

AVAILABLE FOR SALE

9241 MAIN STREET

RICHIBUCTO NB



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

NB147569

MLS

\$540,000

SALE PRICE

±4,689 SF

BUILDING SIZE

±1.09 ACRES

LOT SIZE

4 GRADE-LEVEL
LOADING DOORS

14' CEILINGS
GARAGE

Located along Main Street in Richibucto, this property spans **± 1.09 acres** and includes two buildings. Currently, it is leased by MCS Sanitation, offering immediate income potential.

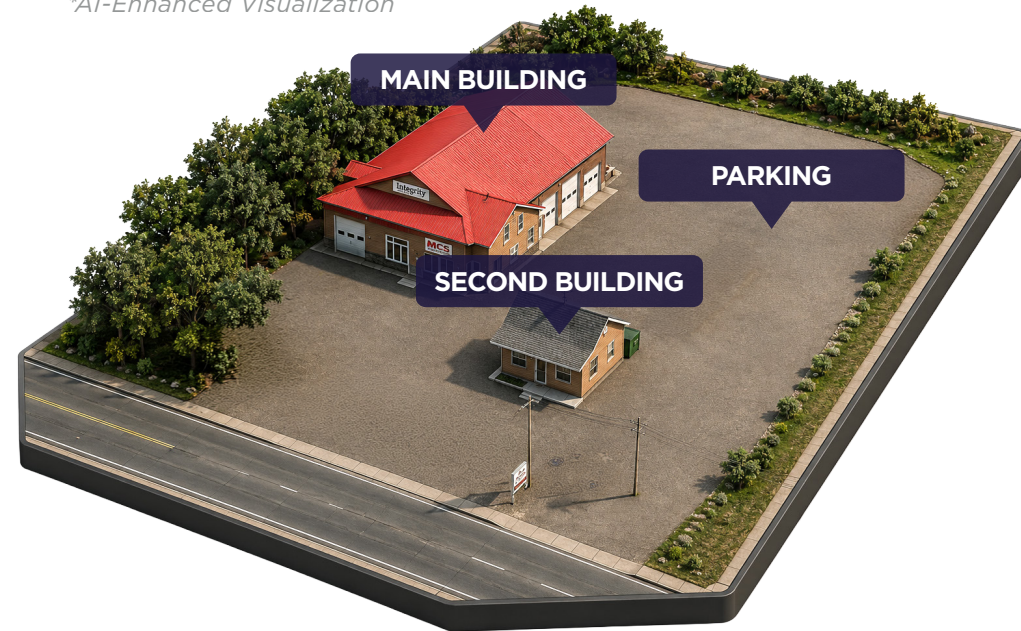
The main building measures **± 4,329 sf** and features two levels. This space includes a showroom, storage areas, office space, and two garages with 14-foot ceilings, equipped with four grade-level loading doors.

The second building is **± 360 sf** and is currently used as office space, providing flexible options for use.

The property also offers ample on-site parking with a paved driveway and opportunities for signage.

This exceptional property presents a rare opportunity to invest in an income-generating asset in an excellent location.

**AI-Enhanced Visualization*



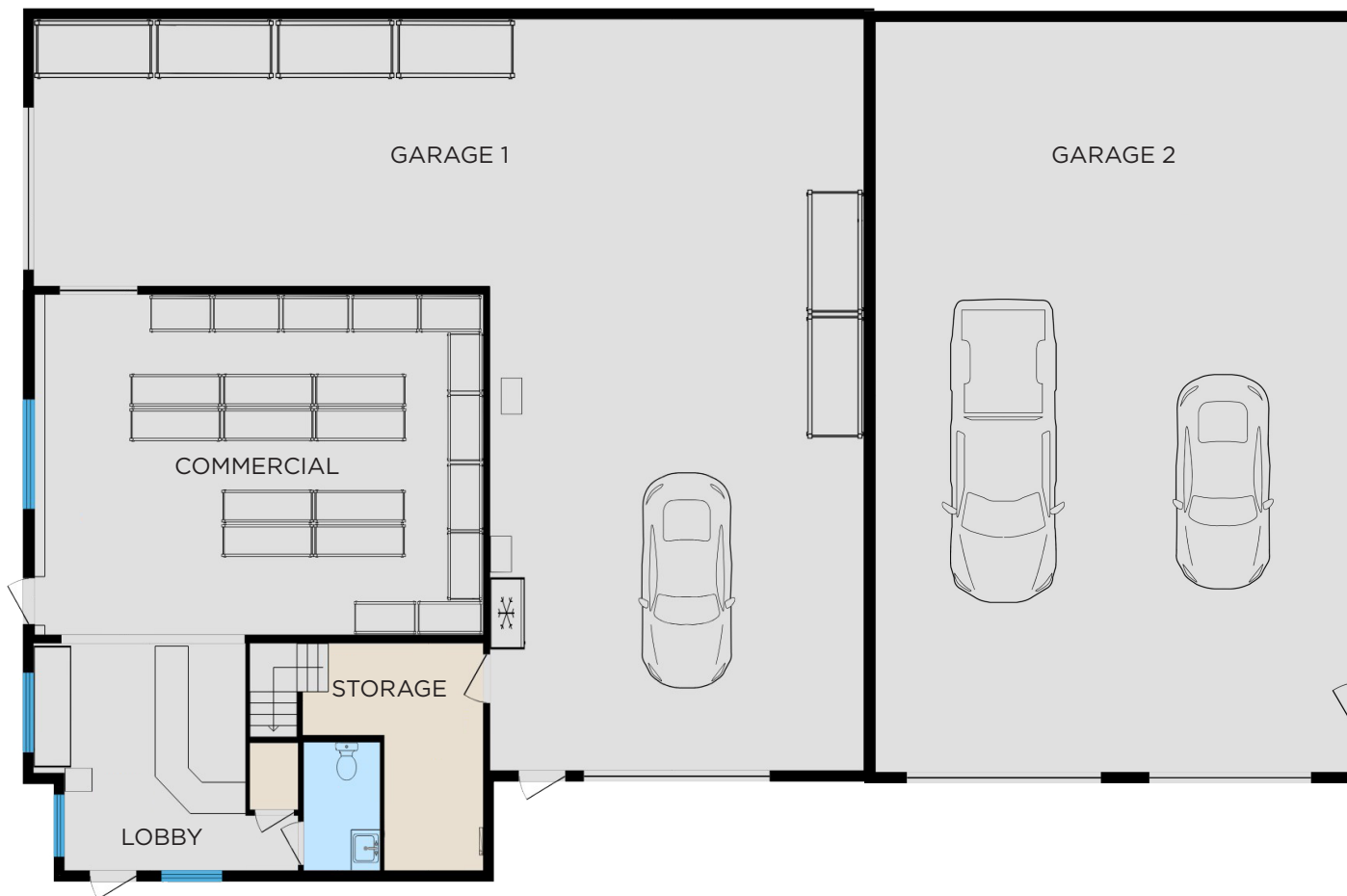
**This image was created using Artificial Intelligence. It is for visionary purposes only.*



FLOOR PLAN

MAIN BUILDING

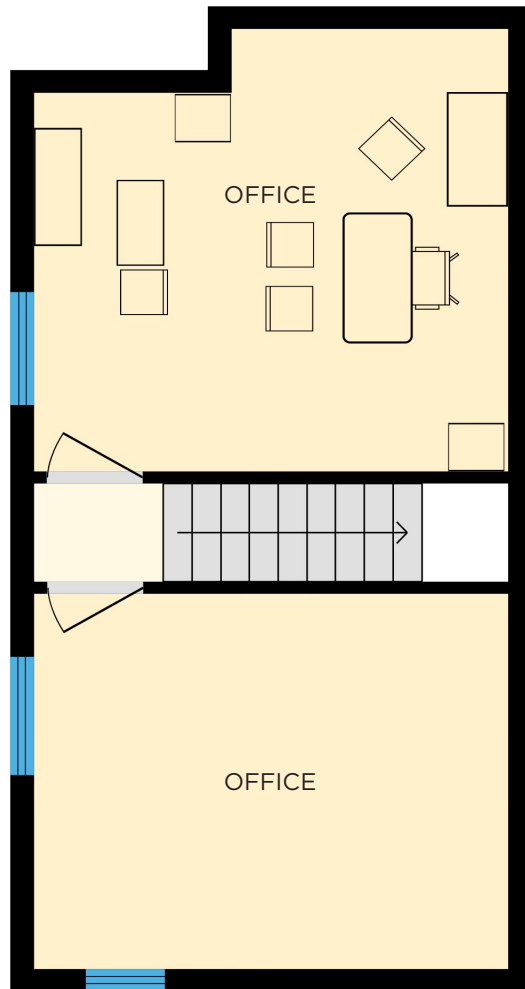
FIRST FLOOR | $\pm$ 4,155 sf



FLOOR PLAN

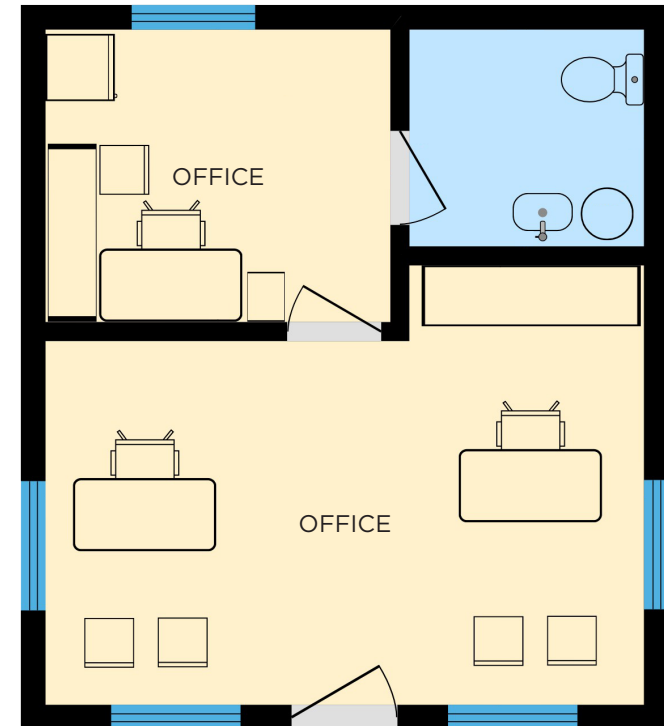
MAIN BUILDING

SECOND FLOOR | ± 174 sf



SECOND BUILDING

FIRST FLOOR | ± 360 sf

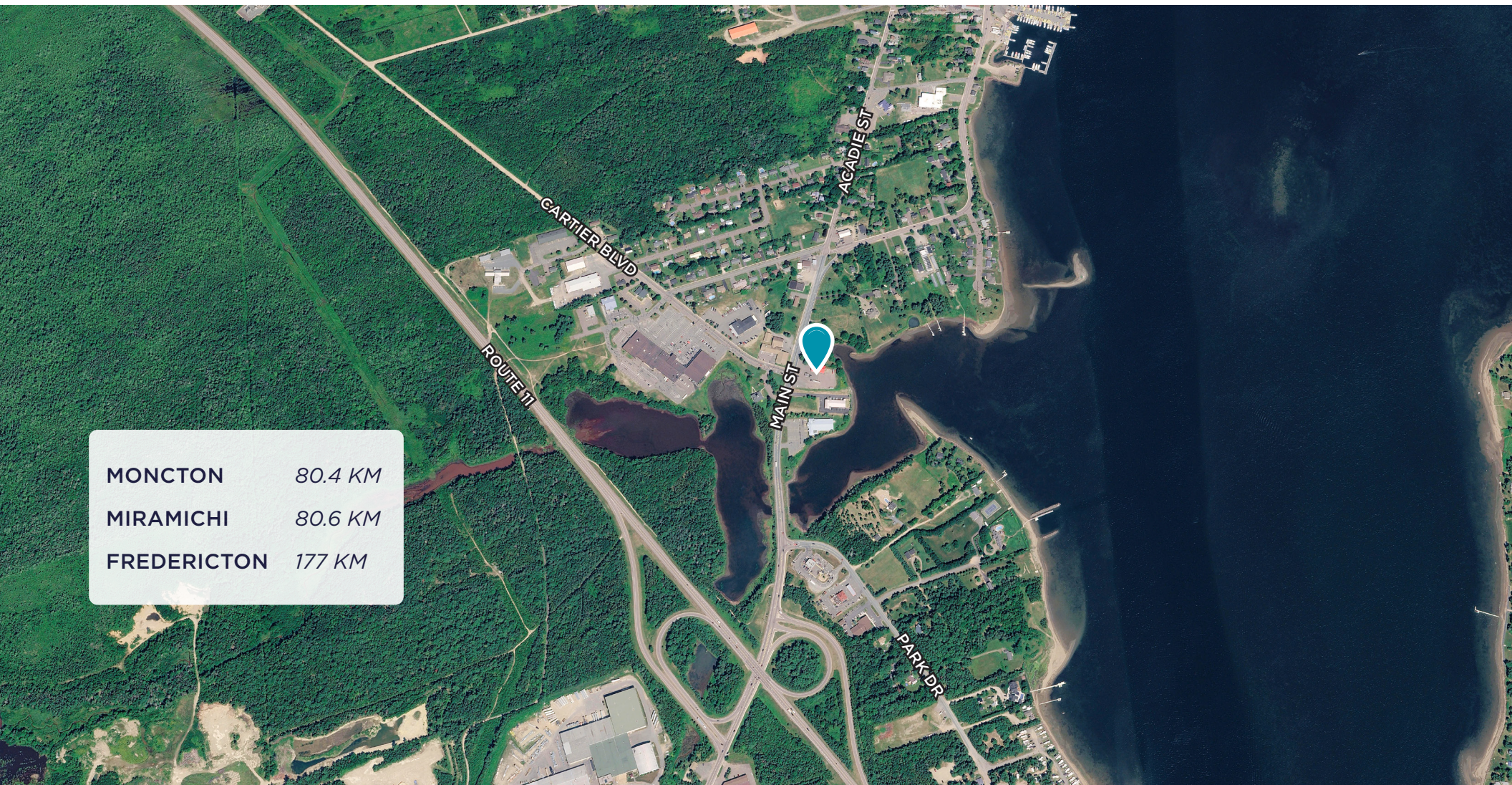




LOCATION MAP

The property is ideally situated along Main Street in Richibucto, featuring a distinctive waterfront setting. It is strategically located in a commercial area with excellent visibility and accessibility throughout the city.

Additionally, this location offers convenient access to Route 11, linking it to Greater Moncton and other communities in southeastern New Brunswick.



MONCTON	80.4 KM
MIRAMICHI	80.6 KM
FREDERICTON	177 KM



For more information, please contact:

ADAM MAGEE

Managing Director NB/NL
+1 506 872 2507
amagee@cwatlantic.com

SUZIE TAYLOR

Commercial Real Estate Advisor
+1 506 380 1777
staylor@cwatlantic.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**
Atlantic