

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
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PID	25396474
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ADDITIONAL PID	25156902
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SALE PRICE	\$999,000
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BUILDING SIZE	21,000 sf
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**AI-Enhanced Visualization*

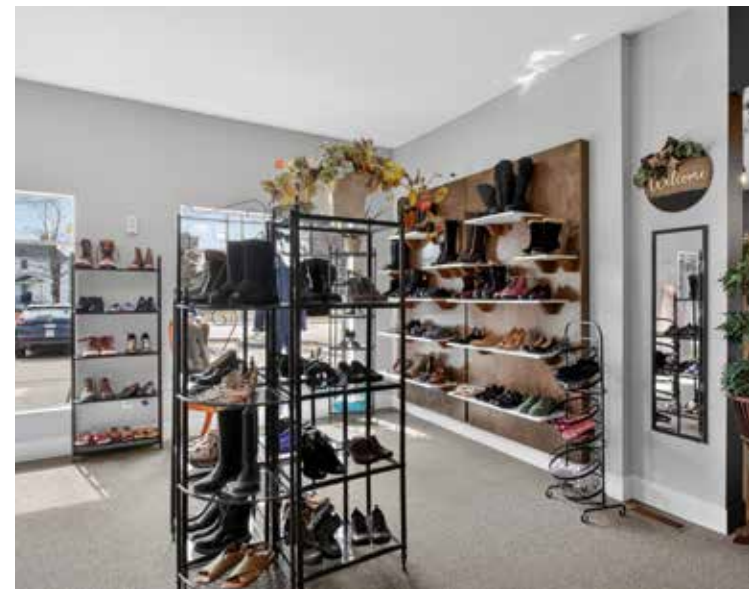
FLOOR PLAN

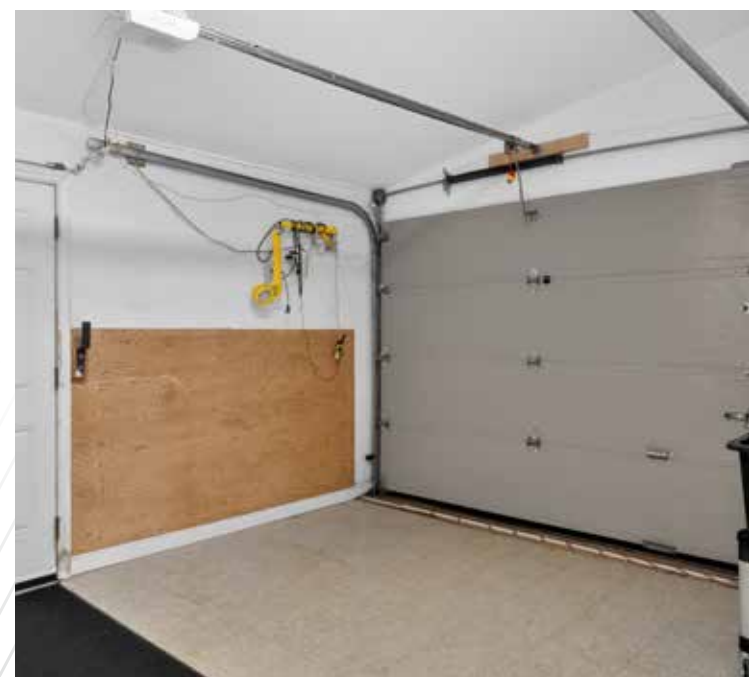
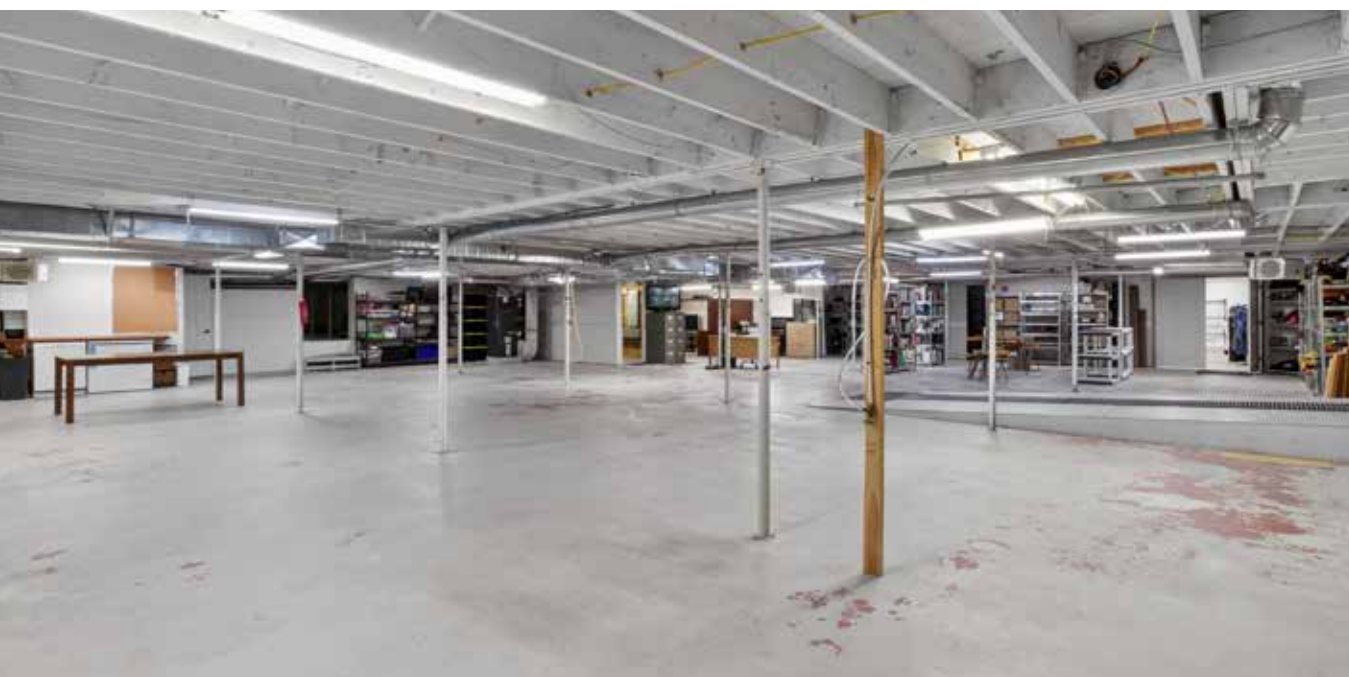
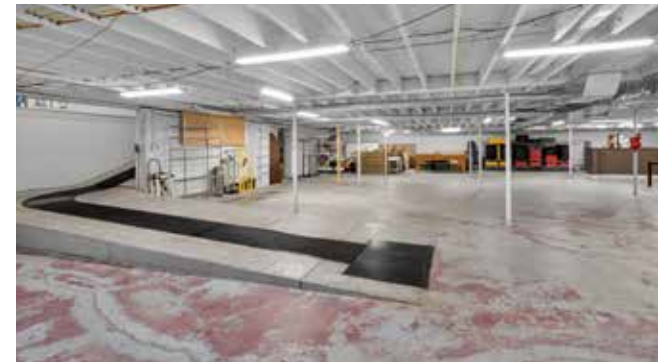
MAIN FLOOR



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.



A photograph of the exterior of a store named 'CRYSTALS EMPORIUM THRIFT & FURNITURE'. The building has a gabled roof with light-colored wood siding on the upper half and dark brick on the lower half. A large black sign with white lettering is mounted on the front-facing gable. The entrance features a small portico with white columns and a glass door. Several large windows display clothing items. Outdoor seating with black metal chairs and tables is visible in front of the store. A parking lot with yellow lines is in the foreground. A dark blue diagonal graphic overlay covers the left side of the image.

CONTACT

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