OFFICE | INDUSTRIAL | COMMERCIAL | SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | NOVEMBER 2025

CUSHMAN & WAKEFIELD
Atlantic

FOR LEASE

- OFFICE SPACE
- INDUSTRIAL SPACE
- COMMERCIAL SPACE

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01

OFFICE SPACE | FOR LEASE

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OFFICE SPACE FOR LEASE

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50-60 DRISCOLL CRESCENT | SUITE 102, MONCTON

Virtual Tour

Size	+/-912 sf	**Details**	Moncton office with parking, transit access, and flexible workspace.
Price	$1,741 psf Gross	**Agent(s)**	Jamie Smith

600 MAIN STREET, SAINT JOHN

Size	1,463 sf	**Details**	Furnished office suite with amenities and secure access.
Price	$13 sf Net	**Agent(s)**	Stephanie Turner | Brock Turner

725 CHAMPLAIN STREET, DIEPPE

Virtual Tour

Size	1,200 – 4,000 sf	**Details**	Versatile and functional flex office / warehouse space.
Price	$14.75 - $16.00 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

123 LUTZ STREET, MONCTON

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

1333 MAIN STREET, MONCTON

Drone Tour

Size	5,200 sf	**Details**	Ground floor commercial space in Downtown Moncton with on-site parking.
Price	$23.00 psf Net	**Agent(s)**	Suzie Taylor | Adam MaGee

210 JOHN STREET, MONCTON

Virtual Tour

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

OFFICE SPACE FOR LEASE

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25 HEDGEWOOD DRIVE, MONCTON

Virtual Tour

Size	+/- 1,400 sf	**Details**	Commercial industrial building with ample parking and easy access.
Price	$1,900 monthly	**Agent(s)**	Jamie Smith

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

599 MAIN STREET, MONCTON

Virtual Tour

Size	+/- 276 – 1,350 sf	**Details**	Second floor commercial suites on Main Street.
Price	$22.50 psf Gross	**Agent(s)**	Adam MaGee | Suzie Tayor

60 QUEEN STREET, MONCTON

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

644 MAIN STREET, MONCTON

Virtual Tour

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

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

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735 MAIN STREET, MONCTON — Virtual Tour

Size	1,460 - 3,202 sf.	**Details**	Well-maintained, downtown office space with nearby parking.
Price	$15.00 psf Net	**Agent(s)**	Adam MaGee | Jamie Smith | Suzie Taylor

795 MAIN STREET, MONCTON

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

133 PRINCE WILLIAM STREET, SAINT JOHN — Virtual Tour

Size	2,131 sf & 3,895 sf	**Details**	Uptown office building with scenic harbour views and ample parking.
Price	$19.50 psf Gross	**Agent(s)**	Brock Turner | Stephanie Turner

400 MAIN STREET, SAINT JOHN

Size	12,081 sf	**Details**	Office space for sub-lease with parking, hotel, and amenities nearby.
Price	$15.00 psf Gross	**Agent(s)**	Brock Turner | Stephanie Turner

541 ROTHESAY AVENUE | UNIT 203, SAINT JOHN

Size	2,306 sf	**Details**	Highly visible office space in East Saint John.
Price	$22.50 psf Net	**Agent(s)**	Marc Gosselin

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

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OFFICE SPACE FOR LEASE

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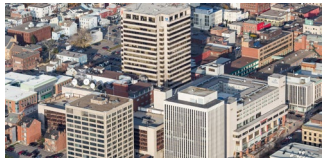

BRUNSWICK SQUARE OFFICE TOWER, SAINT JOHN			
Size	704– 17,733 sf	**Details**	19 storey office tower located in uptown Saint John.
Price	$10.00 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

02

INDUSTRIAL SPACE | FOR LEASE

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INDUSTRIAL SPACE FOR LEASE

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511 FERDINAND BOULEVARD, DIEPPE

Size	13,500 sf	**Details**	10,700 square feet of versatile warehouse space for sub-lease.
Price	$12 psf Net	**Agent(s)**	Jamie Smith

725 CHAMPLAIN STREET, DIEPPE

Virtual Tour

Size	1,200 – 4,000 sf	**Details**	Versatile and functional flex office / warehouse space.
Price	$14.75 - $16.00 psf Net	**Agent(s)**	Adam MaGee | Suzie Taylor

280 DESBRISAY AVENUE, MONCTON

Virtual Tour

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

30 STONEGATE DRIVE, SAINT JOHN

Size	30,000 – 60,000 sf	**Details**	Premium industrial warehouse w/ dock loading.
Price	$10.00 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

31 INDUSTRIAL DRIVE, SUSSEX

Size	30,000 sf	**Details**	Functional industrial facility w/ interior & external cranes.
Price	$6.00 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

03

COMMERCIAL SPACE | FOR LEASE

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Size	+/- 7,257 sf	**Details**	Historic leasing opportunity in one of Moncton's most iconic properties.
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60 QUEEN STREET, MONCTON — 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

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COMMERCIAL 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

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

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

36 CANTERBURY STREET, SAINT JOHN

Size	2,200 sf	**Details**	Unique downtown Saint John retail space for lease.
Price	$4,500/mo Gross	**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

45 CHARLOTTE STREET, SAINT JOHN

Size	+730 sf	**Details**	Ground-floor space—with an additional lower-level storage available.
Price	$2,300/month + HST	**Agent(s)**	Steohanie Turner | Brock Turner

COMMERCIAL SPACE FOR LEASE

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47 CHARLOTTE STREET, SAINT JOHN			
Size	740 sf - 883 sf	**Details**	Two separate stalls at the SJ City Market.
Price	$1,200 – $2,600/mo + HST	**Agent(s)**	Stephanie Turner | Brock Turner

800 FAIRVILLE BOULEVARD | UNIT 7, SAINT JOHN			
Size	2,153 sf	**Details**	Recently renovated retail space in Westwind Place.
Price	$14 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

800 FAIRVILLE BOULEVARD | UNIT 8, SAINT JOHN			
Size	8,727 sf	**Details**	Large retail space in Westwind Place.
Price	$12.00 psf Net	**Agent(s)**	Stephanie Turner | Brock Turner

INDUSTRIAL PROPERTIES

LAND PROPERTIES

COMMERCIAL PROPERTIES

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01

INDUSTRIAL PROPERTIES | FOR SALE

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INDUSTRIAL PROPERTIES FOR SALE

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2 WHITEBONE WAY, SAINT JOHN

Size	13,200 sf	**Details**	Building with secure compound, spacious offices, and heavy-duty warehouse.
Price	$2,329,000	**Agent(s)**	Adam MaGee | Suzie Taylor

30 STONEGATE DRIVE, SAINT JOHN

Size	67,963 sf | 4.32 acres	**Details**	Mixed-use investment opportunity in Saint john.
Price	$8,450,000	**Agent(s)**	Stephanie Turner | Brock Turner

52 PROGRESS DRIVE, ST. STEPHEN

Size	2,413 sf	**Details**	Industrial warehouse offering a prime location.
Price	$250,000	**Agent(s)**	Stephanie Turner | Brock Turner

53 PROGRESS DRIVE, ST. STEPHEN

Drone Tour

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

Drone Tour

Size	7,500 sf	**Details**	Steel-frame warehouse with office space.
Price	$499,000	**Agent(s)**	Stephanie Turner | Brock Turner

55 PROGRESS DRIVE, ST. STEPHEN

Drone Tour

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

02

LAND PROPERTIES | FOR SALE

CUSHMAN & WAKEFIELD
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LAND PROPERTIES FOR SALE

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189 MITCHELL WAYNE DRIVE, FREDERICTON

Size	+/-17 acres	**Details**	Development land near new residential and municipal amenities.
Price	$2,700,000	**Agent(s)**	Stephanie Turner | Brock Turner

611 THORNTON 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

845 THORNTON AVENUE, BATHURST

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

87 RAMSAY STREET, CAMPBELLTON

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

382 ACADIE AVENUE, DIEPPE

Drone Tour

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

241 WILSEY ROAD, FREDERICTON

Drone Tour

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

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LAND PROPERTIES FOR SALE

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RUE OUELLETTE DEVELOPMENT LAND | 9.25 Acres, GRAND FALLS

Size	9.25 acres	**Details**	Expansive development parcel with a wide range of uses.
Price	$900,000	**Agent(s)**	Jamie Smith

RUE OUELLETTE DEVELOPMENT LAND | 24.5 Acres, GRAND FALLS

Size	24.5 acres	**Details**	Well-located site suitable for a wide range of developments.
Price	$1,460,000	**Agent(s)**	Jamie Smith

105 ROCKLAND ROAD, HARTLAND

Size	0.97 acres	**Details**	This Hartland property, zoned Institutional.
Price	$75,000	**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

38 ZACK ROAD. BERRY MILLS

Drone Tour

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

500 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

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LAND PROPERTIES FOR SALE

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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)**	Adam MaGee | Suzie Taylor

SALISBURY ROAD LAND, MONCTON

Drone Tour

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

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

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

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

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LAND PROPERTIES FOR SALE

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1857 MANAWAGONISH ROAD, SAINT JOHN

Size	19.94 acres	**Details**	Exceptional development land on the western side of Saint john.
Price	$719,000	**Agent(s)**	Stephanie Turner | Brock Turner

630 READY STREET, SAINT JOHN

Size	9,972 sf	**Details**	Prime development site approved for 9-unit building.
Price	$150,000	**Agent(s)**	Stephanie Turner | Brock Turner

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

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

UPPER LETANG ROAD, ST GEORGE

Size	2.05 acres	**Details**	2.05-acre cleared, unzoned lot on Upper Letang Road
Price	$22,500	**Agent(s)**	Suzie Taylor | Adam MaGee

50 PROGRESS DRIVE, ST. STEPHEN

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

LAND PROPERTIES FOR SALE

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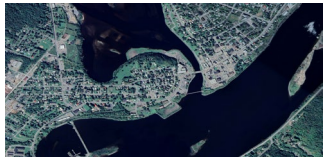
CHOCOLATE DRIVE, ST STEPHEN			
Size	12 acres	**Details**	Prime development land for sale in the commercial heart of St. Stephen.
Price	$249,000	**Agent(s)**	Stephanie Turner | Brock Turner



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

03

COMMERCIAL PROPERTIES | FOR SALE

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COMMERCIAL PROPERTIES FOR SALE

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141 WELDON STREET, MONCTON

Size	0.71 acres	**Details**	Professional office with parking, upgrades, and flexible SBD zoning.
Price	$1,599,000	**Agent(s)**	Jamie Smith

31 INDUSTRIAL DRIVE, SUSSEX

Size	3.48 acres	**Details**	Industrial investment with warehouse, office, and heavy-duty power.
Price	$1,600,000	**Agent(s)**	Stephanie Turner | Brock Turner

30 HUGHES STREET, FREDERICTON

Size	1.53 acres	**Details**	Modern, multi-tenant commercial building with ample parking.
Price	$1,699,000	**Agent(s)**	Jamie Smith

281 ST GEORGE STREET, MONCTON

Virtual Tour

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

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

30 STONEGATE DRIVE, SAINT JOHN

Size	67,963 sf | 4.32 acres	**Details**	Mixed-use investment opportunity in Saint john.
Price	$8,450,000	**Agent(s)**	Stephanie Turner | Brock Turner

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COMMERCIAL PROPERTIES FOR SALE

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10 SYDNEY STREET, SAINT JOHN

Size	68,957 sf	**Details**	Vacant office building on +\- 0.53 Acres.
Price	Please Contact	**Agent(s)**	Stephanie Turner | Brock Turner

28-36 & 38-40 SYDNEY STREET PORTFOLIO, SAINT JOHN

Size	+ 24,488 sf	**Details**	Investment portfolio. Mix of multi-res/commercial.
Price	Please Contact	**Agent(s)**	Stephanie Turner | Brock Turner

259 FOSTER THURSTON, SAINT JOHN

Virtual Tour

Size	3,750 sf | 24 acres	**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

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

BOUTIQUE HOTEL, ATLANTIC CANADA

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

SOLD & LEASED

PROPERTIES SOLD AND LEASED IN THE LAST 30 DAYS

CUSHMAN & WAKEFIELD
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SOLD AND LEASED PROPERTIES

308-310 MOUNTAIN ROAD, MONCTON			
Size	+/- 2,641 sf	**Details**	Mixed-use property offering both commercial and residential opportunities.
Price	$499,000	**Agent(s)**	Jamie Smith

158 TOOMBS STREET, MONCTON			
Size	11,200 sf	**Details**	11,200 square feet of versatile warehouse space.
Price	$12.00 psf Net	**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

54 PROGRESS DRIVE, ST. STEPHEN			
Size	7,500 sf	**Details**	Steel-frame warehouse with office space.
Price	$499,000	**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

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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