OFFICE | INDUSTRIAL | COMMERCIAL | SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | AUGUST 2025

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FOR LEASE

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OFFICE SPACE | FOR LEASE

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OFFICE SPACE FOR LEASE

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795 MAIN STREET, MONCTON

Size	+/- 787 sf	**Details**	Renovated office building W/ elevator; on Main Street
Price	$2,000/monthly*	**Agent(s)**	Adam MaGee | Suzie Taylor

735 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	1,276 - 3,202 sf.	**Details**	Well-maintained, downtown office space with nearby parking
Price	$15.00 – $17.00 psf Net	**Agent(s)**	Adam MaGee | Jamie Smith | Suzie Taylor

644 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	14,650 sf	**Details**	Office space for sub-lease with parking, hotel, and amenities nearby
Price	Contact Agent for Details	**Agent(s)**	Jamie Smith

538 GAUVIN ROAD, DIEPPE — TAKE VIRTUAL TOUR

Size	1,152 sf	**Details**	Professionally finished ground-floor suite in the heart of Dieppe, NB
Price	$18.00 psf Net	**Agent(s)**	Jamie Smith

80 DRISCOLL CRESCENT | SUITE 200, MONCTON

Size	6,750 sf	**Details**	Prime 2nd floor office space in the Moncton Industrial Park.
Price	$15.75 psf Gross	**Agent(s)**	Adam MaGee | Suzie Taylor

123 LUTZ STREET, MONCTON — TAKE VIRTUAL TOUR

Size	Up to 21,000 sf	**Details**	Versatile layout with a blend of retail, warehouse, and office space.
Price	$13 - $15 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

OFFICE SPACE FOR LEASE

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1333 MAIN STREET, MONCTON — DRONE VIDEO

Size	up to 8,157 sf	**Details**	Ground floor commercial space in Downtown Moncton with on-site parking
Price	$23 psf Net	**Agent(s)**	Suzie Taylor | Adam MaGee

210 JOHN STREET, MONCTON

Size	10,000 sf	**Details**	Two-storey professional office building with 10,000 sf available
Price	$17 psf NNN	**Agent(s)**	Jamie Smith

594 ROTHESAY AVENUE, SAINT JOHN

Size	372-561 sf	**Details**	Renovated office space at a convenient location
Price	$1,250-$1,850/mo Gross	**Agent(s)**	Brock Turner, Stephanie Turner

679-687 MAIN STREET, MONCTON

Size	1,482 sf	**Details**	Second floor suite with brick finishes, accessible via elevator
Price	$17.00 psf Net	**Agent(s)**	Adam MaGee | Jamie Smith | Suzie Taylor

400 MAIN STREET, SAINT JOHN

Size	12,081 sf	**Details**	Office space for sub-lease with parking, hotel, and amenities nearby
Price	$15 psf Gross	**Agent(s)**	Brock Turner | Stephanie Turner

599 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 812 – 2,438 sf	**Details**	Second floor commercial suites on Main Street.
Price	$22.50 psf Gross	**Agent(s)**	Adam MaGee | Suzie Tayor

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OFFICE SPACE FOR LEASE

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133 PRINCE WILLIAM STREET, SAINT JOHN — TAKE VIRTUAL TOUR SUITE 305 | SUITE 402

Size	2,131 sf & 2,030 sf	**Details**	Uptown office building with scenic harbour views and ample parking
Price	$19.50 psf Gross	**Agent(s)**	Brock Turner | Stephanie Turner

334 MAIN STREET, SHEDIAC

Size	Various suites	**Details**	Various size commercial suites available
Price	$550-$1,400/mo Gross	**Agent(s)**	Jamie Smith

60 QUEEN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	5,210 sf	**Details**	Prominent ground floor commercial space ideal for office, retail or other
Price	$32.50 psf Semi-Gross	**Agent(s)**	Adam MaGee | Suzie Taylor

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 | Suzie Taylor

50 DRISCOLL CRESCENT, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 593 sf	**Details**	Professional second floor office suite available
Price	$925/mo Gross	**Agent(s)**	Jamie Smith

BRUNSWICK SQUARE OFFICE TOWER, SAINT JOHN

Size	704– 17,733 sf	**Details**	19 storey office tower located in uptown Saint John
Price	$10.00 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

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02

INDUSTRIAL SPACE | FOR LEASE

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INDUSTRIAL SPACE FOR LEASE

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158 TOOMBS STREET, MONCTON

Size	11,200	**Details**	11,200 square feet of versatile warehouse space
Price	$12.00 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

725 CHAMPLAIN STREET, DIEPPE — TAKE VIRTUAL TOUR

Size	1,200 sf | 2,800 sf	**Details**	Suite 400 & 400B | Versatile office with warehouse space
Price	$14.75 pfs Net + $5.98	**Agent(s)**	Adam MaGee | Suzie Taylor

265 CALEDONIA ROAD, MONCTON

Size	3,791 sf	**Details**	Versatile single-tenant industrial space in the Caledonia Industrial Park
Price	$17.50 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

HARRISVILLE LOGISTICS PARK BUILD TO SUIT, MONCTON

Size	Up to 80,000 sf	**Details**	Customizable build to suit located on the Shediac Road
Price	Please Contact	**Agent(s)**	Jamie Smith

88 TOOMBS STREET, MONCTON

Size	4,500 sf	**Details**	Industrial cross-dock building in accessible location
Price	$7.75 psf Net	**Agent(s)**	Adam MaGee |Suzie Taylor

30 WHITEBONE WAY, SAINT JOHN

Size	1,414 sf	**Details**	Industrial office with small warehouse/storage
Price	$8.00 psf Net +$4.00 psf	**Agent(s)**	Brock Turner | Stephanie Turner

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INDUSTRIAL SPACE FOR LEASE

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671 MALENFANT BOULEVARD, DIEPPE			TAKE VIRTUAL TOUR
Size	4,969 sf	**Details**	Adaptable industrial space w/ 21’ clear heights and dock loading
Price	Please Contact	**Agent(s)**	Adam MaGee |Suzie Taylor

280 DESBRISAY AVENUE, MONCTON			DRONE VIDEO
Size	62,100 sf	**Details**	State-of-the-art warehouse in Moncton Industrial Park
Price	$14.75 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

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COMMERCIAL SPACE | FOR LEASE

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COMMERCIAL SPACE FOR LEASE

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228 GERMAIN STREET, SAINT JOHN

Size	5,000 sf	**Details**	Unique downtown Saint John Sanctuary space for lease
Price	$7,000/mo Gross	**Agent(s)**	Brock Turner | Stephanie Turner

538 GAUVIN ROAD, DIEPPE

Size	1,152 sf	**Details**	Professionally finished ground-floor suite in the heart of Dieppe, NB
Price	$18.00 psf Net	**Agent(s)**	Jamie Smith

123 LUTZ STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 21,000 sf	**Details**	Versatile layout with a blend of retail, warehouse, and office space.
Price	$13 - $15 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

LANCASTER CROSSING | 621 FAIRVILLE BOULEVARD, SAINT JOHN

Size	Up to 14,000 sf	**Details**	Retail complex conveniently located in the heart of Uptown Saint John
Price	$20.00 psf Semi-Gross	**Agent(s)**	Stephanie Turner, Brock Turner

334 MAIN STREET, SHEDIAC

Size	Various suites	**Details**	Various size commercial suites in downtown building
Price	$550-$1,400/mo Gross	**Agent(s)**	Jamie Smith

52 PROGRESS DRIVE, ST. STEPHEN

Size	2,413 sf	**Details**	Warehouse in St. Stephen Industrial Park
Price	$2000/month	**Agent(s)**	Stephanie Turner | Brock Turner

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COMMERCIAL SPACE FOR LEASE

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599 MAIN STREET, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 812 – 2,438 sf	**Details**	Second floor commercial suites on Main Street.
Price	$22.50 psf Gross	**Agent(s)**	Adam MaGee | Suzie Taylor

120 MILLENNIUM , SAINT JOHN

Size	+/- 2,000 sf	**Details**	Well-maintained commercial building with ample parking and easy access
Price	$16.00 psf + $7.77 psf	**Agent(s)**	Brock Turner | Stephanie Turner

39 KING STREET, SAINT JOHN

Size	Various suites	**Details**	Retail complex conveniently located in the heart of Uptown Saint John
Price	$10.00 psf + $20.09	**Agent(s)**	Stephanie Turner | Brock Turner

795 MAIN STREET, MONCTON

Size	+/- 787 sf	**Details**	Renovated office building W/ elevator; on Main Street
Price	$2,000/monthly*	**Agent(s)**	Adam MaGee | Suzie Taylor

184 HAMPTON ROAD, QUISPAMSIS

Size	832 sf	**Details**	Prime commercial/retail space in the Lakefield Plaza.
Price	$14.00 psf Net	**Agent(s)**	Brock Turner | Stephanie Turner

HARRISVILLE LOGISTICS PARK BUILD TO SUIT, MONCTON

Size	Up to 80,000 sf	**Details**	Customizable build to suit located on the Shediac Road
Price	Please Contact	**Agent(s)**	Jamie Smith

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COMMERCIAL 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, retail or other
Price	$32.50 psf Semi-Gross	**Agent(s)**	Adam MaGee | Suzie Taylor

1333 MAIN STREET, MONCTON			DRONE TOUR
Size	up to 8,157 sf	**Details**	Ground floor commercial space in Downtown Moncton with on-site parking
Price	$23 psf Net	**Agent(s)**	Suzie Taylor | Adam MaGee

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INDUSTRIAL PROPERTIES | FOR SALE

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INDUSTRIAL PROPERTIES FOR SALE

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52 PROGRESS DRIVE, ST. STEPHEN			
Size	2,413 sf	**Details**	Industrial warehouse offering a prime location
Price	$325,000	**Agent(s)**	Stephanie Turner | Brock Turner

40 ASHBURN LAKE ROAD, SAINT JOHN			
Size	45,000 sf	**Details**	Fully occupied industrial/flex property on 7.3 acres
Price	Please Contact	**Agent(s)**	Bill MacAvoy

53 PROGRESS DRIVE, ST. STEPHEN			
Size	33,280 sf	**Details**	Modern, food-grade facility with lab, warehouse, and office spaces.
Price	$3,000,000	**Agent(s)**	Stephanie Turner | Brock Turner

54 PROGRESS DRIVE, ST. STEPHEN			
Size	7,500 sf	**Details**	Steel-frame warehouse with office, storage, and prime border location.
Price	$499,000	**Agent(s)**	Stephanie Turner | Brock Turner

55 PROGRESS DRIVE, ST. STEPHEN			
Size	20,424 sf	**Details**	Prime location steel-frame warehouse with grade-level loading access.
Price	$899,000	**Agent(s)**	Stephanie Turner | Brock Turner

03

LAND | FOR SALE

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LAND PROPERTIES FOR SALE

CLICK ON THE PHOTO TO OBTAIN MORE INFORMATION ONLINE

38 ZACK ROAD. BERRY MILLS

Size	1.99 Acres	**Details**	Zoned General Commercial offering a versatile opportunities for various business ventures.
Price	$799,000	**Agent(s)**	Jamie Smith

611 THORTON AVENUE, BATHURST

Size	0.31 Acres	**Details**	This Bathurst property offers a versatile opportunity as a single or two-unit dwelling.
Price	$13,900	**Agent(s)**	Suzie Taylor | Adam MaGee

87 RAMSEY STREET, CAMPBELLTON

Size	2.3 Acres	**Details**	Highway Commercial Class 2 zoning, high visibility & access.
Price	$300,000	**Agent(s)**	Suzie Taylor | Adam MaGee

105 ROCKLAND ROAD, HARTLAND

Size	0.97 Acres	**Details**	This Hartland property, zoned Institutional.
Price	$75,000	**Agent(s)**	Suzie Taylor | Adam MaGee

CALEDONIA ROAD LAND, MONCTON

Size	7.41 Acres	**Details**	Prime industrial land available in the Caledonia Industrial Park
Price	$1,600,000	**Agent(s)**	Adam MaGee | Suzie Taylor

SALISBURY ROAD LAND, MONCTON

Size	72.8 Acres	**Details**	Exceptional development opportunity in a high-growth area.
Price	$1,450,000	**Agent(s)**	Jamie Smith

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LAND PROPERTIES FOR SALE

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CHOCOLATE DRIVE, ST STEPHEN

Size	12 acres	**Details**	Prime development land for sale in the commercial heart of St. Stephen
Price	$249,000	**Agent(s)**	Stephanie Turner, Brock Turner

630 READY STREET, SAINT JOHN

Size	5.95 acres	**Details**	Prime 9,972 sq ft development site approved for 9-unit building.
Price	$199,000	**Agent(s)**	Brock Turner, Stephanie Turner

85 MAIN STREET, PLASTER ROCK

Size	1.11 Acres	**Details**	Exceptional development opportunity in Plaster Rock
Price	$16,000	**Agent(s)**	Suzie Taylor | Adam MaGee

2337 HIGHWAY 15, IRISHTOWN

Size	1.29 Acres	**Details**	Agricultural/Commercial land located in Irishtown
Price	$99,000	**Agent(s)**	Adam MaGee | Suzie Taylor

53 MAIN STREET, ST. GEORGE

Size	1.37 Acres	**Details**	Cleared lot on the intersection of Main Street and Riverview Avenue.
Price	$45,000	**Agent(s)**	Adam MaGee | Suzie Taylor

HIGHMEADOW PARK, SAINT JOHN — DRONE TOUR

Size	1.44 Acres	**Details**	Prime multi-unit residential development opportunity
Price	$725,000	**Agent(s)**	Adam MaGee | Suzie Taylor

LAND PROPERTIES FOR SALE

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845 THORNTON AVENUE, BATHURST

Size	1.93 Acres	**Details**	Development land near CN railway
Price	$80,000	**Agent(s)**	Adam MaGee | Suzie Taylor

134 HAMPTON ROAD, ROTHESAY — DRONE TOUR

Size	2.16 Acres	**Details**	2 lots located on Hampton Road, perfect for development
Price	$669,000	**Agent(s)**	Marc Gosselin

241 WILSEY ROAD, FREDERICTON

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

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 | Suzie Taylor

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

64 MAIN STREET, REXTON

Size	3.8 Acres	**Details**	Partially wooded lot in central Rexton with fenced clearing along Main Street.
Price	$99,500	**Agent(s)**	Adam MaGee | Suzie Taylor

LAND PROPERTIES FOR SALE

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50 PROGRESS DRIVE, ST STEPHEN

Size	+/- 31 acres	**Details**	+/- 31 acres of land available for sale in St. Stephen, NB
Price	$387,500	**Agent(s)**	Stephanie Turner, Brock Turner

1857 MANAWAGONISH ROAD, SAINT JOHN

Size	19.94 acres	**Details**	Exceptional Development Land on the west of Saint John
Price	$719,000	**Agent(s)**	Stephanie Turner, Brock Turner

382 ACADIE AVENUE, DIEPPE

Size	11,195 sf	**Details**	Corner lot development land situated within Dieppe
Price	$250,000	**Agent(s)**	Adam MaGee, Suzie Taylor

IVAN RAND DRIVE, MONCTON

Size	+/- 17 Acres	**Details**	Prime development site near Downtown Event Centre. Zoned SC
Price	$2,400,000	**Agent(s)**	Adam MaGee | Suzie Taylor

LOT RUE OULLETTE, GRAND FALLS

Size	34.1 Acres	**Details**	34.1 acres of land available for sale in the town of Grand Falls, NB
Price	$2,349,,000	**Agent(s)**	Jamie Smith

MCALLISTER DRIVE DEVELOPMENT LAND, SAINT JOHN DRONE TOUR

Size	14.65 Acres	**Details**	Development site available within Eastern Saint John.
Price	$895,000	**Agent(s)**	Adam MaGee | Suzie Taylor

LAND PROPERTIES FOR SALE

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MCLAUGHLIN DEVELOPMENT LAND, MONCTON — DRONE TOUR

Size	87 Acres	**Details**	Prime multi-unit residential development opportunity in Moncton
Price	Please Contact	**Agent(s)**	Bill MacAvoy | Adam MaGee | Suzie Taylor

10 WHITEBONE WAY, SAINT JOHN — DRONE TOUR

Size	10.63 Acres	**Details**	Reinforced land ready for heavy industrial use
Price	Please Contact	**Agent(s)**	Adam MaGee | James Collins | Suzie Taylor

514 MAIN STREET, WOODSTOCK

Size	0.415 Acres	**Details**	Zoned General Commercial offering a versatile opportunities for various business ventures.
Price	$80,000	**Agent(s)**	Suzie Taylor | Adam MaGee

04

COMMERCIAL PROPERTIES | FOR SALE

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COMMERCIAL PROPERTIES FOR SALE

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259 FOSTER THURSTON — TAKE VIRTUAL TOUR

Size	24 Acres | 3,750 sf	**Details**	Opportunity to own a one-of-a-kind forested retreat in the heart of the city.
Price	$2,900,000	**Agent(s)**	Stephanie Turner | Brock Turner

281 ST GEORGE STREET, MONCTON

Size	4,560 sf | 21,969 Lot	**Details**	Excellent investment opportunity to acquire a commercial/ building
Price	$999,995	**Agent(s)**	Jamie Smith

FRIARS BAY INN & COTTAGES, CAMPOBELLO ISLAND

Price	$1,375,000	**Details**	Oceanfront hospitality opportunity with14 units on 4.86 Acres
		Agent(s)	Stephanie Turner

BOUTIQUE HOTEL, ATLANTIC CANADA

Size	Please Contact	**Details**	Well-established boutique inn, restaurant and bar.
Price		**Agent(s)**	Stephanie Turner | Brock Turner

SHADOW LAWN INN, ROTHESAY

Size	9 room Inn	**Details**	Excellent investment opportunity to own a successful Inn and restaurant
Price	Please Contact	**Agent(s)**	Stephanie Turner | Brock Turner

308-310 MOUNTAIN ROAD, MONCTON — TAKE VIRTUAL TOUR

Size	+/- 2,641 sf	**Details**	Mixed-use property offering both commercial and residential opportunities
Price	$499,000	**Agent(s)**	Jamie Smith

COMMERCIAL PROPERTIES FOR SALE

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74 OHIO ROAD, SHEDIAC			
Size	1,921 sf + 1,621 sf	**Details**	Office building with warehouse, grade loading, and government tenant.
Price	$790,000	**Agent(s)**	Adam MaGee | Suzie Taylor

21 STONE AVENUE, MONCTON			TAKE VIRTUAL TOUR
Size	+/- 7,704 sf	**Details**	Excellent investment opportunity to acquire a commercial/ building
Price	$975,000	**Agent(s)**	Donna Green

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

1160 CHAMPLAIN STREET, DIEPPE — TAKE VIRTUAL TOUR

Size	10,000 sf	**Details**	Commercial building for sale in prime Dieppe location
Price	$2,600,000	**Agent(s)**	Adam MaGee | Suzie Taylor

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 | Suzie Taylor

10 DESBRISAY AVE, MONCTON

Size	2,500 sf	**Details**	Features 1,400 sf of warehouse space & 1,100 sf of office space.
Price	$12.50 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

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Adam MaGee
Vice President
506 387 6928 Direct
506 872 2507 Mobile

amagee@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

Suzie Taylor
Commercial Real Estate Advisor
506 380 1777 Mobile

staylor@cwatlantic.com

Jamie Smith
Senior Associate
506 387 4169 Mobile

jsmith@cwatlantic.com

Brock Turner
Commercial Real Estate Advisor
506 608 8747 Mobile

bturner@cwatlantic.com

Stephanie Turner
Associate Vice President
506 333 3442 Mobile

sturner@cwatlantic.com

cwatlantic.com