

OFFICE

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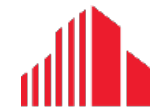
RETAIL

INDUSTRIAL

SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | MAY 2024



**CUSHMAN &
WAKEFIELD**
Atlantic

CUSHMAN &
WAKEFIELD



WE MAKE IT LEASE

OFFICE SPACE

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INDUSTRIAL SPACE

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COMMERCIAL/RETAIL SPACE



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OFFICE SPACE FOR LEASE

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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

232-236 ST. GEORGE STREET, MONCTON

Size	+/- 409 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

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

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



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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

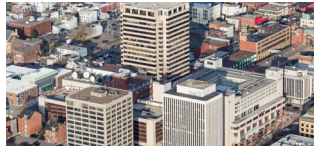
Size	+/- 1000 - +/- 2,000 sf	Details	Office suites with modern and historic charm in Downtown
Price	\$1,650 Gross - \$3,000 Semi-Gross	Agent(s)	Donna Green



400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	1,200 sf	Details	Ground floor commercial space with excellent visibility for sublease
Price	\$2,500 monthly	Agent(s)	Donna Green



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



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



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



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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



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



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



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



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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STAND ALONE COMMERCIAL BUILDINGS

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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



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



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1966 MOUNTAIN ROAD, MONCTON

[TAKE VIRTUAL TOUR](#)

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



70 WATERLOO STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



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



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



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400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

Size	1,200 sf	Details	Ground floor commercial space with excellent visibility for sublease
Price	\$2,500 monthly	Agent(s)	Donna Green



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



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



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



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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450 EDINBURGH DRIVE, MONCTON [TAKE VIRTUAL TOUR](#)

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

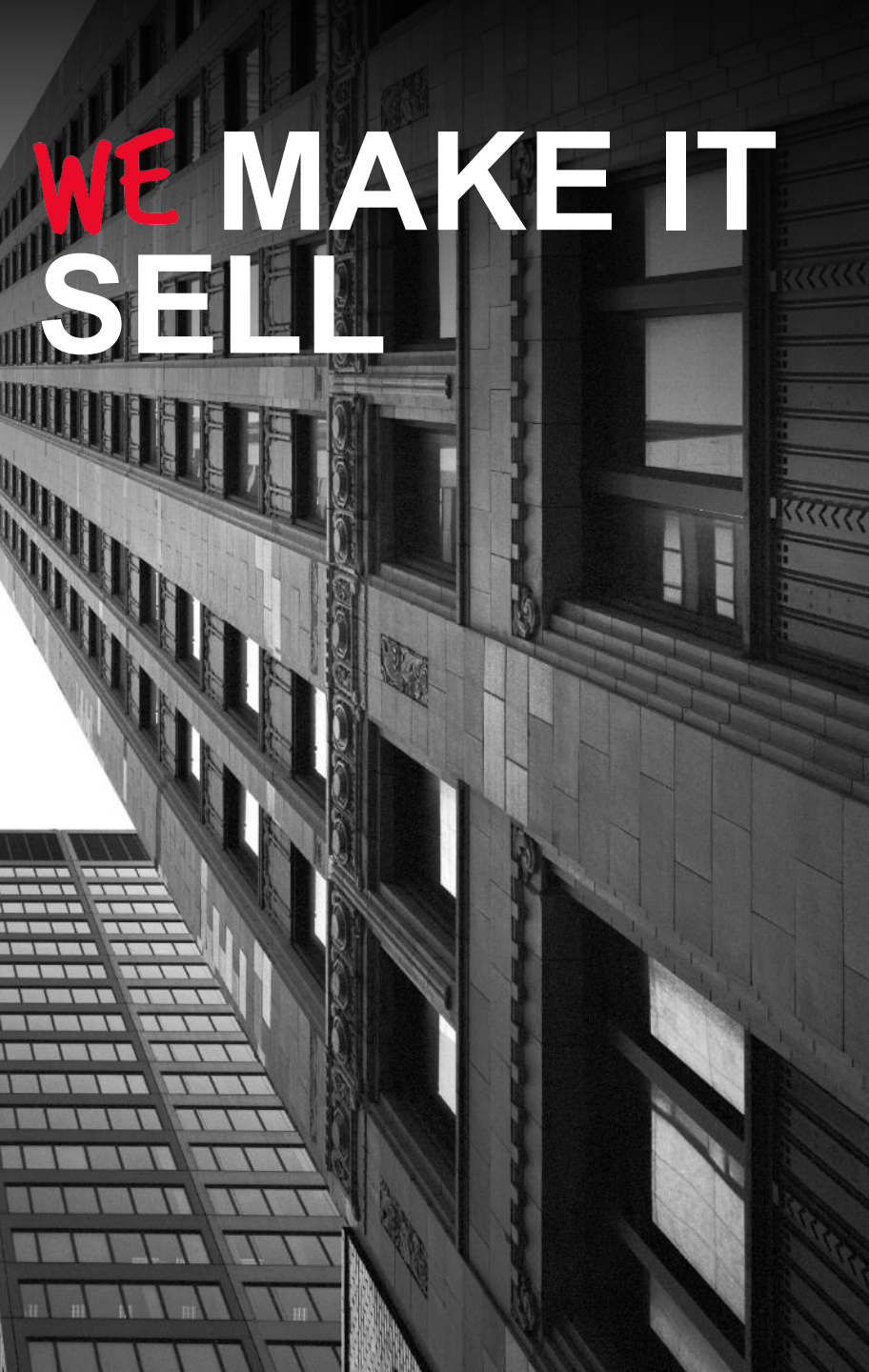
227 OLD SHEDIAC ROAD, MEMRAMCOOK

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





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INDUSTRIAL AND LAND



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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



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



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



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



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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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



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



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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



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



707 RIVERSIDE DRIVE, BATHURST

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



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



2337 HIGHWAY 15, IRISHTOWN

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



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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	\$99,900	Agent(s)	Donna Green



241 WILSEY ROAD, FREDERICTON

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



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



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



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



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



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



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



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





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RESULTS