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.

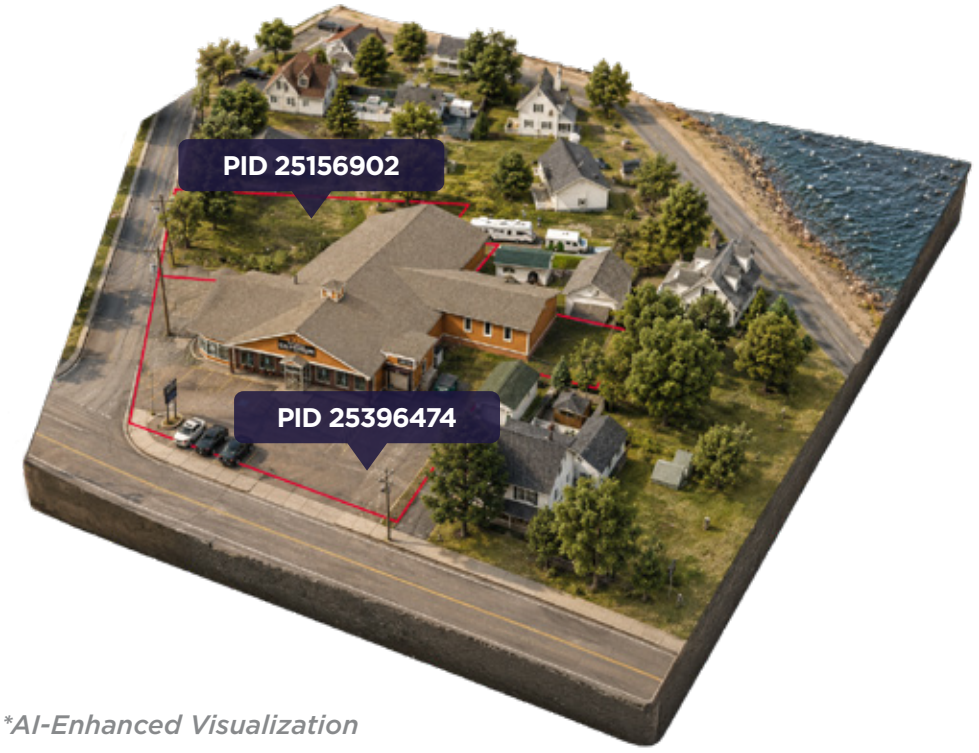
The property offers a highly **functional layout** that supports a wide range of configurations, featuring a combination of open areas and private spaces.

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



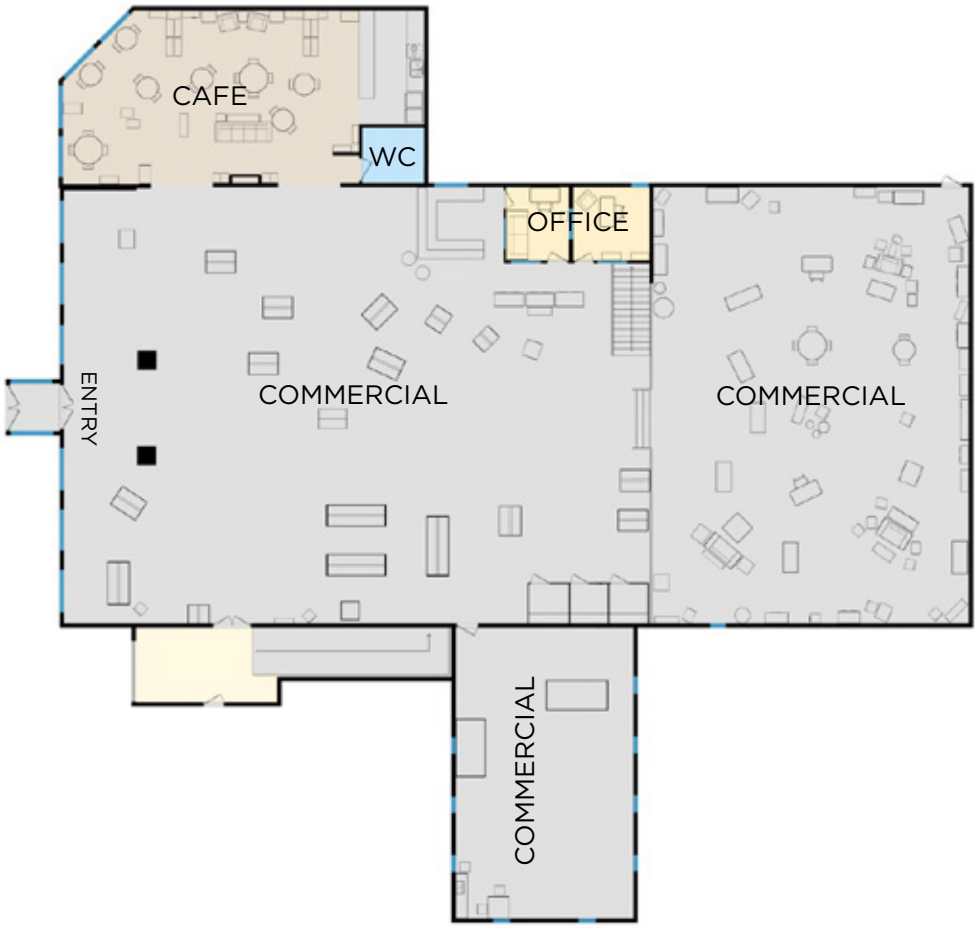


**AI-Enhanced Visualization*

**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



360°

BASEMENT





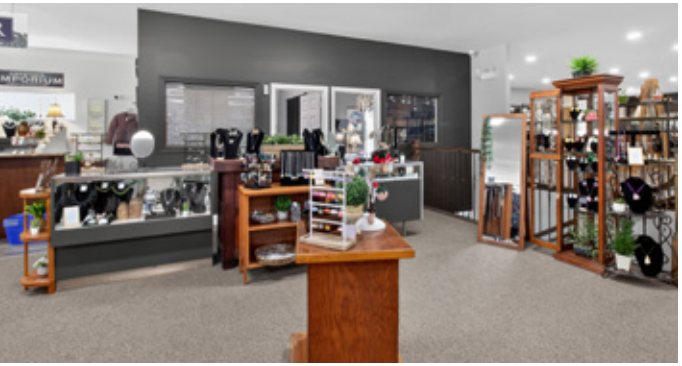

welcome



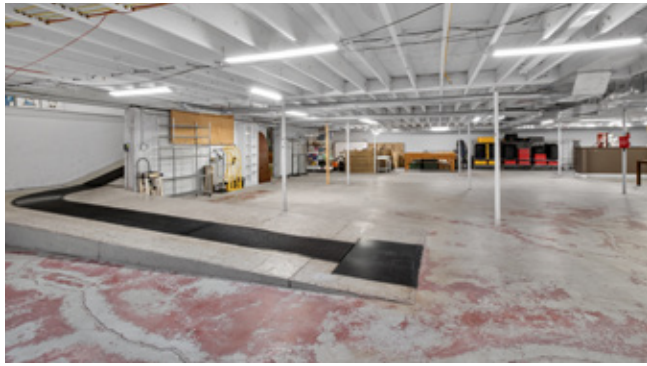




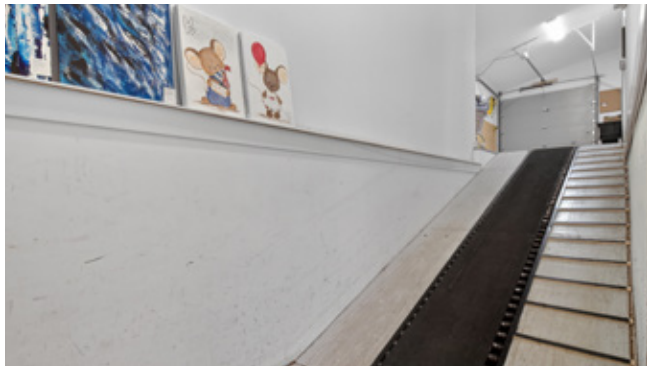


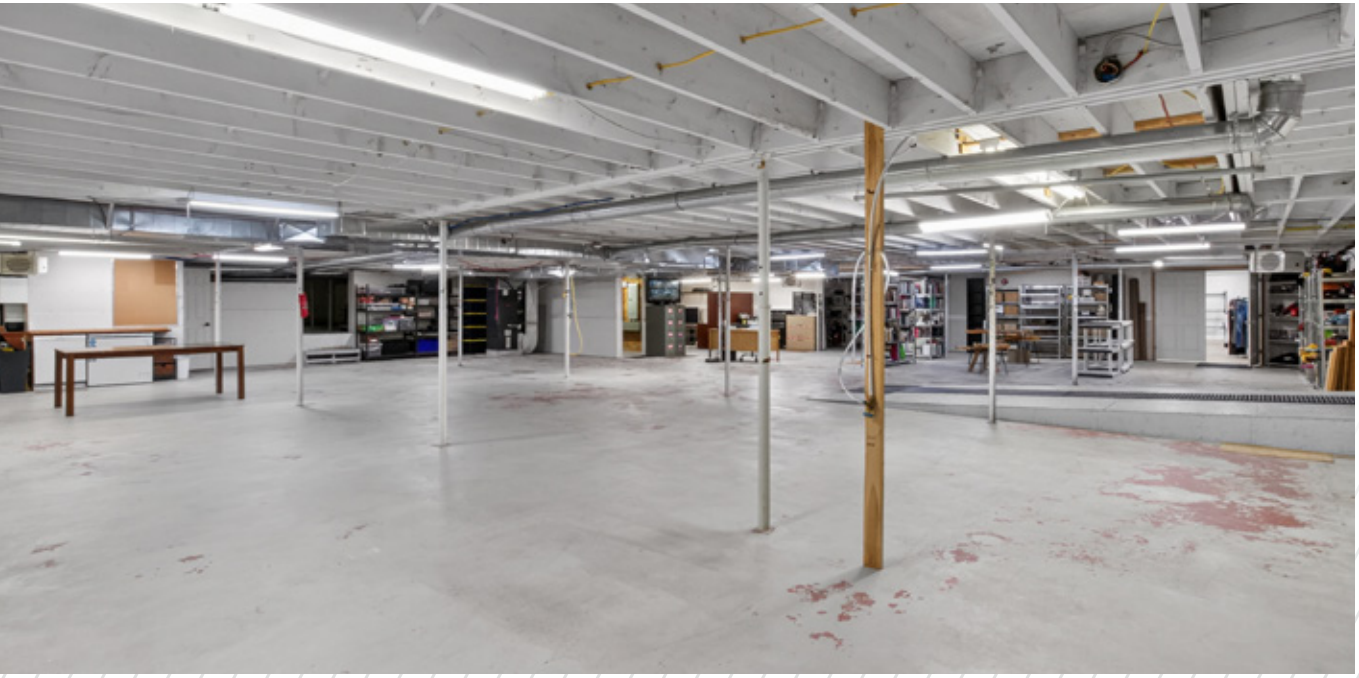






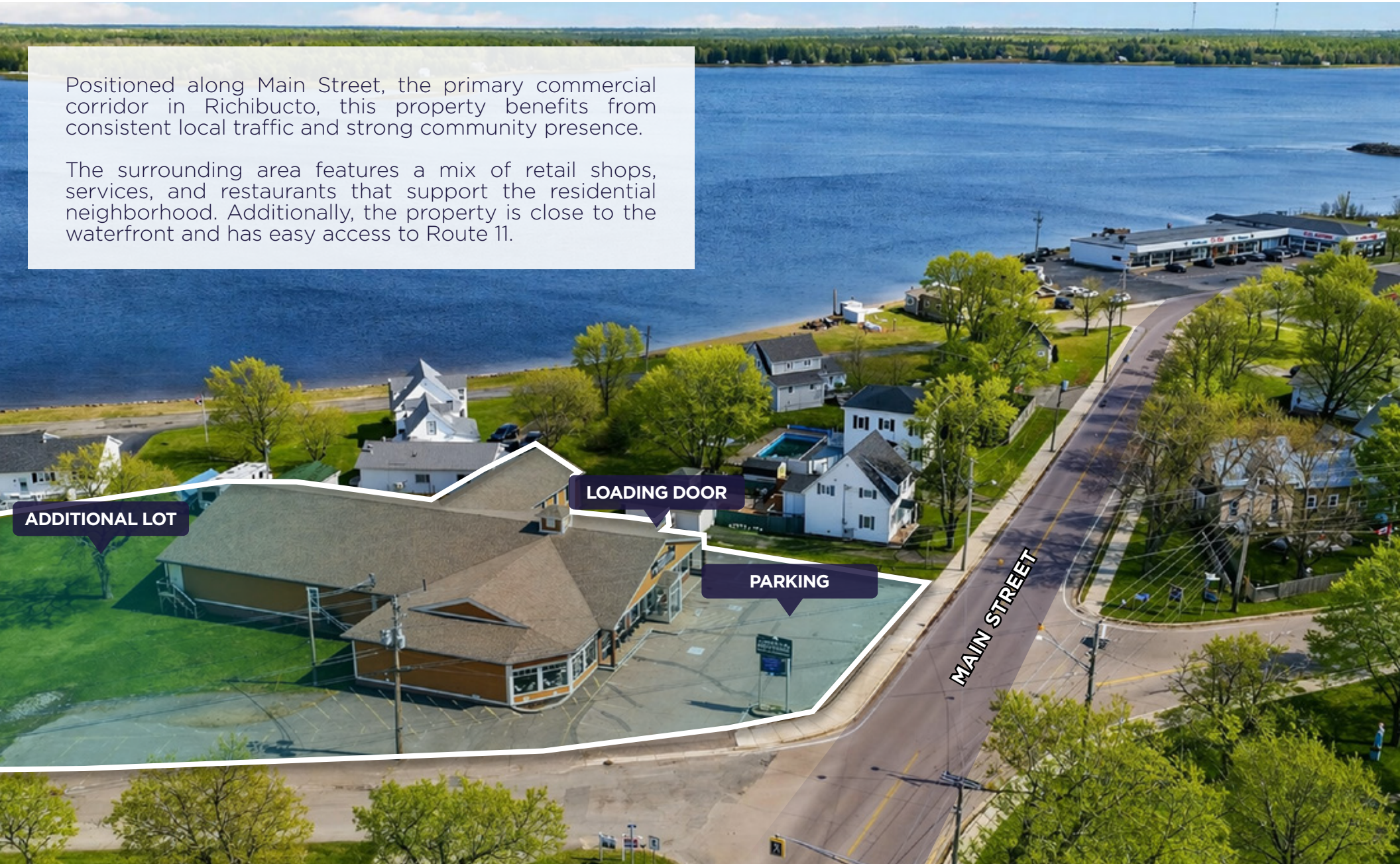








AERIAL MAP


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.
ADDITIONAL LOT
LOADING DOOR
PARKING
MAIN STREET



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