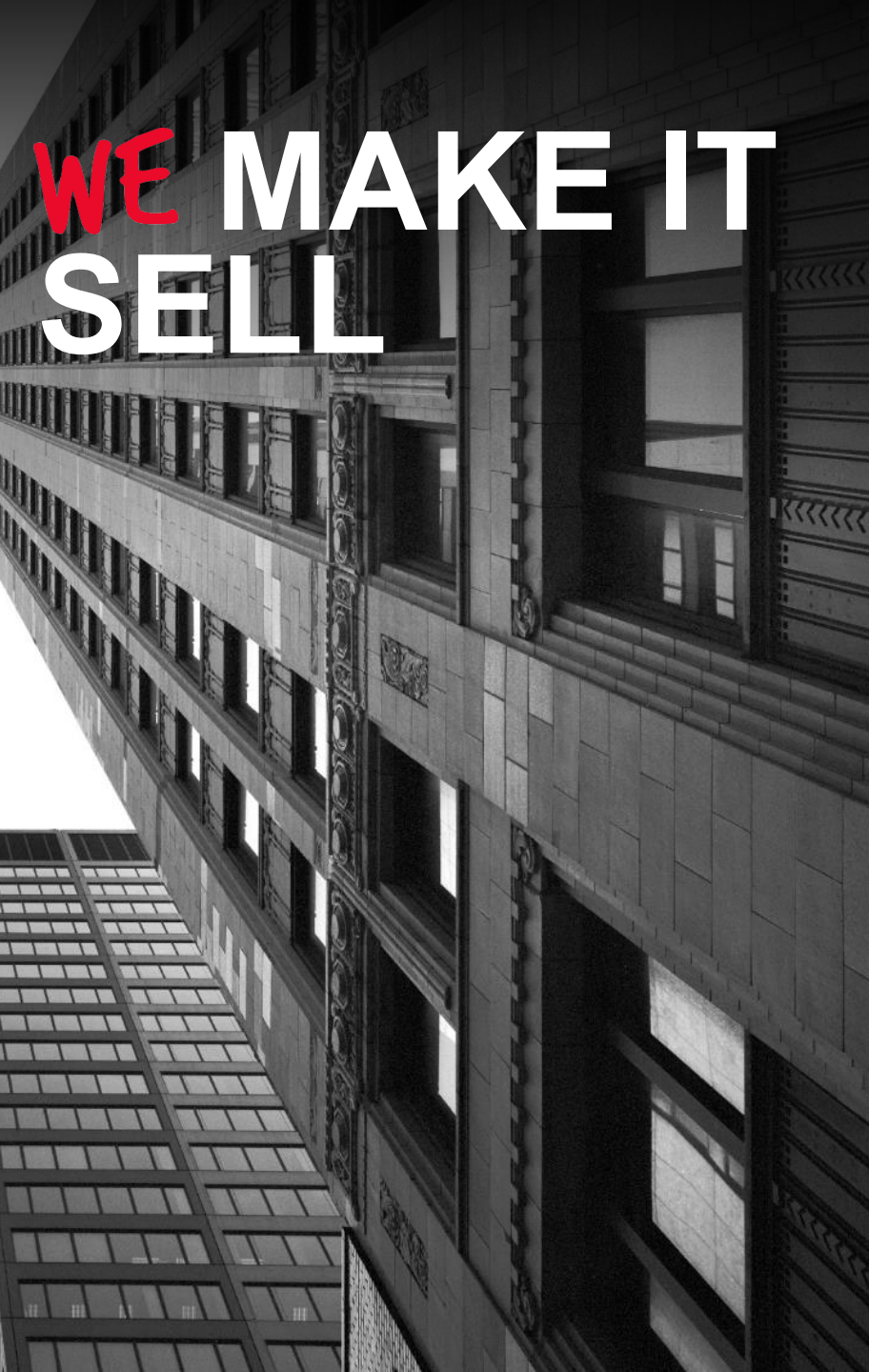
<b>Size</b>	5,693 – 11,397 sf	<b>Details</b>	Two industrial properties in the village of Memramcook
<b>Price</b>	\$6.00 – \$8.00 psf Gross	<b>Agent(s)</b>	Adam MaGee



## 327 URQUHART AVENUE, MONCTON

<b>Size</b>	+/- 10,500-53,000 sf	<b>Details</b>	Large industrial property in the Caledonia Industrial Park
<b>Price</b>	\$12.00 psf Gross	<b>Agent(s)</b>	Adam MaGee





# **WE** MAKE IT **SELL**

**COMMERCIAL PROPERTIES**



**INVESTMENT PROPERTIES**



**INDUSTRIAL AND LAND**



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# COMMERCIAL/RETAIL/OFFICE FOR SALE

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354 COVERDALE ROAD, RIVERVIEW		<a href="#">TAKE VIRTUAL TOUR</a>	
<b>Size</b>	1,835 sf	<b>Details</b>	Great investment or owner-occupier opportunity
<b>Price</b>	\$375,000	<b>Agent(s)</b>	Adam MaGee



ESTABLISHED FOOD & BEVERAGE BUSINESS, SOUTHEAST NEW BRUNSWICK			
<b>Size</b>	3,708 sf	<b>Details</b>	Excellent investment to acquire established business and real estate
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Marc Gosselin, Adam MaGee



1642 MOUNTAIN ROAD, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>	
<b>Size</b>	6,750 sf	<b>Details</b>	Ideal for light industrial use, mechanical, flex options, and other uses.
<b>Price</b>	\$995,000	<b>Agent(s)</b>	Donna Green



210 MILLENNIUM BOULEVARD, MONCTON			
<b>Size</b>	7,560 sf	<b>Details</b>	Single tenant service commercial property situated on a high traffic road.
<b>Price</b>	\$1,250,000	<b>Agent(s)</b>	Adam MaGee, Ian Franklin



9514 RUE MAIN, RICHIBUCTO			
<b>Size</b>	+/- 9,004 sf	<b>Details</b>	Mixed-use commercial building ideal for many uses
<b>Price</b>	\$180,000	<b>Agent(s)</b>	Adam MaGee



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# INVESTMENT/INDUSTRIAL PROPERTIES FOR SALE

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## 1642 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 633 READY STREET, SAINT JOHN

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



## 191 DOAK ROAD, FREDERICTON

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





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## 382 ACADIE AVENUE, DIEPPE

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



## 317 NOTRE DAME STREET, ALTHOVILLE

<b>Size</b>	18,470 sf	<b>Details</b>	Commercial land ready for development in the community of Althoville
<b>Price</b>	\$75,000	<b>Agent(s)</b>	Adam MaGee



## 707 RIVERSIDE DRIVE, BATHURST

<b>Size</b>	24,186 sf	<b>Details</b>	Prime corner development lot in Bathurst
<b>Price</b>	\$7,500	<b>Agent(s)</b>	Adam MaGee



## 15 GOLDEN GROVE ROAD, SAINT JOHN

<b>Size</b>	37,000 sf	<b>Details</b>	Corner commercial lot primed for development
<b>Price</b>	\$399,000	<b>Agent(s)</b>	Marc Gosselin



## 2337 HIGHWAY 15, IRISHTOWN

<b>Size</b>	56,101 sf	<b>Details</b>	Agricultural/Commercial land located in Irishtown
<b>Price</b>	\$99,000	<b>Agent(s)</b>	Adam MaGee



## 2410 MIRAMICHI AVENUE, BATHURST

**AUCTION SITE**

<b>Size</b>	1.7 Acres	<b>Details</b>	Seconds from both Route 8 & 11 highways
<b>Price</b>	\$15,000	<b>Agent(s)</b>	Adam MaGee

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## 9501 RUE MAIN, RICHIBUCTO

<b>Size</b>	1.8 Acres	<b>Details</b>	Centrally-located in town on high-traffic corner
<b>Price</b>	\$99,900	<b>Agent(s)</b>	Donna Green



## 241 WILSEY ROAD, FREDERICTON

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



## 133-161 PARK STREET, SUSSEX

<b>Size</b>	3.48 acres	<b>Details</b>	Former CN Site with 3.48 acres of development land
<b>Price</b>	\$159,000	<b>Agent(s)</b>	Adam MaGee, Ian Franklin



## PRINCIPALE-EST AVENUE, DIEPPE

<b>Size</b>	4.47 acres	<b>Details</b>	Prime development land within Dieppe
<b>Price</b>	\$1,900,000	<b>Agent(s)</b>	Adam MaGee, Jamie Smith



## IVAN RAND DRIVE, MONCTON

<b>Size</b>	+/- 17 acres	<b>Details</b>	Prime development site near Downtown Event Centre. Zoned SC
<b>Price</b>	\$2,400,000	<b>Agent(s)</b>	Ian Franklin



## MCALLISTER DRIVE DEVELOPMENT LAND, SAINT JOHN

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



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# LAND FOR SALE

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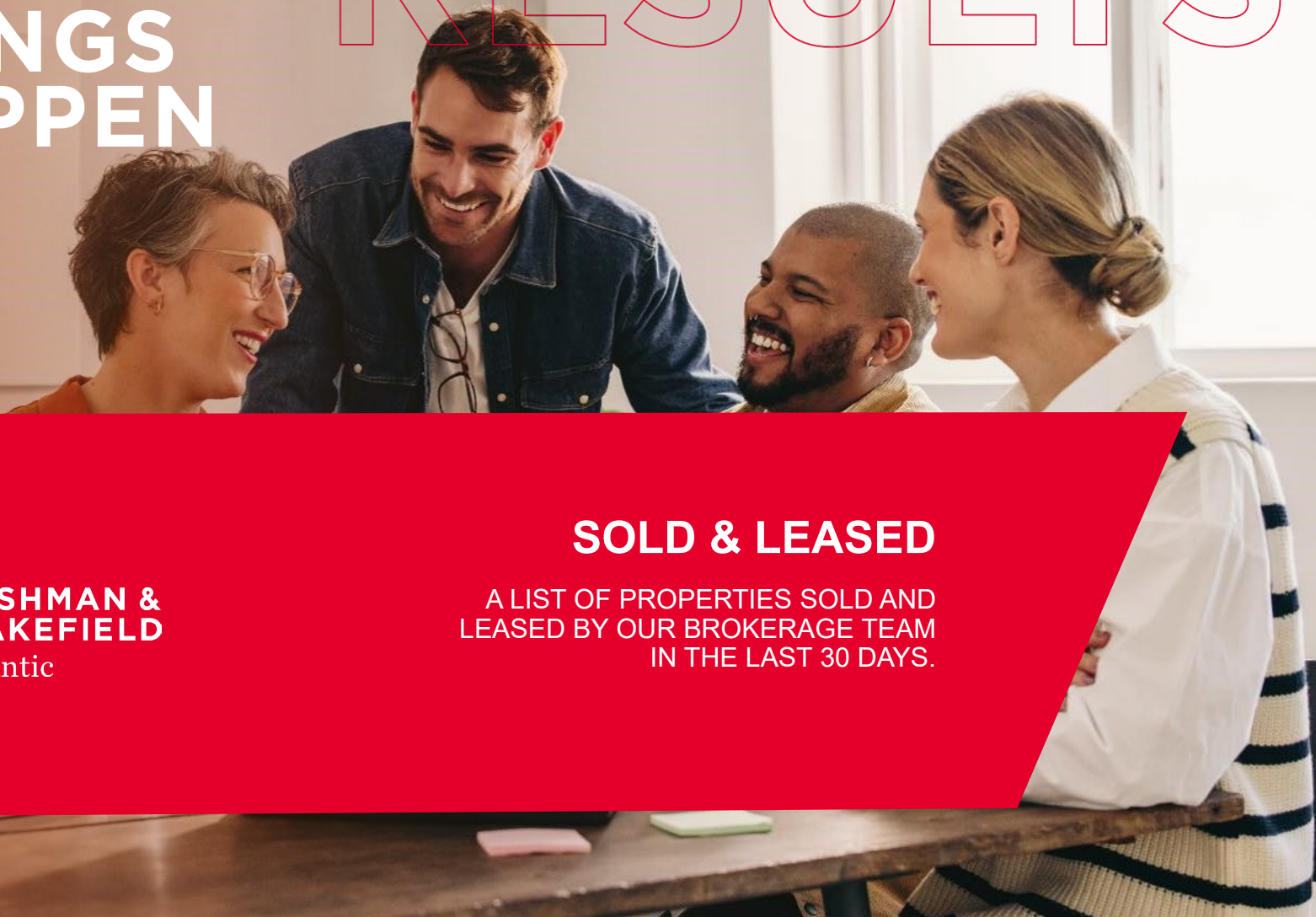


CAMBRIDGE ESTATES DEVELOPMENT, MILLIDGEVILLE			
<b>Size</b>	68.44 acres	<b>Details</b>	Significant residential development land within the community of Millidgeville, NB
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Bill MacAvoy



**WE**  
**MAKE**  
**THINGS**  
**HAPPEN**

**RESULTS**



**CUSHMAN &  
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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



679-687 MAIN STREET, MONCTON			
<b>Size</b>	1,484 sf	<b>Details</b>	3-storey Italianate sandstone building located in Downtown Moncton.
<b>Price</b>	\$17.00 psf Net	<b>Agent(s)</b>	Adam MaGee, Jamie Smith



279 CHAMPLAIN STREET, DIEPPE			
<b>Size</b>	+/- 1,650 sf	<b>Details</b>	Prime ground floor commercial space on Champlain
<b>Price</b>	\$18 psf Net	<b>Agent(s)</b>	Adam MaGee



767 COVERDALE ROAD, RIVERVIEW			
<b>Size</b>	1,080 sf	<b>Details</b>	Professional commercial space located in Riverview, NB
<b>Price</b>	\$1,950/Monthly Net	<b>Agent(s)</b>	Donna Green





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RESULTS