

FOR SALE

9501 Rue Main | Richibucto. New Brunswick



+/- 1.84 ACRES

SALE PRICE: \$99,900

PROPERTY HIGHLIGHTS

9501 Rue Main in Richibucto, New Brunswick is a prime development lot for sale. This property sits along the main drag through town and is within a short drive of a variety of restaurants, cafés, & fast-food locations.

- PID# 25467069
- PAN# 6612376
- Tax Levy (2023): \$ 1,162.62
- Zoning: Central (CT)
- High traffic, high visibility corner in the heart of Richibucto
- Minutes from HWY 11
- Close proximity to the Richibucto Marina, Centre Kent-Nord Imperial

PERMITTED USES

- Apartment building
- Hotel or motel
- An office or office building
- Restaurant
- Retail or service establishment
- Public garage or service station
- Automobile salesroom or sales lot
- Bank or other financial institution
- One or two family dwelling
- Community use

Contact

DONNA GREEN
Vice President
+1 506 387 6930
dgreen@cwatlantic.com

FOR SALE

9501 Rue Main | Richibucto, New Brunswick



RICHIBUCTO, NEW BRUNSWICK

TOWN OF RICHIBUCTO DEMOGRAPHICS*

Population	2,085
Estimated Households	945
Avg Household Income	55,296
Median Age	53.6
Total Labour Force	1,040
Largest Business Industry	Agriculture
Most Popular Business Size	1-4 Employees

*StatsCan.ca

Contact

DONNA GREEN
Vice President
+1 506 387 6930
dgreen@cwatlantic.com

©2023 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.

FLOORPLANS

Property Name/Address

1234 Address



Richibucto Marina

TOWN OF RICHIBUCTO

The town of Richibucto has one of the most important ports for coastal and deep-sea fishing on New Brunswick's east coast, with some 100 fishing boats. Richibucto's retail business sector is also very developed, which makes it the most important economic centre in Kent County.

The downtown area, situated on the mouth of the Richibucto River, has commercial fishing wharves, several restaurants, and local stores. The economy is dominated by lobster and deep sea fishing.

RICHIBUCTO MARINA

The Richibucto Marina, with its 60 berths, is located within the public wharf compound in downtown Richibucto and is easily accessible from the Northumberland Strait through the deep and wide Richibucto River.

There are about 100 boats and approximately 300 fishermen.