

FOR SALE

Bob Allen's Auto Sales
255-259 Westville Road,
New Glasgow, NS



ROI Group

Commercial Real Estate Advisors

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Commercial Real Estate Advisors

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Due Diligence and Sale Procedure

This document has been provided to the Purchaser(s) as it has:
Expressed an interest in acquiring the Business;
Indicated appropriate operational experience and financial capacity to complete the acquisition of the Business; and Executed a Non Disclosure Agreement.

If after further discussion, the Purchaser(s) is interested in pursuing this opportunity, a non-binding Letter of Intent format will be provided by ROI Group and developed in conjunction with your needs.

Upon receipt of the **Letter of Intent** and deposit to be placed in the Trust Account of ROI Group, we will present your Letter of Intent to the Sellers. Depending on the results of this discussion, the Purchaser(s) will be allowed to perform additional Due Diligence for a 60-day period or by such earlier or later date as may be agreed.

At any time during this process, the Purchaser(s) is no longer interested in pursuing the opportunity; you are expected to destroy any and all information provided to you. The Purchaser(s) may be required to provide confirmation of the same.

We sincerely thank you for your time and interest to work together towards a mutually beneficial acquisition and transition plan for the Business.

FOR SALE

**Bob Allen's Auto Sales
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The Offering

For over 50 years Bob Allens Auto Sales has been serving Atlantic Canada with quality used vehicles, service center, autobody repairs and financing. |

The owners are now looking to retire. The property includes a showroom/offices with attached three bay garage, warehouse/auto repair center and autobody shop.

All situated on 1.59 acres of center ice Westville Road land.

The property is being offered as an asset sale of land & buildings. The business is still operating and continuous operation is available for a perspective buyer.

Asking Price

\$ 1,495,000

For more information please contact

Peter Constable

902.753.7009

peter@roicommercialgroup.com

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Direct Competition

Herron Chev Old Buick	465 Westville Road, NG
Atlantic Chrysler Dodge	610 Westville Road, NG
Central Nova Hyundi	2810 Westville Road, NG
Anchor Toyota	70 Lawrence Blvd, Stellarton
County Mazda	391 Westville Road, NS
Highland Ford/Nissan	35 Balodis Drive, Westville

Hours of Operation

Monday to Friday , 8.00 am to 5.00pm

Owner Function

Both of the owners participate in all facets of the business

Shannon Allen Primary Role - Auto Service, Parts Management

Sheila MacKenzie Primary Role – Sales Manager, Finance

Employees

5-8, Full & Part time

Marketing

Most marketing and promotions are completed through the company's Website
<https://www.boballens.com/>

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Legal, Property Details	255-259 Westville Road
Owner	3222806 Nova Scotia Limited
PID #	65070195
ACCT #	03860388
Assessed Value 2025	\$ 572,200
Land Area	1.27 Acres + 0.32 Acre

Building Specifications

Use	Showroom, Offices, Parts Department, Garage
Effective Age	30 Years +/-
Building Area	4,568 sf
Heating/Cooling	Heat Pump, Suspended Radiant
Construction	Steel Frame
Exterior	Vinyl, Steel Siding
Roof	Steel
Flooring	Quarry, Ceramic Tile, Concrete
Walls	Painted Gyproc
Ceilings	Painted Gyproc
Electrical	200 amp c/b
Foundation	Concrete Frost Wall
Parking	Paved
Other	Three, 10' Overhead Doors

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Building Specifications

Use	Automotive Service Garage
Effective Age	15 Years +/-
Building Area	5,000 sf + Mezzanine
Heating/Cooling	Oil/Forced Air
Construction	Steel Frame
Exterior	Steel Siding
Roof	Steel
Walls	Exposed Insulation
Ceilings	Exposed Insulation
Flooring	Concrete
Electrical	200 amp c/b
Foundation	Concrete Frost Wall
Parking	Paved
Other	14' Overhead Door

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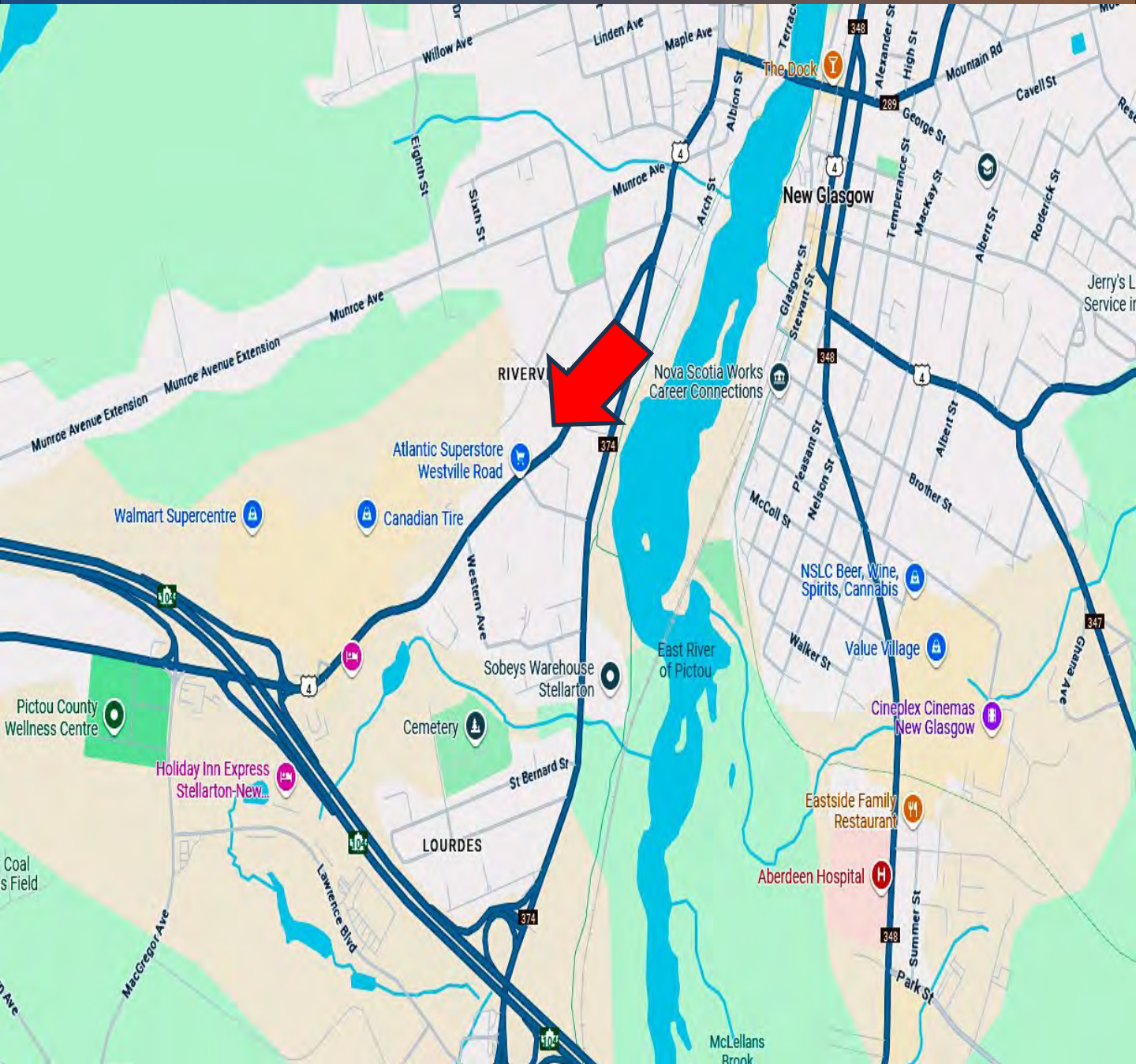
Building Specifications

Use	Autobody Shop
Effective Age	40 Years +
Building Area	2,400 sq ft. + Mezzanine
Heating/Cooling	Oil/Forced Air
Construction	Steel Frame
Exterior	Steel Siding
Roof	Steel
Walls	Plywood
Ceilings	Plywood
Flooring	Concrete
Electrical	200 amp c/b
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Location Map



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Aerial Photograph



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Site Plan – Lot to be widened by .32 acre - - - - -



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Zoning

The subject property is currently zoned Highway Commercial (C-3)

The following uses shall be permitted in the Highway Commercial (C-3) Zone:

Retail Stores including, but not limited to:

- Animal Grooming
- Assembly Uses
- Bank and Financial Institutions limited to “drive thru” banking facilities and banking machines in existing commercial uses.
- Bed and Breakfast Establishments
- Boarding Houses
- Bulk Storage Facilities
- Clinics
- Commercial Clubs
- Commercial Recreational Uses
- Commercial Uses Utilizing Heavy Equipment and/or Heavy Vehicles
- Convention Centre
- Cultural Uses
- Custom Workshops
- Daycare, Residential

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Zoning

- Department Stores
- Dressmaking - Tailoring
- Drycleaners and Laundromat Establishments
- Dry Cleaning and Laundromat Depot
- Funeral Parlours
- Industrial Services
- Hotels & Motels
- Existing Licensed Liquor Establishments
- Licensed Liquor Establishments by Development Agreement
- Offices
- Personal Services Shops
- Pharmacies
- Photography Studios
- Printing Establishments
- Private Clubs
- Recreational Facilities
- Restaurants and Associated Outdoor Cafes and Eating Areas
- New Automobile Sales and Rental Businesses
- Service and Repair Shops including Auto Repair, Autobody and Automobile
- Service Stations

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Zoning

- Repair Shops including Boats, Trailers Recreational Vehicles, Garden and Nursery Products, Farming Equipment, Marine Supplies, Camping Equipment, Building Supplies, and Furniture and Wholly enclosed in a building.
- Taxi Stands
- Theatres and Cinemas
- Tourist Information Centres
- Rental Shops
- Institutional Uses Permitted in the Institutional Zoning (I)
- Residential Uses in Commercial Buildings
- Existing Residential Uses Subject to the Residential Single Dwelling (R-2) Zone Requirements
- Variety Stores
- Video Outlets/Rental Stores
- Wholesale Uses

C-3 Zone General Requirements

20,000 sq ft.

125 feet

30 feet

30 feet

15 feet

Minimum Lot Area

Minimum Lot Frontage

Minimum Front Yard

Minimum Rear Yard

Minimum Side Yard

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Service Department , Showroom, Mechanical Repair



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Mechanical Repair/Rear Lands



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Front Lands – Westville Road



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Service Dept/ Showroom



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Office/Showroom



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Mechanical Shop



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Mechanical Shop



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Autobody Shop



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Autobody Shop



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Demographics

New Glasgow, NS Demographics

Population by gender

Total Population	9,465	
Male Population	4,385	46.3%
Female Population	5,080	53.7%

Average Age	45.9	
Male Population	46.3%	
Female Population	53.7%	

Population by age group

Under 14	1,360	14.4%
15 to 24	995	10.5%
25 to 34	985	10.4%
35 to 44	1,085	11.5%
45 to 54	1,120	11.8%
55 to 64	1,435	15.2%
Over 65	2,490	26.3%

There are 9,465 residents in New Glasgow, NS, with an average age of 45.9. Males make up 46.3% of the population, while females account for 53.7%. Locals over 65 years old represent the largest age group in New Glasgow, NS (2,490 individuals), followed by those aged 55 to 64 (1,435 people).

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Employment Statistics

Unemployment rate 11.9%

Management	50	1.2%
Business, finance and administration	660	15.8%
Natural and applied sciences	245	5.9%
Health	450	10.8%
Education, law, community and government services	605	14.5%
Art, culture, recreation and sport	70	1.7%
Sales and service	1,285	30.8%
Trades and transport	555	13.3%
Natural resources and agriculture	70	1.7%
Manufacturing and utilities	185	4.4%
Management		1.2%
Business, finance and administration		15.8%
Natural and applied sciences		5.9%
Health		10.8%
Education, law, community and government services		14.5%
Art, culture, recreation and sport		1.7%
Sales and service		30.8%
Trades and transport		13.3%
Natural resources and agriculture		1.7%
Manufacturing and utilities		4.4%

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Demographics

Median household Income

Median household income	\$58,000
Median after-tax household income	\$52,400

The median household income in New Glasgow, NS is \$58,000, while the median after-tax household income sits at \$52,400 per year.

Total Households

	4,440	
Owned households	2,505	56.4%
Rented households	1,935	43.6%

Education level

No diploma	1,385	17.7%
High school diploma	2,365	30.2%
Apprenticeship diploma	595	7.6%
College diploma	1,645	21.0%
University diploma (below bachelor level)	155	2.0%
University degree	1,690	21.6%
No diploma		17.7%
High school diploma		30.2%
Apprenticeship diploma		7.6%
College diploma		21%
University diploma (below bachelor level)		2%
University degree		21.6%