

**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

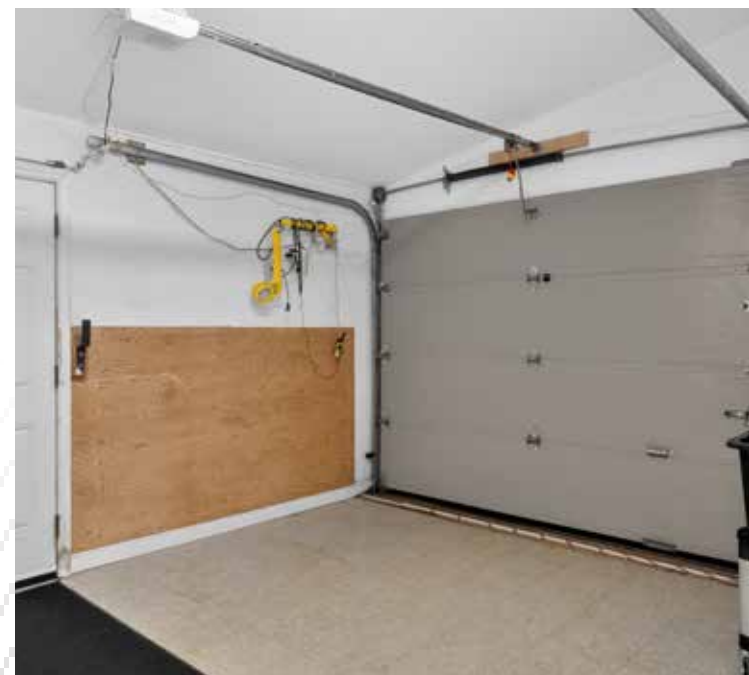
## MAIN FLOOR



## 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**

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