

OFFICE

INDUSTRIAL

COMMERCIAL

SALE

# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | NOVEMBER 2024



**CUSHMAN &  
WAKEFIELD**  
Atlantic

A woman with long dark hair, wearing a tan trench coat, black leggings, and yellow sneakers, is walking across a city street. She is looking down at her smartphone. The street has a red and white striped crosswalk. In the background, there are multi-story buildings and other pedestrians.

# FOR LEASE

Better never settles

04 OFFICE SPACE

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9 INDUSTRIAL SPACE

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12 COMMERCIAL SPACE

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# 01

**OFFICE SPACE | FOR LEASE**



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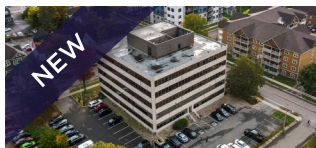
COMMERCIAL

SALE



# OFFICE SPACE FOR LEASE | GREATER MONCTON

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE



## 100 CAMERON STREET, MONCTON

|              |                 |                 |                                    |
|--------------|-----------------|-----------------|------------------------------------|
| <b>Size</b>  | 4,360 sf        | <b>Details</b>  | Office sublease in central Moncton |
| <b>Price</b> | \$10.00 psf Net | <b>Agent(s)</b> | Suzie Taylor, Adam MaGee           |



## 1333 MAIN STREET, MONCTON

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | Up to 10,457 sf | <b>Details</b>  | Commercial Space in the heart of Downtown Moncton |
| <b>Price</b> | \$23 psf Net    | <b>Agent(s)</b> | Suzie Taylor, Adam MaGee                          |



## 25 HILDEGARD DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | +/- 4,800 sf   | <b>Details</b>  | Commercial building in highly visible location |
| <b>Price</b> | \$4,995/mo Net | <b>Agent(s)</b> | Donna Green                                    |



## 297 COLLISHAW STREET, MONCTON

|              |                      |                 |   |
|--------------|----------------------|-----------------|---|
| <b>Size</b>  | 500 – 2,500 sf       | <b>Details</b>  | Second floor individual office spaces for lease |
| <b>Price</b> | \$500-2,500/mo Gross | <b>Agent(s)</b> | Jamie Smith                                     |



## 620 COVERDALE ROAD, RIVERVIEW

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | +/- 1,210 sf    | <b>Details</b>  | Exceptional commercial property that offers high visibility |
| <b>Price</b> | \$14.00 psf Net | <b>Agent(s)</b> | Donna Green   |



## 50 DRISCOLL CRESCENT, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | +/- 593 sf     | <b>Details</b>  | Professional second floor office suite available |
| <b>Price</b> | \$925/mo Gross | <b>Agent(s)</b> | Donna Green                                      |

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# OFFICE SPACE FOR LEASE | GREATER MONCTON

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## 599 MAIN STREET, MONCTON

|              |                    |                 |  |
|--------------|--------------------|-----------------|--|
| <b>Size</b>  | +/- 812 – 2,438 sf | <b>Details</b>  | Second floor commercial suites on Main Street. |
| <b>Price</b> | \$22.50 psf Gross  | <b>Agent(s)</b> | Donna Green                                    |



## 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> | \$15.00 psf Net     | <b>Agent(s)</b> | Donna Green  |



## 196 ROBINSON COURT, MONCTON

|              |               |                 |  |
|--------------|---------------|-----------------|--|
| <b>Size</b>  | +/- 1000      | <b>Details</b>  | Office/flex suite in charming historic building Downtown |
| <b>Price</b> | \$1,650 Gross | <b>Agent(s)</b> | Donna Green  |



## 795 MAIN STREET, MONCTON

|              |                    |                 |  |
|--------------|--------------------|-----------------|--|
| <b>Size</b>  | +/- 427 – 1,050 sf | <b>Details</b>  | Renovated offices building W/ elevator; on Main Street |
| <b>Price</b> | \$15.00 Net        | <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, Suzie Taylor                           |



## 232-236 ST. GEORGE STREET, MONCTON

|              |                    |                 |  |
|--------------|--------------------|-----------------|--|
| <b>Size</b>  | +/- 436 – 7,206 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  |



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## 679-687 MAIN STREET, MONCTON

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | 1,482 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, Suzie Taylor                               |



## 400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

|              |                  |                 |   |
|--------------|------------------|-----------------|---|
| <b>Size</b>  | +/- 2,838 sf     | <b>Details</b>  | Professional office space on Champlain Street |
| <b>Price</b> | \$4,500/mo Gross | <b>Agent(s)</b> | Donna Green                                   |



## 60 QUEEN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                        |                 |   |
|--------------|------------------------|-----------------|---|
| <b>Size</b>  | 5,210 sf               | <b>Details</b>  | Prominent ground floor commercial space ideal for office, retail or other |
| <b>Price</b> | \$32.50 psf Semi-Gross | <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, Suzie Taylor                                   |



## 210 JOHN STREET, MONCTON

|              |              |                 |  |
|--------------|--------------|-----------------|--|
| <b>Size</b>  | 10,000 sf    | <b>Details</b>  | Two-storey professional office building with 10,000 sf available |
| <b>Price</b> | \$17 psf NNN | <b>Agent(s)</b> | Jamie Smith  |



## 123 LUTZ STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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

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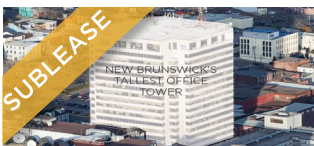
# OFFICE SPACE FOR LEASE

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## 39 KING STREET, SAINT JOHN

|              |                  |                 |   |
|--------------|------------------|-----------------|---|
| <b>Size</b>  | 1,969– 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                            |



## 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   |



## 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, Suzie Taylor                                 |



## 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, Suzie Taylor                                      |



## 725 CHAMPLAIN STREET, DIEPPE

|              |                    |                 |   |
|--------------|--------------------|-----------------|---|
| <b>Size</b>  | 1,300 sf           | <b>Details</b>  | Ground-level commercial plaza, in highly visible intersection |
| <b>Price</b> | \$12.25 per SF Net | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor                                      |



## 696 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                     |                 |  |
|--------------|---------------------|-----------------|--|
| <b>Size</b>  | +/- 3,000 sf        | <b>Details</b>  | Prime Downtown Location! Ground floor commercial on Main Street. |
| <b>Price</b> | \$34 psf Semi-Gross | <b>Agent(s)</b> | Donna Green  |

Q2

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## 158 - 172 TOOMBS STREET, DIEPPE

TAKE VIRTUAL TOUR: [BUILDING E](#) – [BUILDING F](#)

|              |                    |                 |  |
|--------------|--------------------|-----------------|--|
| <b>Size</b>  | 11,200 – 25,200 sf | <b>Details</b>  | Several industrial spaces available w/ loading options and office. |
| <b>Price</b> | \$12 - \$13        | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor   |



## 671 MALENFANT BOULEVARD, DIEPPE

[TAKE VIRTUAL TOUR](#)

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | 4,969 sf       | <b>Details</b>  | Adaptable industrial space w/ 21' clear heights and dock loading |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor   |



## 255 EDINBURGH DRIVE, MONCTON

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | 26,000 sf       | <b>Details</b>  | Industrial building with 3 dock doors and 5 grade doors |
| <b>Price</b> | \$15.25 psf Net | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor                                |



## 194 KILLAM DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                 |                 |  |
|--------------|-----------------|-----------------|--|
| <b>Size</b>  | 4,640 sf        | <b>Details</b>  | Commercial flex space with dock-level loading door and high ceilings |
| <b>Price</b> | \$10.25 psf Net | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor   |



## 450 EDINBURGH DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                           |                 |  |
|--------------|---------------------------|-----------------|--|
| <b>Size</b>  | 22,500 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, Suzie Taylor                                   |



## 94 ROTHESAY AVENUE, SAINT JOHN

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | +/- 7,100 sf    | <b>Details</b>  | Commercial flex space with offices and retail space |
| <b>Price</b> | \$14.00 psf NNN | <b>Agent(s)</b> | Marc Gosselin, Mike Watkins                         |



# INDUSTRIAL SPACE FOR LEASE

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| 41 ENTERPRISE DRIVE, QUISPAMSIS |                             |          |   |
|---------------------------------|-----------------------------|----------|---|
| Size                            | 3,000 sf                    | Details  | Recently constructed warehouse or manufacturing space |
| Price                           | \$16.00 psf Net +\$7.00 psf | Agent(s) | Mike Watkins  |



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# COMMERCIAL SPACE FOR LEASE

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## 25 HILDEGARD DRIVE, MONCTON

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | +/- 4,800 sf   | <b>Details</b>  | Commercial building in highly visible location |
| <b>Price</b> | \$4,995/mo Net | <b>Agent(s)</b> | Donna Green                                    |



## 1333 MAIN STREET, MONCTON

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | Up to 10,457 sf | <b>Details</b>  | Commercial Space in the heart of Downtown Moncton |
| <b>Price</b> | \$23 psf Net    | <b>Agent(s)</b> | Suzie Taylor, Adam MaGee                          |



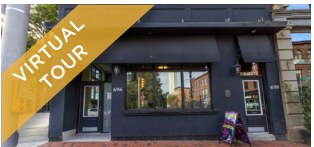
## 620 COVERDALE ROAD, RIVERVIEW

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | +/- 1,210 sf    | <b>Details</b>  | Exceptional commercial property that offers high visibility |
| <b>Price</b> | \$14.00 psf Net | <b>Agent(s)</b> | Donna Green   |



## 725 CHAMPLAIN STREET, DIEPPE

|              |                    |                 |   |
|--------------|--------------------|-----------------|---|
| <b>Size</b>  | 1,300 sf           | <b>Details</b>  | Ground-level commercial plaza, in highly visible intersection |
| <b>Price</b> | \$12.25 per SF Net | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor                                      |



## 696 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |                     |                 |  |
|--------------|---------------------|-----------------|--|
| <b>Size</b>  | +/- 3,000 sf        | <b>Details</b>  | Prime Downtown Location! Ground floor commercial on Main Street. |
| <b>Price</b> | \$34 psf Semi-Gross | <b>Agent(s)</b> | Donna Green  |



## 1035 MAIN STREET, MONCTON

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | 476 - 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, Suzie Taylor                         |

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# COMMERCIAL SPACE FOR LEASE

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## 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, Suzie Taylor                         |



## 400 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

|              |                  |                 |   |
|--------------|------------------|-----------------|---|
| <b>Size</b>  | +/- 2,838 sf     | <b>Details</b>  | Professional office space on Champlain Street |
| <b>Price</b> | \$4,500/mo Gross | <b>Agent(s)</b> | Donna Green                                   |



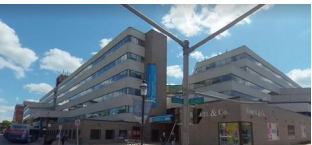
## 94 ROTHESAY AVENUE, SAINT JOHN

|              |                 |                 |   |
|--------------|-----------------|-----------------|---|
| <b>Size</b>  | +/- 7,100 sf    | <b>Details</b>  | Commercial flex space with offices and retail space |
| <b>Price</b> | \$14.00 psf NNN | <b>Agent(s)</b> | Marc Gosselin, Mike Watkins                         |



## 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, Suzie Taylor                                       |



## 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, Suzie Taylor                                 |

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# COMMERCIAL SPACE FOR LEASE

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## 123 LUTZ STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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



## 5 HAROLD ALLEN ROAD, TIMBER RIVER

[TAKE VIRTUAL TOUR](#)

|              |              |                 |  |
|--------------|--------------|-----------------|--|
| <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  |





# FOR SALE

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17 MUR PROPERTIES

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19 INDUSTRIAL PROPERTIES

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22 LAND PROPERTIES

---

26 COMMERCIAL PROPERTIES

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A modern living room with a grey sofa, a black metal coffee table, and a patterned rug. A large white circle graphic is overlaid on the wall. A chandelier hangs from the ceiling, and a floor lamp is on the right.

**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  |





**INDUSTRIAL PROPERTIES | FOR SALE**



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# INDUSTRIAL PROPERTIES FOR SALE

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## 40 ASHBURN LAKE ROAD, SAINT JOHN

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | 45,000 sf      | <b>Details</b>  | Fully occupied industrial/flex property on 7.3 acres |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Bill MacAvoy   |



## 1160 CHAMPLAIN STREET, DIEPPE

|              |             |                 |   |
|--------------|-------------|-----------------|---|
| <b>Size</b>  | 10,000 sf   | <b>Details</b>  | Commercial building for sale in prime Dieppe location |
| <b>Price</b> | \$2,600,000 | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor                              |



## 2 WHITEBONE WAY, SAINT JOHN

|              |            |                 |  |
|--------------|------------|-----------------|--|
| <b>Size</b>  | 13,200 sf  | <b>Details</b>  | Industrial building for sale at prime location in Saint John |
| <b>Price</b> | \$2,329,00 | <b>Agent(s)</b> | Mike Watkins   |



## 107 ENTERPRISE STREET, REXTON

|              |                  |                 |                       |
|--------------|------------------|-----------------|-----------------------|
| <b>Size</b>  | 21,640 sf        | <b>Details</b>  | Building and business |
| <b>Price</b> | Call for details | <b>Agent(s)</b> | Bill MacAvoy          |



## INDUSTRIAL INVESTMENT PORTFOLIO, ATLANTIC CANADA

|              |                |                 |   |
|--------------|----------------|-----------------|---|
| <b>Size</b>  | 5 Assets       | <b>Details</b>  | Single tenant industrial investment portfolio |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Adam MaGee, Ann Worth, Suzie Taylor           |



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LAND | FOR SALE



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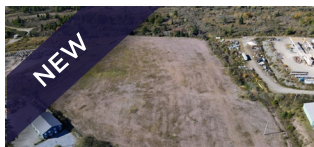
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# LAND PROPERTIES FOR SALE

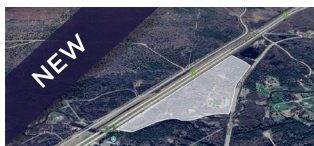
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## 10 WHITEBONE WAY, SAINT JOHN

[DRONE TOUR](#)

|              |                |                 |   |
|--------------|----------------|-----------------|---|
| <b>Size</b>  | 10.63 acres    | <b>Details</b>  | Reinforced land ready for heavy industrial use          |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Adam MaGee, James Collins, Suzie Taylor, Harrison Tobin |



## GRAY ROAD LAND, PENOBSQUIS

|              |             |                 |  |
|--------------|-------------|-----------------|--|
| <b>Size</b>  | 34.15 acres | <b>Details</b>  | 34.14 acres of riverfront property located in Penobsquis |
| <b>Price</b> | \$300,000   | <b>Agent(s)</b> | Jamie Smith  |



## 845 THORNTON AVENUE, BATHURST

|              |            |                 |                                  |
|--------------|------------|-----------------|----------------------------------|
| <b>Size</b>  | 1.93 acres | <b>Details</b>  | Development land near CN railway |
| <b>Price</b> | \$80,000   | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor         |



## WELSFORD COMMERCIAL LAND, WELSFORD

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | 28.90 acres    | <b>Details</b>  | Prime highway commercial development land for sale |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Bill MacAvoy                                       |



## 85 MAIN STREET, PLASTER ROCK

|              |            |                 |   |
|--------------|------------|-----------------|---|
| <b>Size</b>  | 1.11 acres | <b>Details</b>  | Exceptional development opportunity in Plaster Rock |
| <b>Price</b> | \$16,000   | <b>Agent(s)</b> | Suzie Taylor, Adam MaGee                            |



## 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  |

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# LAND PROPERTIES FOR SALE

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## 15 GOLDEN GROVE ROAD, SAINT JOHN

|              |           |                 |  |
|--------------|-----------|-----------------|--|
| <b>Size</b>  | 37,000 sf | <b>Details</b>  | Corner commercial lot primed for development |
| <b>Price</b> | \$369,000 | <b>Agent(s)</b> | Marc Gosselin                                |



## HIGHMEADOW PARK, SAINT JOHN

[DRONE TOUR](#)

|              |            |                 |  |
|--------------|------------|-----------------|--|
| <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, Suzie Taylor                             |



## 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, Suzie Taylor                              |



## 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   |



## 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, Suzie Taylor                                     |



## MCLAUGHLIN DEVELOPMENT LAND, MONCTON

[DRONE TOUR](#)

|              |                |                 |   |
|--------------|----------------|-----------------|---|
| <b>Size</b>  | 87 acres       | <b>Details</b>  | Prime multi-unit residential development opportunity in Moncton |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Bill MacAvoy, Adam MaGee, Suzie Taylor                          |

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# LAND PROPERTIES FOR SALE

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## 9501 RUE MAIN, RICHIBUCTO

|              |           |                 |  |
|--------------|-----------|-----------------|--|
| <b>Size</b>  | 1.8 Acres | <b>Details</b>  | Centrally-located in town on high-traffic corner |
| <b>Price</b> | \$99,000  | <b>Agent(s)</b> | Donna Green                                      |



## 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, Suzie Taylor             |



## 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, Suzie Taylor                           |



## 134 HAMPTON ROAD, ROTHESAY

[DRONE TOUR](#)

|              |            |                 |   |
|--------------|------------|-----------------|---|
| <b>Size</b>  | 2.16 acres | <b>Details</b>  | 2 lots located on Hampton Road, perfect for development |
| <b>Price</b> | \$669,000  | <b>Agent(s)</b> | Marc Gosselin   |



## 2337 HIGHWAY 15, IRISHTOWN

|              |            |                 |   |
|--------------|------------|-----------------|---|
| <b>Size</b>  | 1.29 acres | <b>Details</b>  | Agricultural/Commercial land located in Irishtown |
| <b>Price</b> | \$99,000   | <b>Agent(s)</b> | Adam MaGee, Suzie Taylor                          |



## 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  |





# COMMERCIAL PROPERTIES | FOR SALE



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# COMMERCIAL PROPERTIES FOR SALE

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## QUARRY AND LODGE, GRAND MANAN

|              |                |                 |  |
|--------------|----------------|-----------------|--|
| <b>Size</b>  | TBD            | <b>Details</b>  | Rare opportunity to obtain a lodge and quarry in Grand Manan |
| <b>Price</b> | Please Contact | <b>Agent(s)</b> | Bill MacAvoy   |

## 93 HAMPTON ROAD, ROTHESAY

|              |              |                 |   |
|--------------|--------------|-----------------|---|
| <b>Size</b>  | 756 + 576 sf | <b>Details</b>  | Excellent opportunity to acquire a commercial/retail building |
| <b>Price</b> | \$375,000    | <b>Agent(s)</b> | Marc Gosselin   |

## 151 CORNHILL STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

|              |              |                 |   |
|--------------|--------------|-----------------|---|
| <b>Size</b>  | +/- 7,372 sf | <b>Details</b>  | Attractive standalone two-level property in Moncton's Business District |
| <b>Price</b> | \$995,000    | <b>Agent(s)</b> | Donna Green   |

## 5 HAROLD ALLEN ROAD, TIMBER RIVER

[TAKE VIRTUAL TOUR](#)

|              |              |                 |  |
|--------------|--------------|-----------------|--|
| <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, Suzie Taylor                              |

## 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, Suzie Taylor                              |



A photograph of four people (three men and one woman) in a professional setting, smiling and laughing together. They are gathered around a wooden table. The background is a bright, modern office with large windows.

# WE DIDN'T COME THIS FAR, **JUST** **TO COME** **THIS FAR.**



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## **SOLD & LEASED**

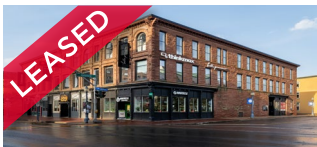
A LIST OF PROPERTIES SOLD AND  
LEASED BY OUR BROKERAGE TEAM  
IN THE LAST 30 DAYS.



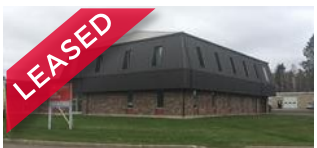
# SOLD AND LEASED PROPERTIES



| 988 CHAMPLAIN STREET, DIEPPE |            |          |   |
|------------------------------|------------|----------|---|
| Size                         | +/- 800 sf | Details  | Commercial/Flex Space on Champlain Street |
|                              |            | Agent(s) | Donna Green                               |



| 679-687 MAIN STREET, MONCTON |          |          |   |
|------------------------------|----------|----------|---|
| Size                         | 1,482 sf | Details  | 3-storey Italianate sandstone building located in Downtown Moncton. |
|                              |          | Agent(s) | Adam MaGee, Jamie Smith, Suzie Taylor                               |



| 50 DRISCOLL CRESCENT, MONCTON |            |          |  |
|-------------------------------|------------|----------|--|
| Size                          | +/- 700 sf | Details  | Professional second floor office suite available |
|                               |            | Agent(s) | Donna Green                                      |



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