

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | JUNE 2024



**CUSHMAN &  
WAKEFIELD**  
Atlantic

CUSHMAN &  
WAKEFIELD



# **WE** MAKE IT LEASE

OFFICE SPACE

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INDUSTRIAL SPACE

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COMMERCIAL/RETAIL SPACE

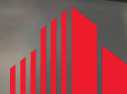




A modern office interior with large windows, exposed ceiling infrastructure, and a wooden table with chairs. A large red '01' is overlaid in the center.

# 01

OFFICE SPACE | FOR LEASE



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# OFFICE SPACE FOR LEASE | GREATER MONCTON

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## 60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 599 MAIN STREET, MONCTON

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



## 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 257 to 10,183 sf	<b>Details</b>	Various suites, 5-storey multi-tenant office building close to downtown.
<b>Price</b>	\$18 psf Gross	<b>Agent(s)</b>	Donna Green



## 795 MAIN STREET, MONCTON

<b>Size</b>	+/- 427 – 3,798 sf	<b>Details</b>	Renovated office building W/ elevator; exposed brick in large front unit
<b>Price</b>	Starting at \$29.75 Gross	<b>Agent(s)</b>	Donna Green



## 50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 593 to 2,900 sf	<b>Details</b>	Professional Office Suites; optional warehouse space on ground floor.
<b>Price</b>	\$925 to \$4,995 monthly	<b>Agent(s)</b>	Donna Green



## 185 ACADIE AVENUE, DIEPPE

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





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## 860 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 196 ROBINSON COURT, MONCTON

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



## 735 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 679-687 MAIN STREET, MONCTON

<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



## 281 ST. GEORGE STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 413 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 2,200 - 6,600 sf	<b>Details</b>	The epitome of workspace; boutique 3 story office building in downtown
<b>Price</b>	\$22.00 psf Net	<b>Agent(s)</b>	Donna Green



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# OFFICE SPACE FOR LEASE | GREATER MONCTON

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225 BARKER STREET, MONCTON			<a href="#">TAKE VIRTUAL TOUR</a>
Size	+/- 3,862 sf	Details	Modern and stylish office centrally located with onsite parking.
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



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# OFFICE SPACE FOR LEASE | FREDERICTON

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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



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# OFFICE SPACE FOR LEASE | SAINT JOHN

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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







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COMMERCIAL SPACE | FOR LEASE



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# COMMERCIAL SPACE FOR LEASE | GREATER MONCTON

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## 60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 540 PINEWOOD ROAD, RIVERVIEW

<b>Size</b>	1,636 sf	<b>Details</b>	Ideal retail opportunity in the heart of Riverview
<b>Price</b>	\$14.75 psf Net	<b>Agent(s)</b>	Adam MaGee



## 50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 593 to 2,900 sf	<b>Details</b>	Professional Office Suites; optional warehouse space on ground floor.
<b>Price</b>	\$925 to \$4,995 monthly	<b>Agent(s)</b>	Donna Green



## 185 ACADIE AVENUE, DIEPPE

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



## 1966 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 1035 MAIN STREET, MONCTON

<b>Size</b>	1,216 sf	<b>Details</b>	Located in the storefront section of the Crowne Plaza complex
<b>Price</b>	\$22.00 psf net	<b>Agent(s)</b>	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

## 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

## 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





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# COMMERCIAL SPACE FOR LEASE | FREDERICTON

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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



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# COMMERCIAL SPACE FOR LEASE | SAINT JOHN

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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





03

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

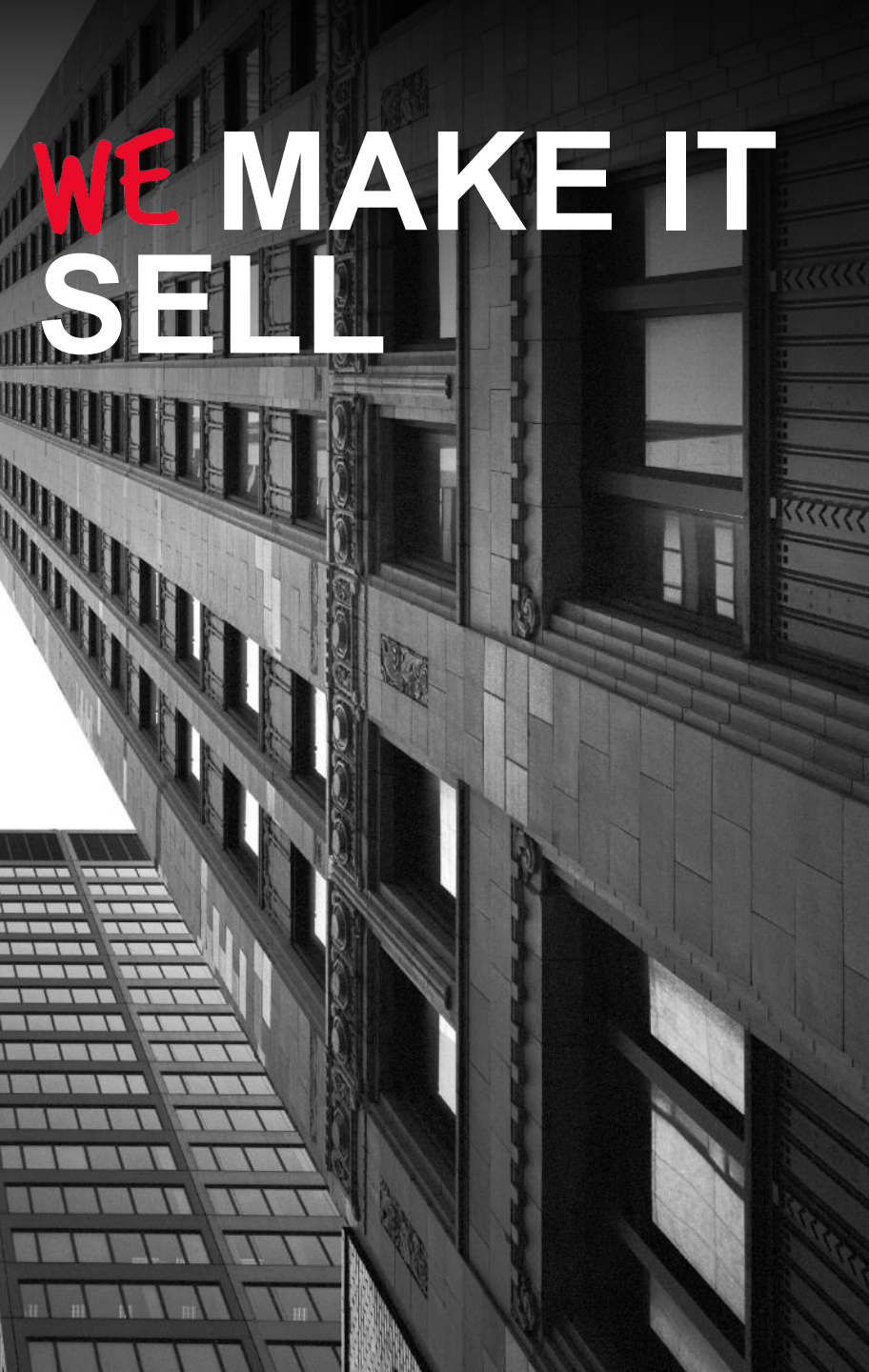


327 URQUHART AVENUE, MONCTON			<a href="#">TAKE VIRTUAL TOUR</a>
Size	+/- 10,500-21,000 sf	Details	Large industrial property in the Caledonia Industrial Park
Price	\$12.00 psf Net	Agent(s)	Adam MaGee



450 EDINBURGH DRIVE, MONCTON			<a href="#">TAKE VIRTUAL TOUR</a>
Size	45,000 sf	Details	Open warehouse space with 18' clear heights & dock loading
Price	\$4.25 psf Net (Dec 2024)	Agent(s)	Adam MaGee





**WE MAKE IT  
SELL**

**COMMERCIAL PROPERTIES**

**/ / / / / / / /**

**INVESTMENT PROPERTIES**

**/ / / / / / / /**

**INDUSTRIAL AND LAND**







# 01

**COMMERCIAL PROPERTIES | FOR SALE**



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## 61 MARR ROAD UNIT #1, ROTHESAY

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



## CANABIS COMPANY, ATLANTIC CANADA

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



## 5 HAROL ALLEN ROAD, TIMBER RIVER

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



## 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



## 413 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 1642 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

<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



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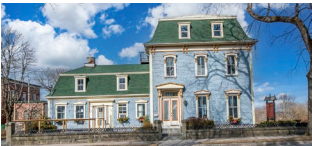
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325 LANCASTER AVENUE, SAINT JOHN			
Size	+/- 7,600 sf	Details	Historically significant investment property
Price	\$469,000	Agent(s)	Mike Watkins



9514 RUE MAIN, RICHIBUCTO			
Size	+/- 9,004 sf	Details	Mixed-use commercial building ideal for many uses
Price	\$99,900	Agent(s)	Adam MaGee



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





# 02

**INDUSTRIAL PROPERTIES | FOR SALE**



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# INVESTMENT/INDUSTRIAL PROPERTIES FOR SALE

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## 138 SHIPYARD ROAD, MUSQUASH

<b>Size</b>	6,000 sf	<b>Details</b>	Prime investment or owner-occupier opportunity
<b>Price</b>	\$625,000	<b>Agent(s)</b>	Mike Watkins



## 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





03

LAND | FOR SALE



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# LAND FOR SALE | GREATER MONCTON

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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





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# LAND FOR SALE | SAINT JOHN

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## 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



## 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



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# LAND FOR SALE | FREDERICTON

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



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# LAND FOR SALE | RURAL NEW BRUNSWICK

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## 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



## 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



## 133-161 PARK STREET, SUSSEX 6.63

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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**RESULTS**



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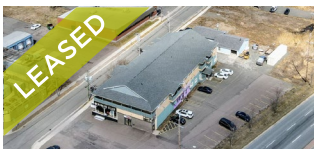
## **SOLD & LEASED**

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

# SOLD AND LEASED PROPERTIES



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



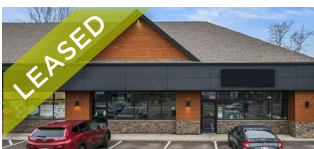
70 WATERLOO STREET, MONCTON			
Size	+/- 1,400 sf	Details	Ground floor flex/commercial space W/ industrial flair & onsite parking
		Agent(s)	Donna Green



400 CHAMPLAIN STREET, DIEPPE			
Size	1,200 sf	Details	Ground floor commercial space with excellent visibility for sublease
		Agent(s)	Donna Green



659 QUEEN STREET, FREDERICTON			
Size	1,698 sf	Details	Open-concept space in Downtown Fredericton
		Agent(s)	Adam MaGee, Jamie Smith



1966 MOUNTAIN ROAD, MONCTON			
Size	1,500 sf	Details	High profile ground floor retail space with high traffic
		Agent(s)	Donna Green



450 EDINBURGH DRIVE, MONCTON			
Size	11,250 sf	Details	Open warehouse space with 18' clear heights & dock loading
		Agent(s)	Adam MaGee







**WE MAKE CHANGE HAPPEN**



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RESULTS