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# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | OCTOBER 2024



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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 city 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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# OFFICE SPACE FOR LEASE | GREATER MONCTON

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## 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



## 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



## 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



## 50 DRISCOLL CRESCENT, MONCTON

<b>Size</b>	+/- 593 - 912 sf	<b>Details</b>	Professional ground and second floor office suites available
<b>Price</b>	Please contact	<b>Agent(s)</b>	Donna Green



## 988 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 800 sf	<b>Details</b>	Commercial/Flex Space on Champlain Street
<b>Price</b>	\$2,000/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

**Size** +/- 812 & 276 sf **Details** Second floor commercial suites on Main Street.

**Price** \$22.50 psf Gross **Agent(s)** Donna Green



## 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** \$15.00 psf Net **Agent(s)** Donna Green



## 196 ROBINSON COURT, MONCTON

**Size** +/- 1000 **Details** Office/flex suite in charming historic building Downtown

**Price** \$1,650 Gross **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** Starts at \$34psf 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, Suzie Taylor



## 232-236 ST. GEORGE STREET, MONCTON

**Size** +/- 257 to 7,666 sf **Details** Various suites, 5-storey multi-tenant office building close to downtown.

**Price** \$18 psf Gross **Agent(s)** Donna Green



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## 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, 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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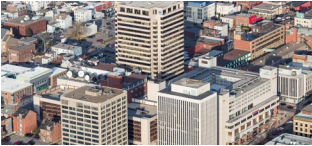
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## 39 KING STREET, SAINT JOHN

<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



## 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

Q2

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# INDUSTRIAL SPACE FOR LEASE

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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

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# 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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## 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



## 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



## 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>	Starts at \$34psf 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, 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

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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



## 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



## 185 ACADIE AVENUE, DIEPPE

<b>Size</b>	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



## 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



## 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



## 988 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 800 sf	<b>Details</b>	Commercial/Flex Space on Champlain Street
<b>Price</b>	\$2,000/mo Gross	<b>Agent(s)</b>	Donna Green

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## 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



## 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





# FOR SALE

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17 MUR PROPERTIES

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19 INDUSTRIAL PROPERTIES

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22 LAND PROPERTIES

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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 centered in the background. 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





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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



## 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



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# LAND PROPERTIES FOR SALE

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## 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



## 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



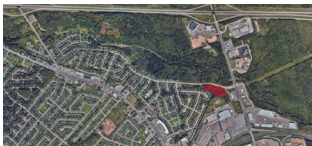
## 2337 HIGHWAY 15, IRISHTOWN

<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



## 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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## 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

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# LAND PROPERTIES FOR SALE

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## 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, Suzie Taylor



## 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, Suzie Taylor



## 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





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## 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



## 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 an office environment, smiling and laughing together. They are gathered around a wooden table. The background shows a bright window and a whiteboard.

# 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



## 541 ROTHESAY AVE, SAINT JOHN

**Size** 2,306 sf

**Details** Professional office space in a highly visible location

**Agent(s)** Mike Watkins, Marc Gosselin



## 145 JOHN STREET, MONCTON

**Size** +/- 1,850 sf

**Details** Ground-floor flex space offering exceptional visibility and accessibility

**Agent(s)** Donna Green



## 185 ACADIE AVENUE, DIEPPE

**Size** 1,960 sf

**Details** Prime, ground floor commercial spaces in high traffic area.

**Agent(s)** Donna Green



## CAMBRIDGE ESTATES DEVELOPMENT, MILLIDGEVILLE

**Size** 68.44 acres

**Details** Significant residential development land within the community of Millidgeville, NB

**Agent(s)** Bill MacAvoy



## 6 HAMPTON ROAD, ROTHESAY

**Size** 28,416 sf

**Details** Prime commercial development land in the heart of Rothesay

**Agent(s)** Mike Watkins



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