

OFFICE

INDUSTRIAL

COMMERCIAL

SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | JULY 2024



**CUSHMAN &
WAKEFIELD**
Atlantic

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WAKEFIELD



WE MAKE IT LEASE

OFFICE SPACE

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INDUSTRIAL SPACE

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COMMERCIAL SPACE

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A modern office interior with large windows, exposed ceiling infrastructure, and a wooden table with chairs. A large red '01' is overlaid in the center.

01

OFFICE SPACE | FOR LEASE



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OFFICE SPACE FOR LEASE | GREATER MONCTON

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1405 MOUNTAIN ROAD, RIVERVIEW

[TAKE VIRTUAL TOUR](#)

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



540 PINEWOOD ROAD, RIVERVIEW

[TAKE DRONE TOUR](#)

Size	1,636 sf	Details	Highly visible retail plaza, anchored by strong tenants
Price	\$14.75 psf Net	Agent(s)	Adam MaGee



123 LUTZ STREET, MONCTON

Size	+/- 20,500 sf	Details	Commercial Space in the heart of Downtown Moncton
Price	\$13 - \$15 psf Net	Agent(s)	Adam MaGee



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



232-236 ST. GEORGE STREET, MONCTON

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



795 MAIN STREET, MONCTON

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



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50 DRISCOLL CRESCENT, MONCTON

Size	+/- 593 sf	Details	Professional second floor corner office suite.
Price	\$925 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



599 MAIN STREET, MONCTON

Size	+/- 812 & 276 sf	Details	Second floor commercial suites on Main Street.
Price	\$22.50 psf Gross	Agent(s)	Donna Green



860 MAIN STREET, MONCTON

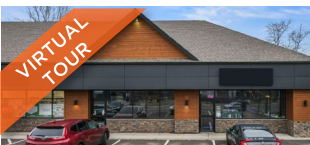
[TAKE VIRTUAL TOUR](#)

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 suite in charming historic building Downtown
Price	\$1,650 Gross	Agent(s)	Donna Green



1966 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	1,150 sf	Details	High profile ground floor retail space with high traffic
Price	\$30.00 psf Gross	Agent(s)	Donna Green



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735 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



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 with onsite parking.
Price	\$10.00 psf 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



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



OFFICE

INDUSTRIAL

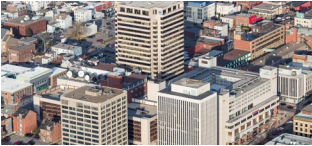
COMMERCIAL

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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



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



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



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





02

INDUSTRIAL SPACE | FOR LEASE



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INDUSTRIAL SPACE FOR LEASE

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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

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





03

COMMERCIAL SPACE | FOR LEASE



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1405 MOUNTAIN ROAD, RIVERVIEW

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



540 PINEWOOD ROAD, RIVERVIEW

[TAKE DRONE TOUR](#)

Size	1,636 sf	Details	Highly visible retail plaza, anchored by strong tenants
Price	\$14.75 psf Net	Agent(s)	Adam MaGee



5 HAROL ALLEN ROAD, TIMBER RIVER

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



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



1966 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	1,150 sf	Details	High profile ground floor retail space with high traffic
Price	\$30.00 psf Gross	Agent(s)	Donna Green



1035 MAIN STREET, MONCTON

Size	1,216 sf	Details	Located in the storefront section of the Crowne Plaza complex
Price	\$22.00 psf net	Agent(s)	Adam MaGee Jamie Smith



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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

[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 with onsite parking.
Price	\$10.00 psf 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



440 KING STREET, FREDERICTON

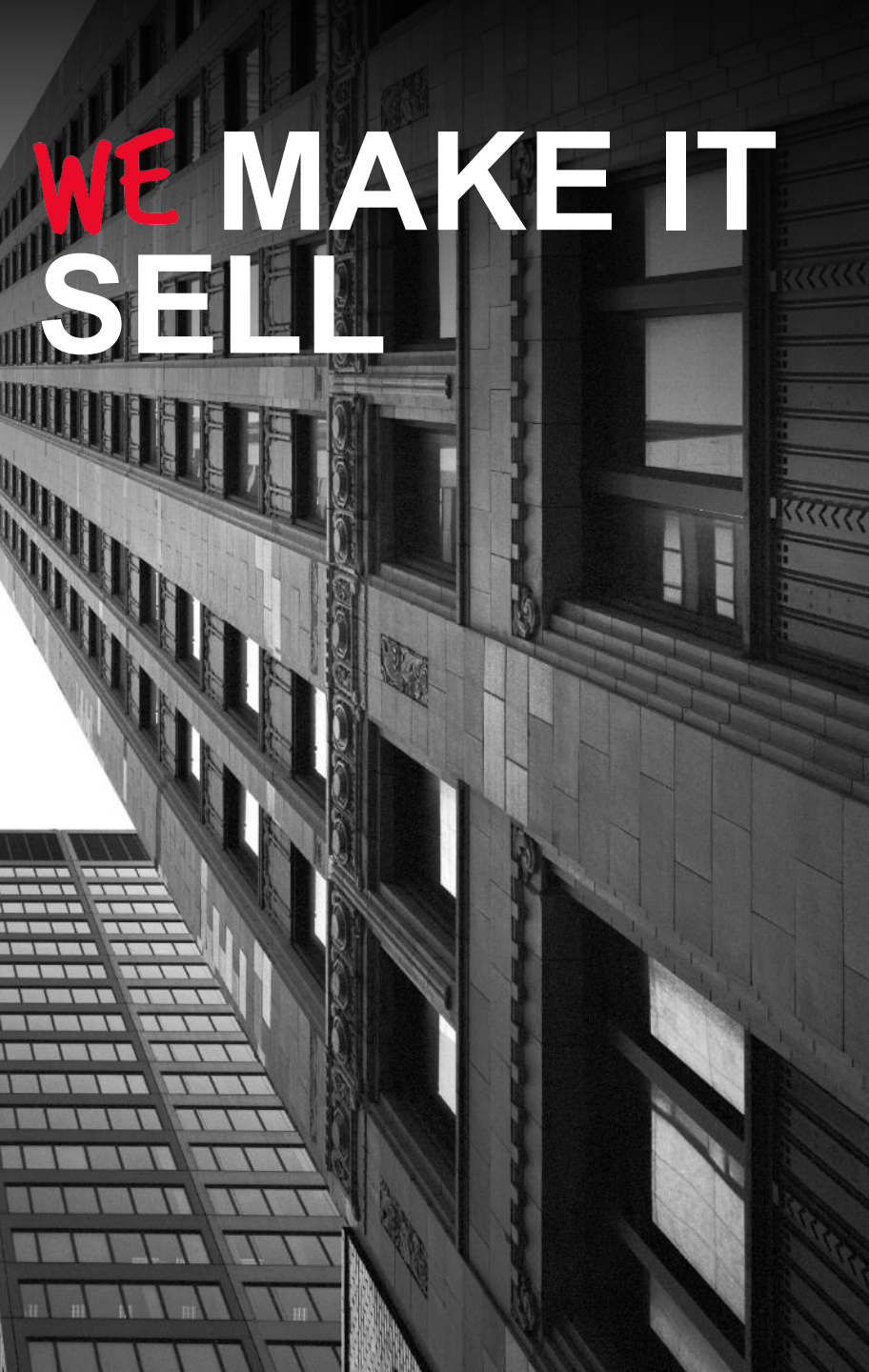
Size	454 sf – 14,591 sf	Details	Landmark retail and office space in downtown Fredericton
Price	\$16.00 psf Net	Agent(s)	Adam MaGee



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





WE MAKE IT SELL

MUR PROPERTIES

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INDUSTRIAL PROPERTIES

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LAND PROPERTIES

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COMMERCIAL PROPERTIES

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01

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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INDUSTRIAL PROPERTIES | FOR SALE



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INDUSTRIAL PROPERTIES FOR SALE

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INDUSTRIAL INVESTMENT PORTFOLIO, ATLANTIC CANADA			
Size	5 Assets	Details	Single tenant industrial investment portfolio
Price	Please Contact	Agent(s)	Adam MaGee, Ann Worth





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LAND FOR SALE

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382 ACADIE AVENUE, DIEPPE

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



2337 HIGHWAY 15, IRISHTOWN

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



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



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



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



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HIGHMEADOW PARK, SAINT JOHN

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



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



SIERRA AVENUE DEVELOPMENT, ROTHESAY

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



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



241 WILSEY ROAD, FREDERICTON

Size	2.25 Acres	Details	Prime commercial land within the Fredericton Industrial Park
Price	\$299,000	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





LAND FOR SALE

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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	\$99,000	Agent(s)	Donna Green



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





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COMMERCIAL PROPERTIES | FOR SALE



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COMMERCIAL PROPERTIES FOR SALE

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CANABIS COMPANY, ATLANTIC CANADA

Size	+/- 20,000 sf	Details	An established turnkey manufacturing facility with brand presence
Price	\$629,000	Agent(s)	Bill MacAvoy



5 HAROL ALLEN ROAD, TIMBER RIVER

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



61 MARR ROAD UNIT #1, ROTHESAY

Size	+/- 2,000 sf	Details	Commercial condo with high visibility
Price	\$449,000	Agent(s)	Marc Gosselin



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



325 LANCASTER AVENUE, SAINT JOHN

Size	+/- 7,600 sf	Details	Historically significant investment property
Price	\$469,000	Agent(s)	Mike Watkins



9514 RUE MAIN, RICHIBUCTO

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



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COMMERCIAL PROPERTIES FOR SALE

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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



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



**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



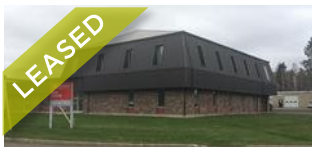
413 MAIN STREET, MONCTON				I
Size	+/- 2,200 - 6,600 sf	Details	The epitome of workspace; boutique 3 story office building in downtown	
		Agent(s)	Donna Green	



1642 MOUNTAIN ROAD, MONCTON				
Size	6,750 sf	Details	Ideal for light industrial use, mechanical, flex options, service commercial and other uses.	
		Agent(s)	Donna Green	



138 SHIPYARD ROAD, MUSQUASH				
Size	6,000 sf	Details	Prime investment or owner-occupier opportunity	
		Agent(s)	Mike Watkins	



50 DRISCOLL CRESCENT, MONCTON				
Size	2,900 sf	Details	Professional Office Suites; optional warehouse space on ground floor.	
		Agent(s)	Donna Green	



450 EDINBURGH DRIVE, MONCTON				
Size	22,500 sf	Details	Open warehouse space with 18' clear heights & dock loading	
		Agent(s)	Adam MaGee	





SOLD AND LEASED PROPERTIES



232-236 ST. GEORGE STREET, MONCTON			
Size	600 sf & 541 sf	Details	Various suites, 5-storey multi-tenant office building close to downtown.
		Agent(s)	Donna Green



196 ROBINSON COURT, MONCTON			
Size	+/- 2,000 sf	Details	Office suites with modern and historic charm in Downtown
		Agent(s)	Donna Green





WE MAKE CHANGE HAPPEN



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RESULTS