

OFFICE

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# MONTHLY LISTINGS REPORT

NEW BRUNSWICK | JANUARY 2025



# FOR LEASE



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04 OFFICE SPACE

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10 INDUSTRIAL SPACE

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12 COMMERCIAL SPACE

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**OFFICE SPACE | FOR LEASE**



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# OFFICE SPACE FOR LEASE | GREATER MONCTON

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## 620 COVERDALE ROAD, RIVERVIEW

<b>Size</b>	+/- 1,557 sf	<b>Details</b>	Exceptional commercial property that offers high visibility
<b>Price</b>	\$14.00 per sf Net	<b>Agent(s)</b>	Donna Green



## 795 MAIN STREET, MONCTON

<b>Size</b>	+/- 427 sf	<b>Details</b>	Renovated office building W/ elevator; on Main Street
<b>Price</b>	\$995 per Month*	<b>Agent(s)</b>	Donna Green



## 1015 MAIN STREET, MONCTON

<b>Size</b>	476 sf	<b>Details</b>	Located in the storefront section of the Crowne Plaza complex
<b>Price</b>	\$23.00 psf net	<b>Agent(s)</b>	Adam MaGee, Jamie Smith, Suzie Taylor



## 297 COLLISHAW STREET, MONCTON

<b>Size</b>	4 offices	<b>Details</b>	Second floor individual office spaces for lease
<b>Price</b>	\$500/office/mo Gross	<b>Agent(s)</b>	Jamie Smith



## 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



## 599 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	+/- 812 – 2,438 sf	<b>Details</b>	Second floor commercial suites on Main Street.
<b>Price</b>	\$25.00 psf Gross	<b>Agent(s)</b>	Donna Green

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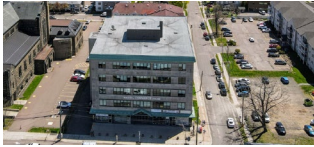
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## 232-236 ST. GEORGE STREET, MONCTON

<b>Size</b>	862 – 2,473 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



## 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 sf	<b>Details</b>	Office/flex suite in charming historic building Downtown
<b>Price</b>	\$1,650 Gross	<b>Agent(s)</b>	Donna Green



## 1405 MOUNTAIN ROAD, MONCTON

<b>Size</b>	1,000 sf	<b>Details</b>	Ground-level commercial plaza, in highly visible intersection
<b>Price</b>	\$18.00 psf Net	<b>Agent(s)</b>	Adam MaGee, Suzie Taylor



## 735 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

<b>Size</b>	1,270 – 3,172 sf	<b>Details</b>	Downtown location, well-maintained property, with parking nearby
<b>Price</b>	\$15.00 psf Net	<b>Agent(s)</b>	Adam MaGee, Jamie Smith, Suzie Taylor



## 679-687 MAIN STREET, MONCTON

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



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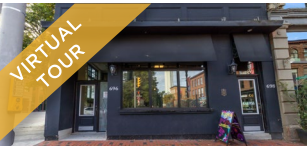


# OFFICE SPACE FOR LEASE | GREATER MONCTON

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400 CHAMPLAIN STREET, DIEPPE		<a href="#">TAKE VIRTUAL TOUR</a>	
<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



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



200 KAROLIE ROAD, RIVERVIEW		<a href="#">DRONE VIDEO</a>	
<b>Size</b>	3,275 sf	<b>Details</b>	This prime property offers high visibility in an established neighborhood.
<b>Price</b>	\$27.00 psf gross	<b>Agent(s)</b>	Jamie Smith



100 CAMERON STREET, MONCTON		<a href="#">VIRTUAL TOUR</a>	
<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



25 HILDEGARD DRIVE, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>	
<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



60 QUEEN STREET, MONCTON		<a href="#">TAKE VIRTUAL TOUR</a>	
<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

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## 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



## 1333 MAIN STREET, MONCTON

[DRONE VIDEO](#)

<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



## 123 LUTZ STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

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

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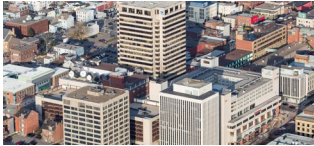
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## 39 KING STREET, SAINT JOHN

<b>Size</b>	1,969– 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



## 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



## 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





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# INDUSTRIAL SPACE FOR LEASE

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## HARRISVILLE LOGISTICS PARK BUILD TO SUIT, MONCTON

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



## 41 ENTERPRISE DRIVE, QUISPAMISIS

<b>Size</b>	3,000 sf	<b>Details</b>	Recently constructed warehouse or manufacturing space
<b>Price</b>	\$16.00 psf Net +\$7.00 psf	<b>Agent(s)</b>	Mike Watkins



## 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



## 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



## 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

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## 158 - 172 TOOMBS STREET, MONCTON

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



## 255 EDINBURGH DRIVE, MONCTON

[DRONE VIDEO](#)

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





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<b>Size</b>	+/- 1,557 sf	<b>Details</b>	Exceptional commercial property that offers high visibility
<b>Price</b>	\$14.00 per sf Net	<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, Suzie Taylor



## 795 MAIN STREET, MONCTON

<b>Size</b>	+/- 427 sf	<b>Details</b>	Renovated office building W/ elevator; on Main Street
<b>Price</b>	\$995 per Month*	<b>Agent(s)</b>	Donna Green



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<b>Size</b>	454 sf – 14,591 sf	<b>Details</b>	Landmark retail and office space in downtown Fredericton
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[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



## 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



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[DRONE VIDEO](#)

<b>Size</b>	3,275 sf	<b>Details</b>	This prime property offers high visibility in an established neighborhood.
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<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



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# COMMERCIAL SPACE FOR LEASE

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## 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



## 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



## 1333 MAIN STREET, MONCTON

[DRONE TOUR](#)

<b>Size</b>	Up to 10,457 sf	<b>Details</b>	Commercial Space in the heart of Downtown Moncton
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<b>Size</b>	+/- 21,000 sf	<b>Details</b>	Versatile layout with a blend of retail, warehouse, and office space.
<b>Price</b>	\$13 - \$15 psf Net	<b>Agent(s)</b>	Adam MaGee, Suzie Taylor



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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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**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

<b>Size</b>	7 Assets	<b>Details</b>	Investment portfolio offering a diverse range of residential properties
<b>Price</b>	\$13,880,000	<b>Agent(s)</b>	Adam MaGee



**INDUSTRIAL PROPERTIES | FOR SALE**



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# INDUSTRIAL PROPERTIES FOR SALE

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## 1160 CHAMPLAIN STREET, DIEPPE

[TAKE VIRTUAL TOUR](#)

<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



## 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



## 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 PROPERTIES FOR SALE

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## 64 MAIN STREET N, REXTON

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



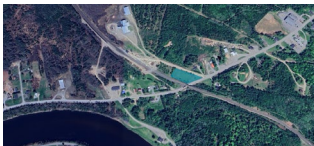
## 382 ACADIE AVENUE, DIEPPE

<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



## 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



## 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



## 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



## 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



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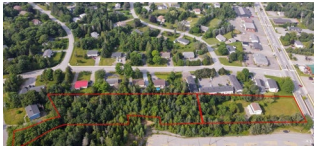
## 9501 RUE MAIN, RICHIBUCTO

<b>Size</b>	1.8 Acres	<b>Details</b>	Centrally-located in town on high-traffic corner
<b>Price</b>	\$69,000	<b>Agent(s)</b>	Donna Green



## 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



## 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



## 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



## LOT RUE OULLETTE, GRAND FALLS

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



## 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



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## 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



## 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



## MCALLISTER DRIVE DEVELOPMENT LAND, SAINT JOHN

[DRONE TOUR](#)

<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



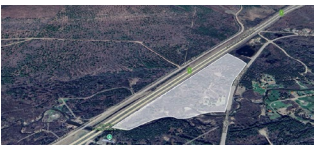
## IVAN RAND DRIVE, MONCTON

<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



## 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



## GRAY ROAD LAND, PENOBSQUIS

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

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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



## CAMBRIDGE ESTATES DEVELOPMENT LAND, MILLIDGEVILLE

<b>Size</b>	64.44 Acres	<b>Details</b>	Significant residential development land within the community of Millidgeville
<b>Price</b>	Please Contact	<b>Agent(s)</b>	Bill MacAvoy



## 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



**COMMERCIAL PROPERTIES | FOR SALE**



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# COMMERCIAL PROPERTIES FOR SALE

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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, 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



**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



620 COVERDALE ROAD, RIVERVIEW		
<b>Size</b>	+/- 1,210 sf	<b>Details</b> Exceptional commercial property that offers high visibility
		<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>Agent(s)</b> Adam MaGee, Suzie Taylor





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