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.

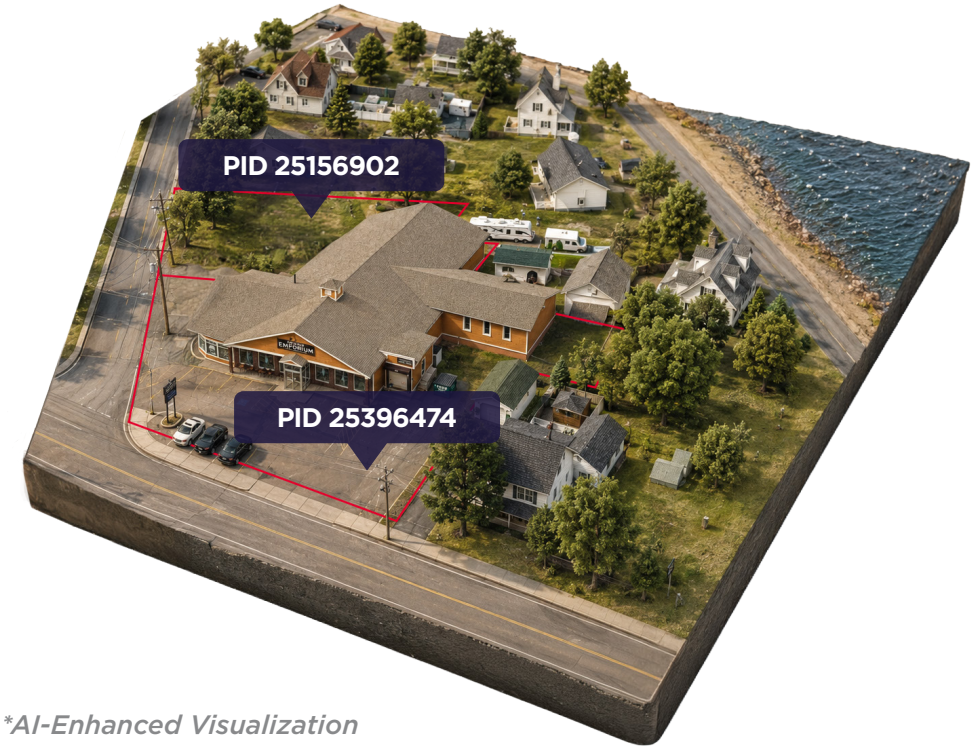
The property offers a highly **functional layout** that supports a wide range of configurations, featuring a combination of open areas and private spaces.

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	$850,000
BUILDING SIZE	21,000 sf





**AI-Enhanced Visualization*

**This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

FLOOR PLAN

MAIN FLOOR



BASEMENT



360°




Welcome








COLD DRINKS







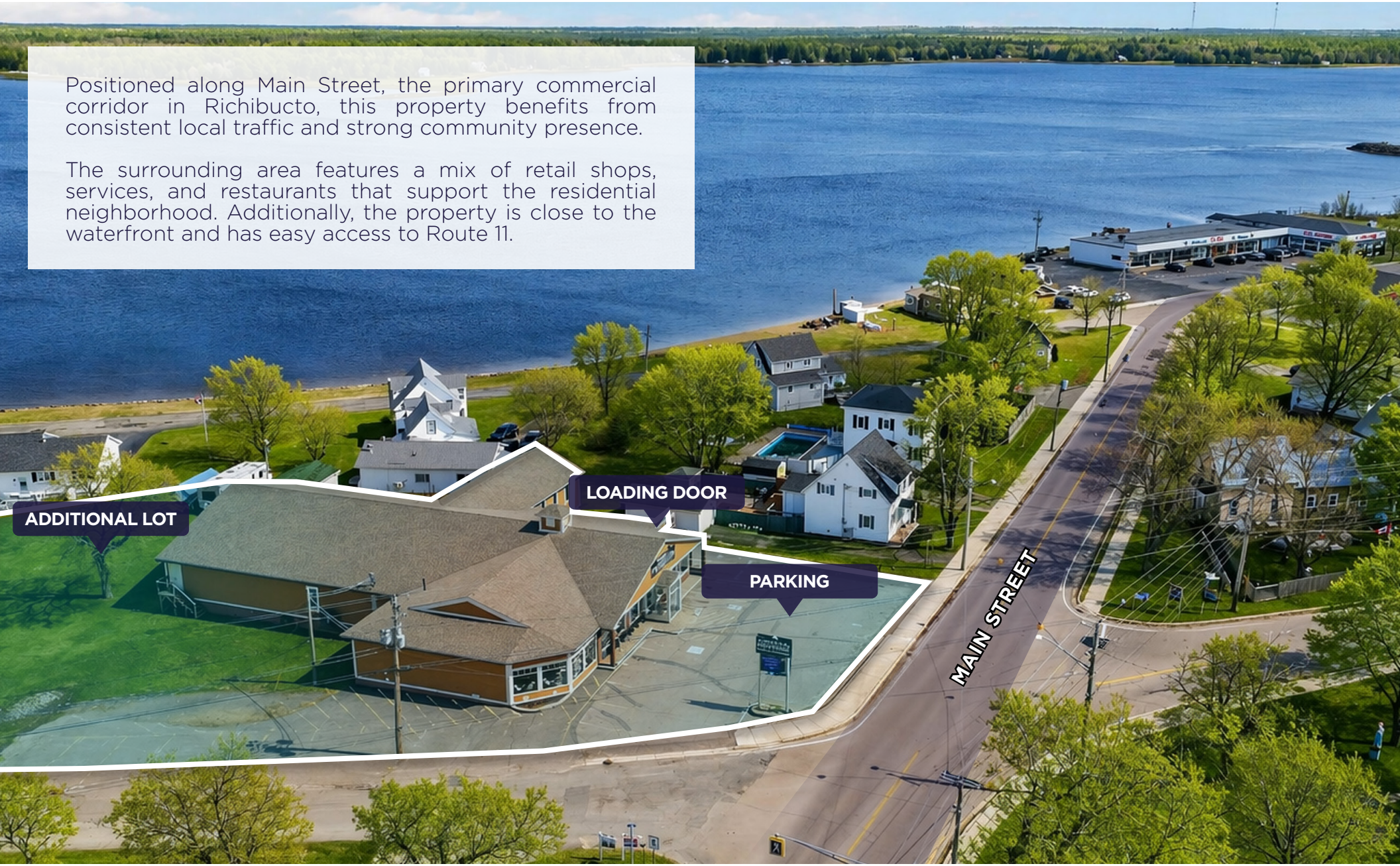








AERIAL MAP



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

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