



**CUSHMAN  
WAKEFIELD**  
Atlantic

**FOR SALE**

**9501 RUE MAIN  
RICHIBUCTO, NB**

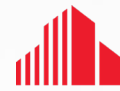
**+/- 1.84 ACRES**

**PRIME DEVELOPMENT  
LAND**

77 Vaughan Harvey Blvd  
Suite 402 Moncton, NB  
Main +1 506 387 6925  
[cwatlantic.com.com](http://cwatlantic.com.com)

FOR SALE

9501 Rue Main  
Richibucto, NB



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WAKEFIELD  
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## +/- 1.84 ACRES | LIST PRICE: \$69,000

### 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 (2024): \$ 1,215.38
- 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



**TOWN OF RICHIBUCTO DEMOGRAPHICS**

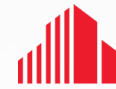
Population .....	2,085
Estimated Households .....	945
Total Labour Force .....	1,040
Avg. Household Income .....	\$55,296
Median Age .....	53.6
Largest Business Industry .....	Agriculture

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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.

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## 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.