

OFFICE

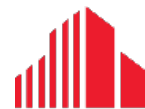
INDUSTRIAL

COMMERCIAL

SALE

MONTHLY LISTINGS REPORT

NEW BRUNSWICK | OCTOBER 2025



**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

10 INDUSTRIAL SPACE

12 COMMERCIAL SPACE



01

OFFICE SPACE | FOR LEASE



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OFFICE SPACE FOR LEASE

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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



25 HEDGEWOOD DRIVE, MONCTON

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



735 MAIN STREET, MONCTON

[TAKE VIRTUAL TOUR](#)

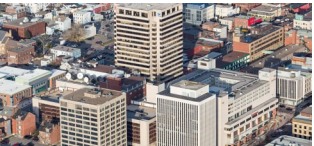
Size	1,460 - 3,202 sf.	Details	Well-maintained, downtown office space with nearby parking
Price	\$15.00 psf Net	Agent(s)	Adam MaGee Jamie Smith Suzie Taylor



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



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



80 DRISCOLL CRESCENT | SUITE 200, MONCTON

[TAKE VIRTUAL TOUR](#)

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

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1333 MAIN STREET, MONCTON

[DRONE VIDEO](#)

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

[DRONE VIDEO](#)

Size	10,000 sf	Details	Two-storey professional office building with 10,000 sf available
Price	\$17 psf Net	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



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

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133 PRINCE WILLIAM STREET, SAINT JOHN

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



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



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



599 MAIN STREET, MONCTON

[TAKE 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 Taylor

Q2

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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



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



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



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



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

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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

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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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



800 FAIRVILLE BOULEVARD, SAINT JOHN | UNIT 8

Size	8,727 sf	Details	Large retail space in Westwind Place.
Price	\$12.00 psf Net	Agent(s)	Stephanie Turner Brock Turner



800 FAIRVILLE BOULEVARD UNIT 7, SAINT JOHN | UNIT 7

Size	2,153 sf	Details	Recently renovated retail space in Westwind Place
Price	\$14 psf Net	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)	Stechanie Turner Brock Turner



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



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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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



25 HEDGEWOOD DRIVE, MONCTON

[TAKE VIRTUAL TOUR](#)

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



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, QUISPAMIS

Size	832 sf	Details	Prime commercial/retail space in the Lakefield Plaza.
Price	\$14.00 psf Net	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 Taylor

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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	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



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



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



FOR SALE

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17 MUR PROPERTIES

19 INDUSTRIAL PROPERTIES

22 LAND PROPERTIES

26 COMMERCIAL PROPERTIES



INDUSTRIAL PROPERTIES | FOR SALE



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31 INDUSTRIAL DRIVE, SUSSEX

Size	30,000 sf	Details	Industrial investment opportunity w/ steady income in place.
Price	\$1,600,000	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



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



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

QZ

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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



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



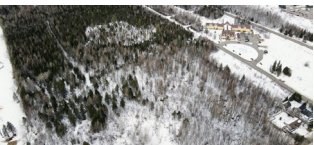
105 ROCKLAND ROAD, HARTLAND

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

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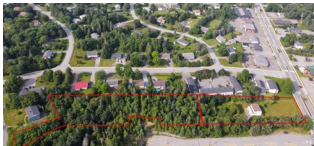
LAND PROPERTIES FOR SALE

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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



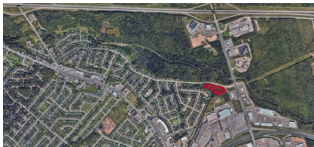
241 WILSEY ROAD, FREDERICTON

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

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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



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



382 ACADIE AVENUE, DIEPPE

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



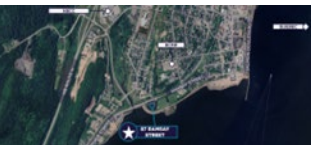
IVAN RAND DRIVE, MONCTON

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



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

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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



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



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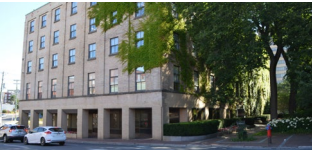
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30 STONEGATE DRIVE, SAINT JOHN

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



10 SYDNEY STREET, SAINT JOHN

Size	68,957 sf	Details	Vacant office building on +/- 0.53 Acres
Price	Contact Agent	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	Contact Agent	Agent(s)	Stephanie Turner Brock Turner



259 FOSTER THURSTON

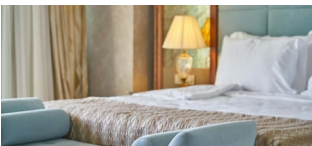
[TAKE VIRTUAL TOUR](#)

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



BOUTIQUE HOTEL, ATLANTIC CANADA

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

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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



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



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



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



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



1966 MOUNTAIN ROAD, MONCTON

Size	1,500 sf	Details	Prime retail space in the North End of Moncton
Price	\$34 psf Gross	Agent(s)	Jamie Smith



88 TOOMBS STREET, MONCTON

Size	4,854 sf	Details	Industrial cross-dock building in accessible location
Price	\$7.75 psf Net	Agent(s)	Adam MaGee Suzie Taylor



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