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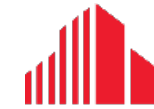
RETAIL

INDUSTRIAL

SALE

# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | MAY 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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## 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



## 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	+/- 409 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



## 440 KING STREET, FREDERICTON

<b>Size</b>	+/- 454 – 14,591 sf	<b>Details</b>	Landmark retail and office space in downtown Fredericton
<b>Price</b>	\$16.00 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 in high traffic area
<b>Price</b>	\$20.00 psf Net	<b>Agent(s)</b>	Donna Green



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# OFFICE SPACE FOR LEASE

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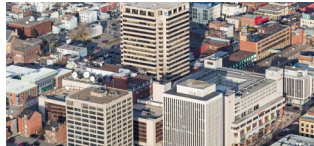
860 MAIN STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>
<b>Size</b>	+/- 949 to 8,020 sf	<b>Details</b> Downtown office space with great views and ample natural light
<b>Price</b>	\$13.00 psf Net	<b>Agent(s)</b> Donna Green



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



400 CHAMPLAIN STREET, DIEPPE		<a href="#">TAKE VIRTUAL TOUR</a>
<b>Size</b>	1,200 sf	<b>Details</b> Ground floor commercial space with excellent visibility for sublease
<b>Price</b>	\$2,500 monthly	<b>Agent(s)</b> Donna Green



39 KING STREET, SAINT JOHN		
<b>Size</b>	1,236 – 17,733 sf	<b>Details</b> 19 storey office tower located in uptown Saint John
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b> Adam MaGee, Bill MacAvoy



735 MAIN STREET, MONCTON		
<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



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



570 QUEEN STREET, FREDERICTON		
<b>Size</b>	+/- 1,617 – 12,222 sf	<b>Details</b> A class A office building centrally located on the waterfront
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b> Adam MaGee



413 MAIN STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>
<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



225 BARKER STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>
<b>Size</b>	+/- 3,862 sf	<b>Details</b> Modern and stylish office centrally located with onsite parking.
<b>Price</b>	\$10.00 psf Net	<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



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



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# STAND ALONE COMMERCIAL BUILDINGS

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413 MAIN STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>
<b>Size</b>	+/- 2,200 - 6,600 sf	<b>Details</b> Stunning, modern 3 storey building with ground floor flex space.
<b>Price</b>	\$22.00 psf Net	<b>Agent(s)</b> Donna Green



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



225 BARKER STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>
<b>Size</b>	+/- 3,862 sf	<b>Details</b> Modern and stylish office centrally located with onsite parking.
<b>Price</b>	\$10.00 psf Net	<b>Agent(s)</b> Donna Green



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# COMMERCIAL/RETAIL SPACE FOR LEASE

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## 1966 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	1,150 – 1,500 sf	<b>Details</b>	High profile ground floor retail spaces with high traffic
<b>Price</b>	\$30.00 psf Gross	<b>Agent(s)</b>	Donna Green



## 70 WATERLOO STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 1,400 sf	<b>Details</b>	Ground floor flex/commercial space W/ industrial flair & onsite parking
<b>Price</b>	\$2,200 monthly	<b>Agent(s)</b>	Donna Green



## 39 KING STREET, SAINT JOHN

<b>Size</b>	100 – 6,413 sf	<b>Details</b>	3 level retail complex conveniently located in the heart of Uptown Saint John
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Adam MaGee   Marc Gosselin



## 1005 & 1035 MAIN STREET, MONCTON

<b>Size</b>	150 sf & 1,216 sf	<b>Details</b>	Located in the storefront section of the Crowne Plaza complex
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Adam MaGee   Jamie Smith



## 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



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400 CHAMPLAIN STREET, DIEPPE		<a href="#">TAKE VIRTUAL TOUR</a>	
<b>Size</b>	1,200 sf	<b>Details</b>	Ground floor commercial space with excellent visibility for sublease
<b>Price</b>	\$2,500 monthly	<b>Agent(s)</b>	Donna Green



49 FOUNDRY STREET, MONCTON			
<b>Size</b>	+/- 1,352 - 12,582 sf	<b>Details</b>	3 ground floor commercial units available in Downtown Moncton
<b>Price</b>	\$14.00 psf Net	<b>Agent(s)</b>	Adam MaGee   Jamie Smith



440 KING STREET, FREDERICTON			
<b>Size</b>	454 sf – 14,591 sf	<b>Details</b>	Landmark retail and office space in downtown Fredericton
<b>Price</b>	\$16.00 psf Net	<b>Agent(s)</b>	Adam MaGee



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



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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# INDUSTRIAL SPACE FOR LEASE

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## 450 EDINBURGH DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

<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

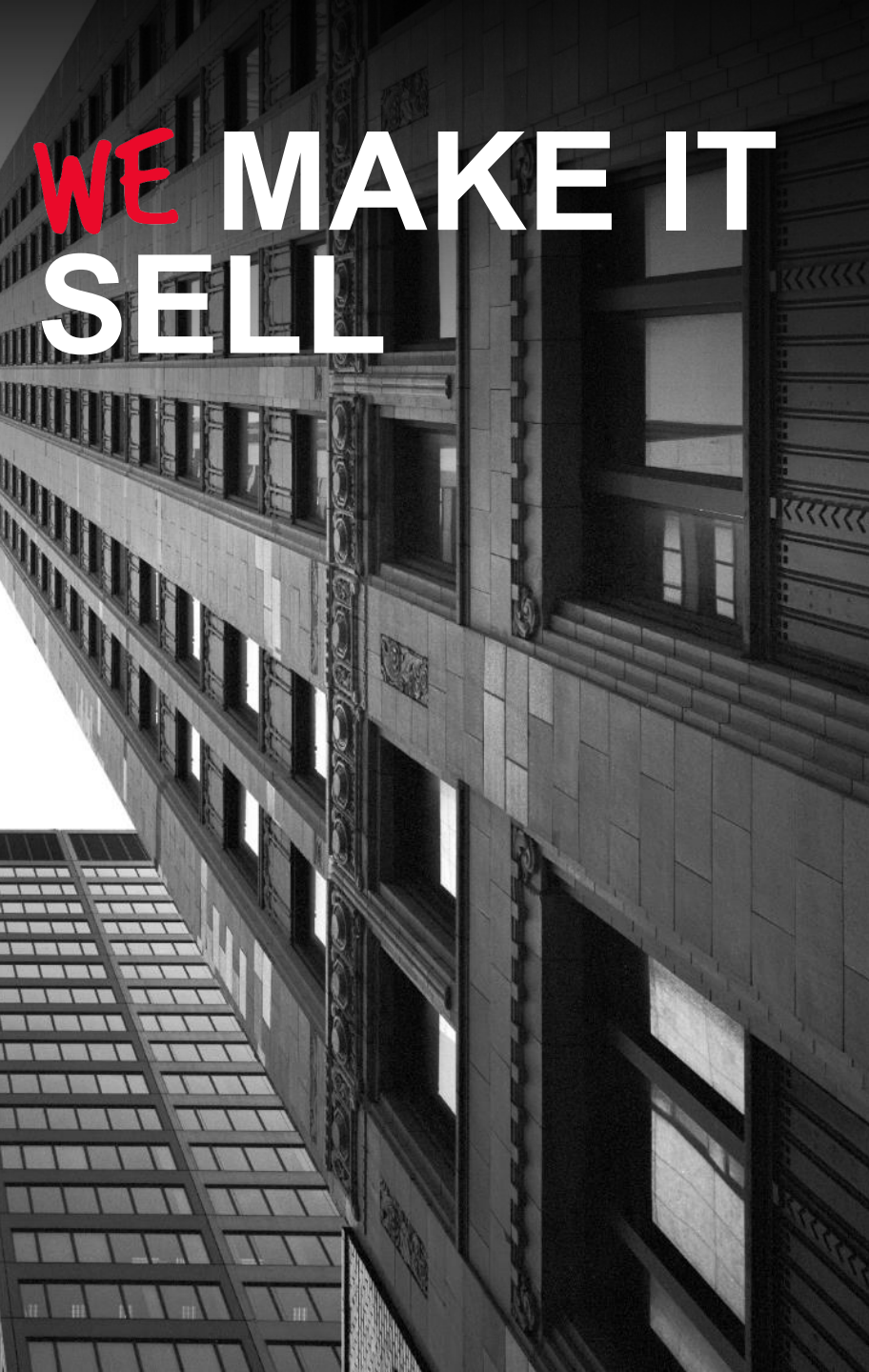


## 327 URQUHART AVENUE, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 10,500-21,000 sf	<b>Details</b>	Large industrial property in the Caledonia Industrial Park
<b>Price</b>	\$12.00 psf Net	<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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## 325 LANCASTER AVENUE, SAINT JOHN

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



## 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



## 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

[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



## 9514 RUE MAIN, RICHIBUCTO

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



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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			<a href="#">TAKE VIRTUAL TOUR</a>
<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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## HIGHMEADOW PARK, SAINT JOHN

<b>Size</b>	1.44 Acres	<b>Details</b>	Prime multi-unit residential development opportunity
<b>Price</b>	\$725,000	<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



## 6 HAMPTON ROAD, ROTHESAY

<b>Size</b>	28,416 sf	<b>Details</b>	Prime commercial development land in the heart of Rothesay
<b>Price</b>	\$139,000	<b>Agent(s)</b>	Mike Watkins



## 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



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## 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



## 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



## FRAMPTON LANE LAND, MONCTON

<b>Size</b>	3.56 acres	<b>Details</b>	3.56 acres situated in the sought-after Moncton North Area
<b>Price</b>	\$1,200,000	<b>Agent(s)</b>	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



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## SIERRA AVENUE DEVELOPMENT, ROTHESAY

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



## 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



## 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



## 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





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RESULTS