

F  
E  
B  
2  
0  
2  
6

# MONTHLY LISTING REPORT

NEW BRUNSWICK

Better never settles

**WE  
DIDN'T  
COME  
THIS FAR  
JUST TO  
COME  
THIS FAR.**



# FOR LEASE

OFFICE SPACE



INDUSTRIAL SPACE



COMMERCIAL SPACE





01

# OFFICE SPACE FOR LEASE

# OFFICE SPACE

## FOR LEASE



PROPERTIES FOR SALE



**725 CHAMPLAIN STREET  
SUITE 500  
DIEPPE**

Versatile and functional flex office / warehouse space.

Size +/- 2,600 sf

Price \$15.75 psf Net  
+\$5.98 psf

Agent(s) Adam MaGee  
Suzie Taylor



**118 HIGHFIELD STREET  
GROUND FLOOR  
MONCTON**

Ground-floor commercial space, located near Main Street.

Size +/- 960 sf

Price \$2,000/mo

Agent(s) Jamie Smith



**123 LUTZ STREET  
MONCTON**

Versatile layout with a blend of retail, warehouse, and office space.

Size Up to 21,000 sf

Price \$13.00 - \$15.00 psf Net

Agent(s) Adam MaGee  
Suzie Taylor



**1333 MAIN STREET  
MONCTON**

Ground floor commercial space in Downtown Moncton with on-site parking.

Size 5,200 sf

Price \$23.00 psf Net

Agent(s) Suzie Taylor  
Adam MaGee



**210 JOHN STREET  
MONCTON**

Two-storey professional office building with 10,000 sf available.

Size 10,000 sf

Price \$16.00 psf NNN

Agent(s) Jamie Smith

# OFFICE SPACE

## FOR LEASE



OFFICE SPACE



INDUSTRIAL SPACE



COMMERCIAL SPACE

PROPERTIES FOR SALE



### 297 COLLISHAW STREET 3 UNITS, SECOND FLOOR MONCTON

Various second-floor offices for lease in the highly sought-after Victory Industrial Park.

Size +/- 400 sf/office

Price \$600/mo Gross

Agent(s) Jamie Smith



### 35 HIGHFIELD STREET MONCTON

Historic leasing opportunity in one of Moncton's most iconic properties.

Size +/- 7,257 sf

Price \$11.00 psf Net

Agent(s) Adam MaGee  
Jamie Smith  
Suzie Taylor



### 644 MAIN STREET MONCTON

Office space for sub-lease with parking, hotel, and amenities nearby.

Size 14,650 sf

Price Please Contact

Agent(s) Jamie Smith



### 679-695 MAIN STREET MONCTON

Second floor suite with brick finishes, accessible via elevator.

Size 1,482 sf

Price \$17.00 psf Net

Agent(s) Adam MaGee  
Jamie Smith  
Suzie Taylor



### 735 MAIN STREET MONCTON

Well-maintained, downtown office space with nearby parking.

Size 1,460 - 3,202 sf

Price \$15.00 psf Net

Agent(s) Adam MaGee  
Jamie Smith  
Suzie Taylor

# OFFICE SPACE

## FOR LEASE



OFFICE SPACE



INDUSTRIAL SPACE



COMMERCIAL SPACE

PROPERTIES FOR SALE



### 80 DRISCOLL CRESCENT, SUITE 200 MONCTON

Prime 2nd floor office space in the Moncton Industrial Park.

Size	6,750 sf
Price	\$15.75 psf Gross
Agent(s)	Adam MaGee Suzie Taylor



### 133 PRINCE WILLIAM STREET SAINT JOHN

Uptown office building with scenic harbour views and ample parking.

Size	2,131 - 3,895 sf
Price	\$19.50 psf Gross
Agent(s)	Brock Turner Stephanie Turner



### 400 MAIN STREET SAINT JOHN

Office space for sub-lease with parking, hotel, and amenities nearby.

Size	12,081 - 20,000 sf
Price	\$15.00 psf Gross
Agent(s)	Brock Turner Stephanie Turner



### 541 ROTHESAY AVENUE, UNIT 203 SAINT JOHN

Highly visible office space in East Saint John.

Size	2,306 sf
Price	\$22.50 Semi-Gross + Utilities
Agent(s)	Stephanie Turner Brock Turner



### 600 MAIN STREET SAINT JOHN

Furnished office suite with amenities and secure access.

Size	1,463 sf
Price	\$13.00 sf Net
Agent(s)	Stephanie Turner Brock Turner

# OFFICE SPACE

## FOR LEASE



### BRUNSWICK SQUARE OFFICE TOWER SAINT JOHN

19 storey office tower located in uptown Saint John.

Size	704 - 17,733 sf
Price	\$10.00 psf Net
Agent(s)	Stephanie Turner Brock Turner



OFFICE SPACE



INDUSTRIAL SPACE



COMMERCIAL SPACE





02

# INDUSTRIAL SPACE FOR LEASE

# INDUSTRIAL SPACE

## FOR LEASE



### 240 DESBRISAY AVENUE MONCTON

Located in Industrial Park West, with 2,000 sf of bright office space, one dock and two grade loading doors.

Size	15,000 sf
Price	\$16.00 psf Net
Agent(s)	Adam MaGee Suzie Taylor



### 53 BLAKENY STREET MONCTON

Warehouse building with one grade-level door, private parking, and a large fenced compound available on-site.

Size	+/- 4,000 sf
Price	\$18.50 psf Gross
Agent(s)	Adam MaGee Suzie Taylor



### 825 FRENETTE AVENUE MONCTON

New warehouse building ready for occupancy. Has a modern design and flexible space, with parking on-site.

Size	10,000 sf
Price	\$15.50 psf Net
Agent(s)	Adam MaGee Suzie Taylor



### 1954 AMIRAULT STREET DIEPPE

This property offers versatile space for commercial, industrial, or mixed-use applications.

Size	+/- 13,000 sf
Price	\$12.00 psf Net
Agent(s)	Jamie Smith



### 671 MALENFANT BOULEVARD DIEPPE

Adaptable industrial space w/ 21' clear heights and dock loading.

Size	4,969 sf
Price	Please Contact
Agent(s)	Adam MaGee Suzie Taylor

# INDUSTRIAL SPACE

## FOR LEASE



### 725 CHAMPLAIN STREET SUITE 500 DIEPPE

Versatile and functional flex office / warehouse space.

Size	+/- 2,600 sf
Price	\$15.75 psf Net +\$5.98 psf
Agent(s)	Adam MaGee Suzie Taylor



### 212 HALIFAX STREET MONCTON

This mixed-use commercial property, with both retail and industrial spaces.

Size	+/- 1,200 up to 14,336 sf
Price	\$12.00 - \$15.00 psf Net + \$5.00 psf
Agent(s)	Adam MaGee Suzie Taylor



### 21 WHITEBONE WAY SAINT JOHN

Complete office setup with a well-equipped warehouse.

Size	5,600 sf
Price	\$12.00 psf Net
Agent(s)	Stephanie Turner Brock Turner



03

# COMMERCIAL SPACE FOR LEASE

# COMMERCIAL SPACE

## FOR LEASE

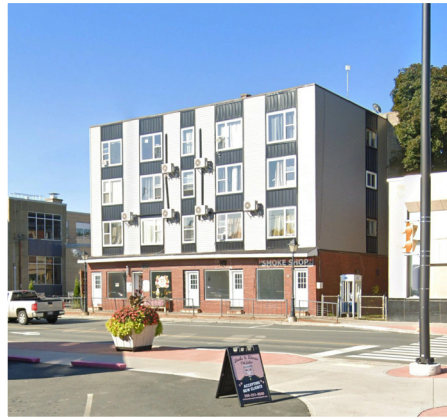
PROPERTIES  
FOR SALE 



**725 CHAMPLAIN STREET  
SUITE 500  
DIEPPE**

Versatile and functional flex office / warehouse space.

Size	+/- 2,600 sf
Price	\$15.75 psf Net +\$5.98 psf
Agent(s)	Adam MaGee Suzie Taylor



**323 PLEASANT  
STREET  
MIRAMICHI**

Ground floor commercial suite with exceptional visibility for maximum exposure.

Size	+/- 325 sf
Price	\$1,100/mo Semi-Gross
Agent(s)	Jamie Smith



**118 HIGHFIELD STREET  
GROUND FLOOR  
MONCTON**

Ground-floor commercial space, located near Main Street.

Size	+/- 960 sf
Price	\$2,000/mo
Agent(s)	Jamie Smith



**123 LUTZ  
STREET  
MONCTON**

Versatile layout with a blend of retail, warehouse, and office space.

Size	Up to 21,000 sf
Price	\$13.00 - \$15.00 psf Net
Agent(s)	Adam MaGee Suzie Taylor



**1333 MAIN  
STREET  
MONCTON**

Ground floor commercial space in Downtown Moncton with on-site parking.

Size	5,200 sf
Price	\$23.00 psf Net
Agent(s)	Suzie Taylor Adam MaGee

# COMMERCIAL SPACE

## FOR LEASE

PROPERTIES  
FOR SALE 



### 212 HALIFAX STREET MONCTON

This mixed-use commercial property, with both retail and industrial spaces.

Size	+/- 1,200 up to 14,336 sf
Price	\$12.00 - \$15.00 psf Net + \$5.00 psf
Agent(s)	Adam MaGee Suzie Taylor



### 297 COLLISHAW STREET SECOND FLOOR MONCTON

Various second-floor offices for lease in the highly sought-after Victory Industrial Park.

Size	+/- 24,000 sf
Price	\$600/mo Gross
Agent(s)	Jamie Smith



### 35 HIGHFIELD STREET MONCTON

Historic leasing opportunity in one of Moncton's most iconic properties.

Size	+/- 7,257 sf
Price	\$11.00 psf Net
Agent(s)	Adam MaGee Jamie Smith Suzie Taylor



### 120 MILLENNIUM DRIVE SAINT JOHN

Well-maintained commercial building with ample parking and easy access.

Size	+/- 2,000 sf
Price	\$15.00 psf + \$7.77 psf
Agent(s)	Brock Turner Stephanie Turner



### 39 KING STREET SAINT JOHN

Retail complex conveniently located in the heart of Uptown Saint John.

Size	Various suites
Price	Please Contact
Agent(s)	Stephanie Turner Brock Turner

# COMMERCIAL SPACE

## FOR LEASE



### 800 FAIRVILLE BLVD UNIT 7 SAINT JOHN

Recently renovated retail space in Westwind Place.

Size	2,153 sf
Price	\$14.00 psf Net
Agent(s)	Stephanie Turner Brock Turner



### 800 FAIRVILLE BLVD UNIT 8 SAINT JOHN

Large retail space in Westwind Place.

Size	8,727 sf
Price	\$12.00 psf Net
Agent(s)	Stephanie Turner Brock Turner

**WE NEVER  
RUN AWAY  
FROM  
PROBLEMS,  
WE RUN  
TO THEM.**

**FOR  
SALE**

INDUSTRIAL PROPERTIES



LAND PROPERTIES



COMMERCIAL PROPERTIES





01

# INDUSTRIAL PROPERTIES FOR SALE

# INDUSTRIAL PROP.

## FOR SALE



INDUSTRIAL PROP.



LAND PROPERTIES



COMMERCIAL PROP.

SPACES  
FOR LEASE 



### 240 DESBRISAY AVENUE MONCTON

Located in Industrial Park West, with 2,000 sf of bright office space, one dock and two grade loading doors.

Size 15,000 sf

Price \$3,800,000

Agent(s) Adam MaGee  
Suzie Taylor



### 2 WHITEBONE WAY SAINT JOHN

Building with secure compound, spacious offices, and heavy-duty warehouse.

Size 13,200 sf

Price \$2,329,000

Agent(s) Adam MaGee  
Suzie Taylor



### 53 PROGRESS DRIVE ST. STEPHEN

Modern, food-grade facility with lab, warehouse, and office spaces.

Size 33,280 sf

Price \$3,000,000

Agent(s) Stephanie Turner  
Brock Turner



### 55 PROGRESS DRIVE ST. STEPHEN

Prime location steel-frame warehouse with grade-level loading access.

Size 20,424 sf

Price \$899,000

Agent(s) Stephanie Turner  
Brock Turner



02

# LAND PROPERTIES FOR SALE

# LAND PROPERTIES

## FOR SALE

  
INDUSTRIAL PROP.

  
LAND PROPERTIES

  
COMMERCIAL PROP.

SPACES  
FOR LEASE 



### 611 THORNTON AVENUE BATHURST

This Bathurst property offers a versatile opportunity as a single or two-unit dwelling.

Size 0.31 acres

Price \$13,900

Agent(s) Suzie Taylor  
Adam MaGee



### 845 THORNTON AVENUE BATHURST

Development land near CN railway.

Size 1.93 acres

Price \$80,000

Agent(s) Adam MaGee  
Suzie Taylor



### 87 RAMSAY STREET CAMPBELLTON

Highway Commercial Class 2 zoning, high visibility & access.

Size 2.3 acres

Price \$300,000

Agent(s) Suzie Taylor  
Adam MaGee



### 382 ACADIE AVENUE DIEPPE

Corner lot development land situated in Dieppe, NB.

Size 11,195 sf

Price \$250,000

Agent(s) Adam MaGee  
Suzie Taylor



### 189 MITCHELL WAYNE DRIVE FREDERICTON

Development land near new residential and municipal amenities.

Size +/- 17 acres

Price \$2,700,000

Agent(s) Stephanie Turner  
Brock Turner

# LAND PROPERTIES

## FOR SALE

  
INDUSTRIAL PROP.

  
LAND PROPERTIES

  
COMMERCIAL PROP.

SPACES  
FOR LEASE 



### RUE OUELLETTE DEVELOPMENT LAND GRAND FALLS

Expansive development parcel with a wide range of uses.

Size 9.25 acres

Price \$900,000

Agent(s) Jamie Smith



### RUE OUELLETTE DEVELOPMENT LAND GRAND FALLS

Well-located site suitable for a wide range of developments.

Size 24.5 acres

Price \$1,460,000

Agent(s) Jamie Smith



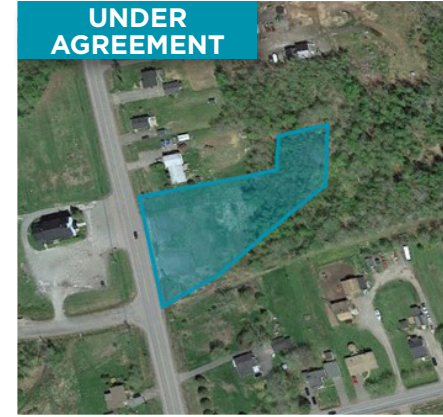
### 105 ROCKLAND ROAD HARTLAND

This Hartland property, zoned Institutional.

Size 0.97 acres

Price \$75,000

Agent(s) Suzie Taylor  
Adam MaGee



### 2337 HIGHWAY 15 LAND IRISHTOWN

Agricultural/Commercial land located in Irishtown.

Size 1.29 acres

Price \$99,000

Agent(s) Adam MaGee  
Suzie Taylor



### 38 ZACK ROAD MONCTON

Zoned General Commercial offering a versatile opportunities for various business ventures.

Size 1.99 acres

Price \$799,000

Agent(s) Jamie Smith

# LAND PROPERTIES

## FOR SALE



### CALEDONIA ROAD MONCTON

Prime industrial land available in the Caledonia Industrial Park.

Size 7.41 acres

Price \$1,600,000

Agent(s) Adam MaGee  
Suzie Taylor



### IVAN RAND DRIVE MONCTON

Prime development site near Downtown Event Centre. Zoned SC.

Size +/- 17 acres

Price \$2,400,000

Agent(s) Adam MaGee  
Suzie Taylor



### 85 MAIN STREET PLASTER ROCK

Exceptional development opportunity in Plaster Rock.

Size 1.11 acres

Price \$16,000

Agent(s) Suzie Taylor  
Adam MaGee



### 64 MAIN STREET REXTON

Partially wooded lot in central Rexton with fenced clearing along Main Street.

Size 3.8 acres

Price \$99,500

Agent(s) Adam MaGee  
Suzie Taylor



### GELDART ROAD RIVER GLADE

Prime land suitable for a variety of uses, including timber lots and residential development.

Size +/- 400 acres

Price \$399,000

Agent(s) Adam MaGee  
Suzie Taylor

# LAND PROPERTIES

## FOR SALE

  
INDUSTRIAL PROP.

  
LAND PROPERTIES

  
COMMERCIAL PROP.

SPACES  
FOR LEASE 



### 134 HAMPTON ROAD ROTHESAY

2 lots located on Hampton Road, perfect for development.

Size 2.16 acres

Price \$649,000

Agent(s) Marc Gosselin



### 53 MAIN STREET ST. GEORGE

Cleared lot on the intersection of Main Street and Riverview Avenue.

Size 1.37 acres

Price \$45,000

Agent(s) Adam MaGee  
Suzie Taylor



### UPPER LETANG ROAD ST. GEORGE

2.05-acre cleared, unzoned lot on Upper Letang Road.

Size 2.05 acres

Price \$22,500

Agent(s) Suzie Taylor  
Adam MaGee



### 50 PROGRESS DRIVE ST. STEPHEN

Development land available for sale in St. Stephen, NB.

Size +/- 31 acres

Price \$387,500

Agent(s) Stephanie Turner  
Brock Turner



### CHOCOLATE DRIVE LAND ST. STEPHEN

Prime development land for sale in the commercial heart of St. Stephen.

Size 12 acres

Price \$249,000

Agent(s) Stephanie Turner  
Brock Turner

# LAND PROPERTIES

FOR SALE



## 514 MAIN STREET WOODSTOCK

Zoned General Commercial offering versatile opportunities for various business ventures.

Size 0.415 acres

Price \$80,000

Agent(s) Suzie Taylor  
Adam MaGee

  
INDUSTRIAL PROP.

  
LAND PROPERTIES

  
COMMERCIAL PROP.

SPACES  
FOR LEASE 



03

# COMMERCIAL PROPERTIES

FOR SALE

# COMMERCIAL PROP.

## FOR SALE

SPACES  
FOR LEASE




INDUSTRIAL PROP.



LAND PROPERTIES



COMMERCIAL PROP.



### 90 ENGLEHART STREET DIEPPE

Professional office building in commercial district. The property includes a main floor, a basement and small shed.

Size	4,080 sf
Price	\$875,000
Agent(s)	Adam MaGee Suzie Taylor



### RETAIL PORTFOLIO INVESTMENT FREDERICTON

This portfolio consists of three prime addresses and includes a pad site ready for development.

Size	80,000 sf
Price	\$22,000,000
Agent(s)	Stephanie Turner Brock Turner



### 141 WELDON STREET MONCTON

Professional office with parking, upgrades, and flexible SBD zoning.

Size	0.71 acres
Price	\$1,599,000
Agent(s)	Jamie Smith



### SHADOW LAWN INN 3180 ROTHESAY ROAD ROTHESAY

Excellent investment opportunity to own a successful Inn and restaurant.

Size	9 Room Inn
Price	\$2,775,000
Agent(s)	Stephanie Turner Brock Turner



### 127 PRINCE WILLIAM STREET SAINT JOHN

Heritage Building, perfect for a business seeking professional presence.

Size	2,688 sf
Price	\$545,000
Agent(s)	Stephanie Turner Brock Turner

# COMMERCIAL PROP.

## FOR SALE



INDUSTRIAL PROP.



LAND PROPERTIES



COMMERCIAL PROP.

SPACES  
FOR LEASE 



### 607 ROTHESAY AVENUE SAINT JOHN

Mixed Use Investment, located in thriving economic hub.

Size	2.63 acres
Price	\$4,250,000
Agent(s)	Stephanie Turner Brock Turner



### 82 GERMAIN STREET CONDO 101 SAINT JOHN

4-unit income producing commercial condo.

Size	4,884 sf
Price	\$580,000
Agent(s)	Stephanie Turner Brock Turner



### 74 OHIO ROAD SHEDIAC

Office building with warehouse, grade loading, and government tenant.

Size	1,920 sf
Price	\$790,000
Agent(s)	Adam MaGee Suzie Taylor



# SOLD & LEASED

PROPERTIES SOLD  
AND LEASED IN THE  
LAST 30 DAYS



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# SOLD AND LEASED PROPERTIES



**280 DESBRISAY AVENUE  
MONCTON**

State-of-the-art warehouse in Moncton Industrial Park.

Size 62,100 sf

Agent(s) Adam MaGee  
Suzie Taylor



**50-60 DRISCOLL CRES  
SUITE 102  
MONCTON**

Moncton office with parking, transit access, and flexible workspace.

Size +/- 912 sf

Agent(s) Jamie Smith



**HIGHMEADOW PARK  
SAINT JOHN**

Prime multi-unit residential development opportunity.

Size 1.44 acres

Agent(s) Adam MaGee  
Suzie Taylor



**334 MAIN STREET  
UNIT B1  
SHEDIAC**

Multi-tenant commercial space in an ideal location with three suites, storage, a private kitchen, and a restroom.

Size +/- 784 sf

Agent(s) Jamie Smith



**ROSSMOUNT INN  
HOTEL  
ST. ANDREWS**

Thriving boutique hotel & 82.5 acres of land.

Size 17 guest rooms,  
restaurant & bar

Agent(s) Stephanie Turner  
Brock Turner

# OUR ADVISORS NEW BRUNSWICK



**ADAM MAGEE**  
Managing Director NB/NL  
506 872 2507  
amagee@cwatlantic.com



**JAMIE SMITH**  
Senior Associate  
506 269 9914  
jsmith@cwatlantic.com



**SUZIE TAYLOR**  
Commercial Real Estate Advisor  
506 380 1777  
staylor@cwatlantic.com



**BILL MACAVOY**  
Executive Vice Charmain  
902 880 0445  
bmacavoy@cwatlantic.com



**MARC GOSSELIN**  
Commercial Real Estate Advisor  
506 636 1739  
mgosselin@cwatlantic.com



**AISHA KANYANA**  
Commercial Real Estate Advisor  
506 899 0601  
akanyana@cwatlantic.com



**STEPHANIE TURNER**  
Associate Vice President  
506 333 3442  
sturner@cwatlantic.com



**BROCK TURNER**  
Commercial Real Estate Advisor  
506 608 8747  
bturner@cwatlantic.com



**MONCTON OFFICE**  
+1 (506) 387 6925  
77 Vaughan Harvey Blvd,  
Suite 402  
Moncton, NB  
E1C 0K2

Better never settles

# MONTHLY LISTINGS REPORT

NEW BRUNSWICK

FEBRUARY 2026



Better never settles