

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | JUNE 2024



**CUSHMAN &
WAKEFIELD**
Atlantic

CUSHMAN &
WAKEFIELD



WE MAKE IT LEASE

OFFICE SPACE



INDUSTRIAL SPACE



COMMERCIAL/RETAIL SPACE





01

OFFICE SPACE | FOR LEASE



CUSHMAN &
WAKEFIELD
Atlantic

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

OFFICE SPACE FOR LEASE | GREATER MONCTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



599 MAIN STREET, MONCTON

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



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	Starting at \$29.75 Gross	Agent(s)	Donna Green



50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 593 to 2,900 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

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

OFFICE SPACE FOR LEASE | GREATER MONCTON

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 Gross - \$3,000 Semi-Gross	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
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



413 MAIN STREET, MONCTON		TAKE VIRTUAL TOUR	
Size	+/- 2,200 - 6,600 sf	Details	The epitome of workspace; boutique 3 story office building in downtown
Price	\$22.00 psf Net	Agent(s)	Donna Green



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

OFFICE SPACE FOR LEASE | GREATER MONCTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



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

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

OFFICE SPACE FOR LEASE | FREDERICTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

OFFICE SPACE FOR LEASE | SAINT JOHN

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



02

COMMERCIAL SPACE | FOR LEASE



**CUSHMAN &
WAKEFIELD**
Atlantic

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL SPACE FOR LEASE | GREATER MONCTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



540 PINEWOOD ROAD, RIVERVIEW

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



50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	+/- 593 to 2,900 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



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL SPACE FOR LEASE | GREATER MONCTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL SPACE FOR LEASE | FREDERICTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL SPACE FOR LEASE | SAINT JOHN

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



CUSHMAN &
WAKEFIELD
Atlantic

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

INDUSTRIAL SPACE FOR LEASE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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

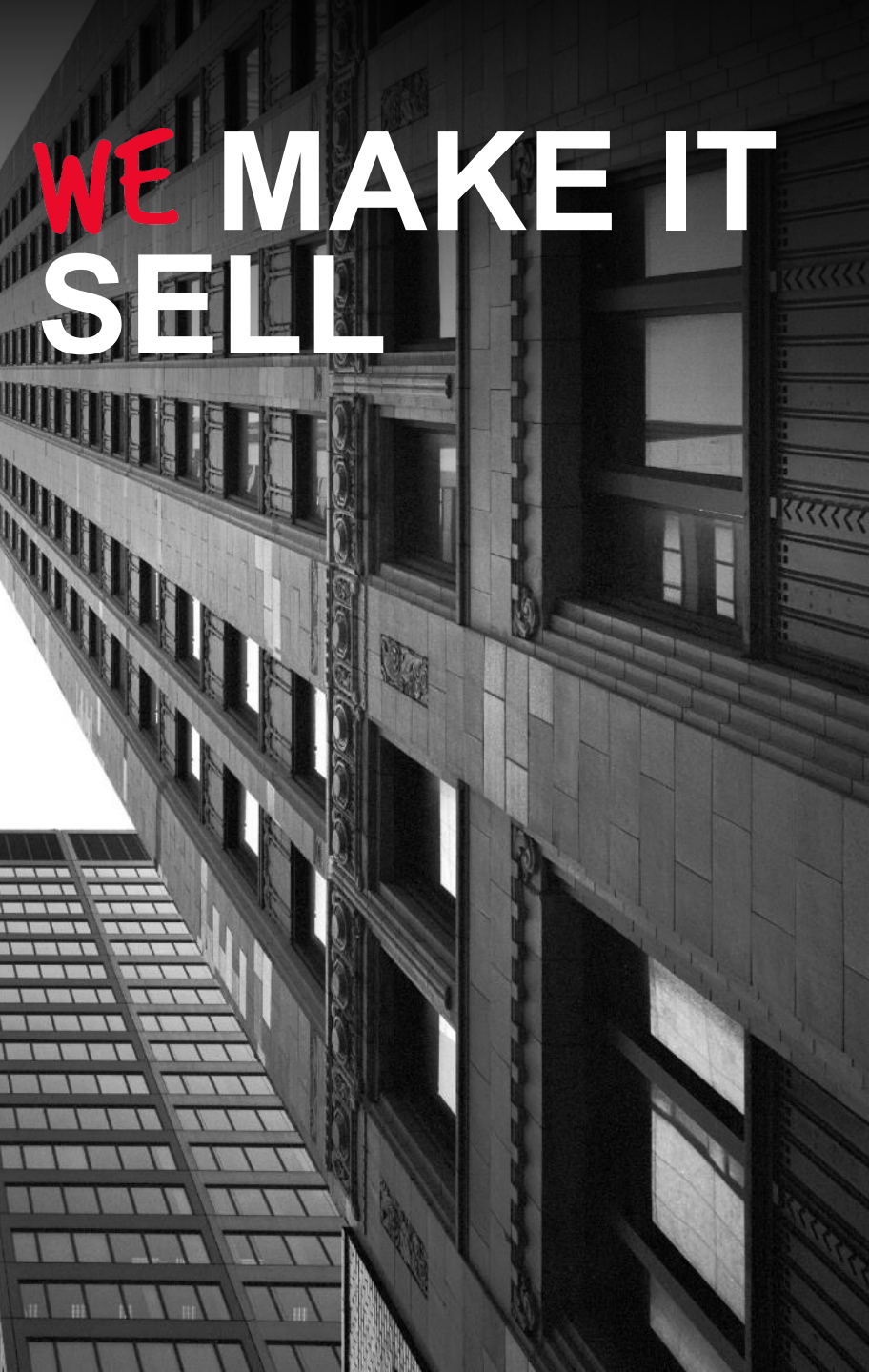


450 EDINBURGH DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

Size	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





O1

COMMERCIAL PROPERTIES | FOR SALE



**CUSHMAN &
WAKEFIELD**
Atlantic

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL/RETAIL/OFFICE FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



61 MARR ROAD UNIT #1, ROTHESAY

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



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



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



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



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

COMMERCIAL/RETAIL/OFFICE FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



**CUSHMAN &
WAKEFIELD**
Atlantic

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





03

LAND | FOR SALE



CUSHMAN &
WAKEFIELD
Atlantic

OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

LAND FOR SALE | GREATER MONCTON

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



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

LAND FOR SALE | SAINT JOHN

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

LAND FOR SALE | FREDERICTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



241 WILSEY ROAD, FREDERICTON

Size 2.25 Acres

Details Prime commercial land within the Fredericton Industrial Park

Price \$299,000

Agent(s) Adam MaGee



OFFICE

COMMERCIAL

RETAIL

INDUSTRIAL

SALE

LAND FOR SALE | RURAL NEW BRUNSWICK

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



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			<u>AUCTION SITE</u>
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

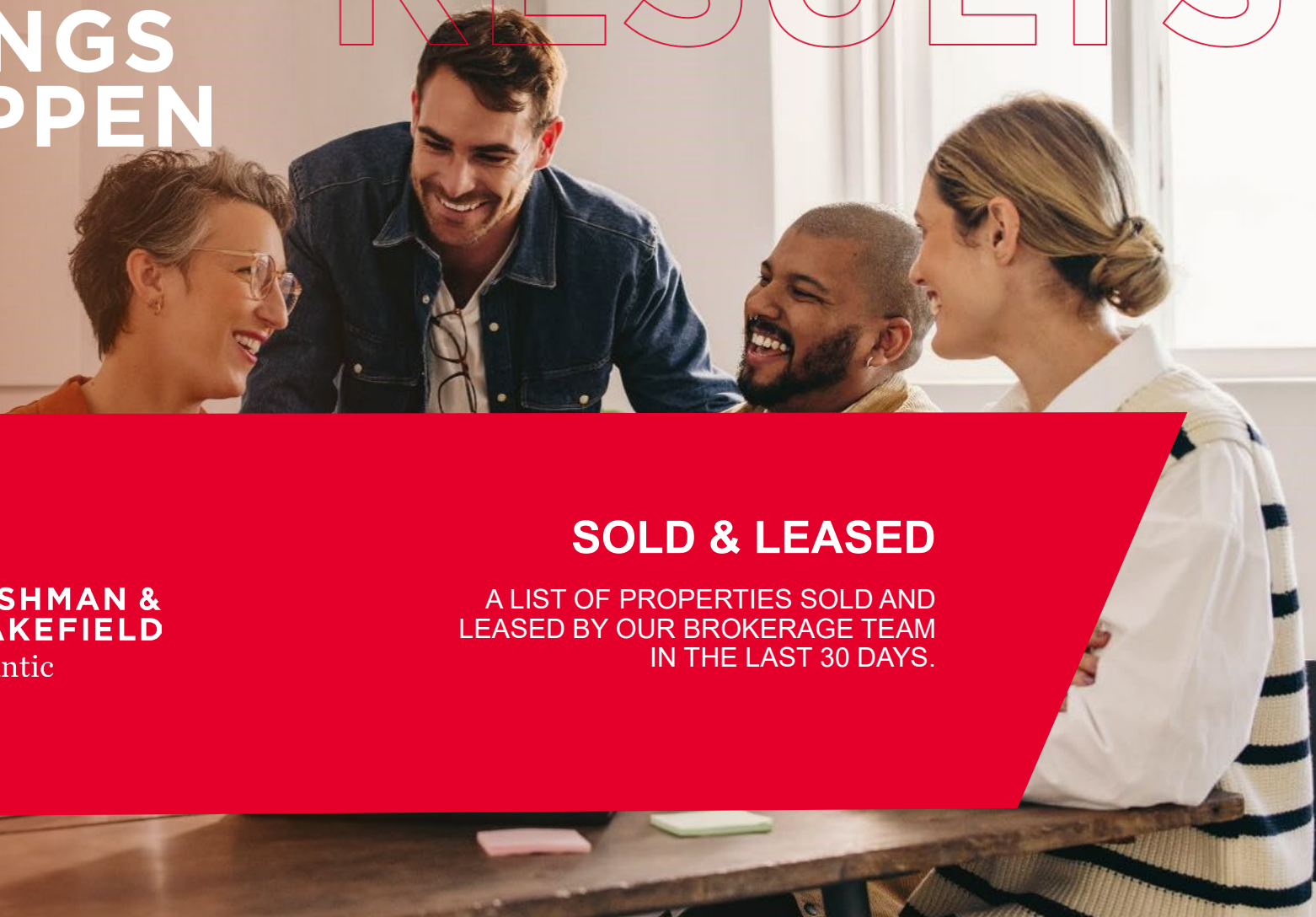


133-161 PARK STREET, SUSSEX 6.63			
Size	3.48 acres	Details	Former CN Site with 3.48 acres of development land
Price	\$159,000	Agent(s)	Adam MaGee, Ian Franklin



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



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



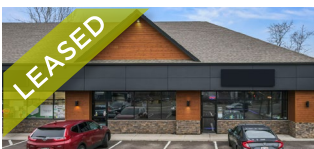
70 WATERLOO STREET, MONCTON		
Size	+/- 1,400 sf	Details Ground floor flex/commercial space W/ industrial flair & onsite parking
		Agent(s) Donna Green



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





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