

FOR SALE

9439 MAIN STREET

RICHIBUCTO, NB | 21,000 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY FEATURES

Located in the **heart of Richibucto**, this well-maintained 21,000 sf commercial building presents a compelling opportunity for businesses looking to establish or expand within a strong local commercial corridor.

The property includes an additional lot with **water views**, offering potential for future development and space for constructing a drive-thru.

The property offers a highly **functional layout** that supports a wide range of configurations, featuring a combination of open areas and private spaces.

The current setup includes a retail area, a cafe with kitchenette, staff facilities, and a large storage component, providing immediate usability for a variety of operations. Additional features include a **loading door**, upgraded electrical systems, energy-efficient LED lighting, and on-site parking.

The building **was renovated in 2016** for commercial use.

MLS	NB137198
-----	----------

PID	25396474
-----	----------

ADDITIONAL PID	25156902
----------------	----------

SALE PRICE	\$1,080,000
------------	-------------

BUILDING SIZE	21,000 sf
---------------	-----------



FLOOR PLAN

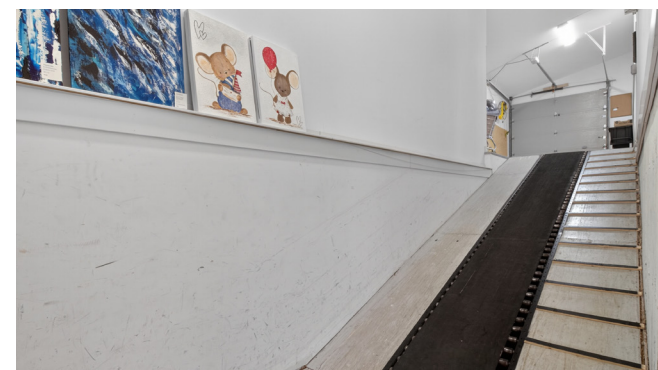
MAIN FLOOR



BASEMENT







AERIAL MAP

Positioned along Main Street, the primary commercial corridor in Richibucto, this property benefits from consistent local traffic and strong community presence.

The surrounding area features a mix of retail shops, services, and restaurants that support the residential neighborhood. Additionally, the property is close to the waterfront and has easy access to Route 11.





CONTACT

AISHA KANYANA
Commercial Real Estate Advisor
+1 506 899 0601
akanyana@cwatlantic.com

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.