

FOR LEASE

243 Main Street,
Antigonish, NS



ROI Group

Commercial Property Advisors

2-40 Keltic Drive, Dartmouth, N.S. B3N 0C6

179 Munroe Avenue Ext., Mount William, N.S. B2H 5C6

Ph: 902.753.7009

902.755-2858

Email: peter@roicommercialgroup.com

Web: ROIcommercialgroup.com

FOR LEASE

**243 Main Street,
Antigonish, NS**

Unit Overview

Located on Main Street in the heart of downtown Antigonish. Formerly occupied by Pharmasave for many years, the L-shaped retail unit features a large open area for product display, private offices, staff room, storage/shipping & receiving area.

The unit features access from both Main Street and rear doors from Creighton Lane. Six paved parking spots with additional public parking off Creighton Lane. One of the largest commercial units to come available in Antigonish in recent years.

Lease Rate:	\$ 19.00 sf. Semi-Gross
Included :	Oil, Water & Sewer
Unit Area:	4,314 sf.
Term	Sublet - Date of possession - July 31, 2029 Additional term negotiable
HVAC:	Heat Pump, Oil, Forced Air
Occupancy:	December 1, 2026

For More Information Call

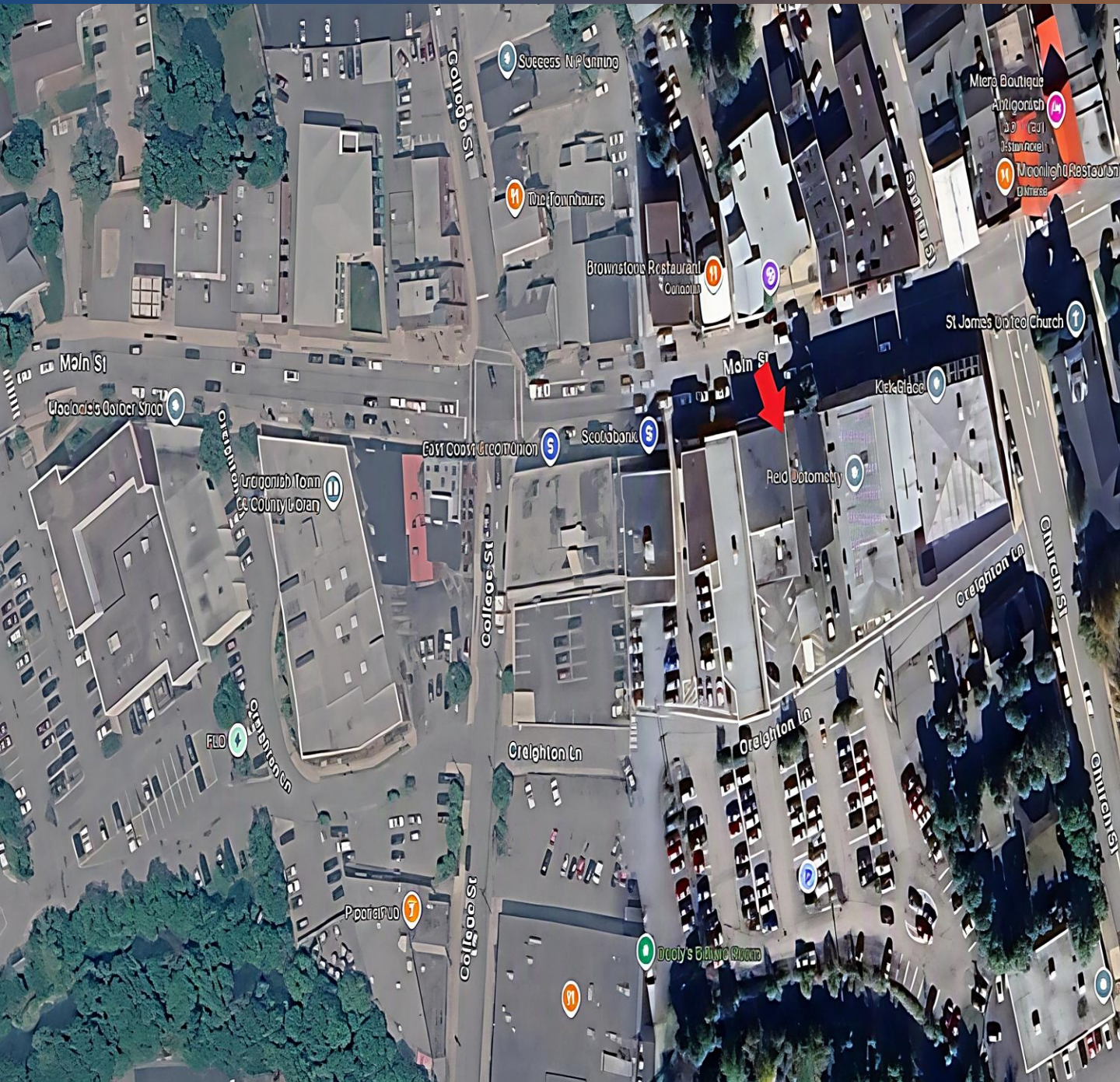
Peter Constable

902.753.7009

FOR LEASE

243 Main Street,
Antigonish, NS

Aerial

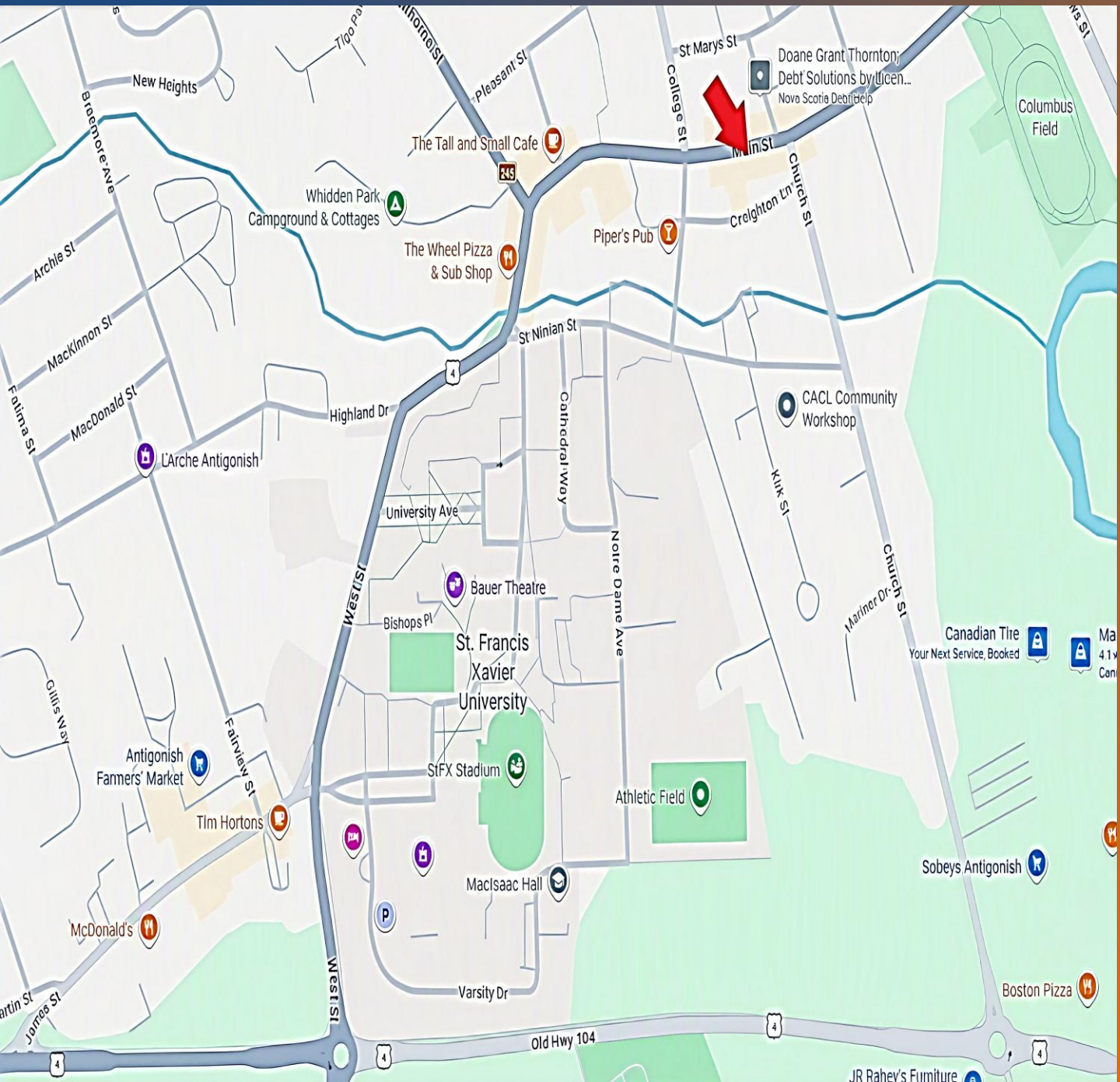


ROI Group Commercial Property Advisors

FOR LEASE

243 Main Street,
Antigonish, NS

Location Map

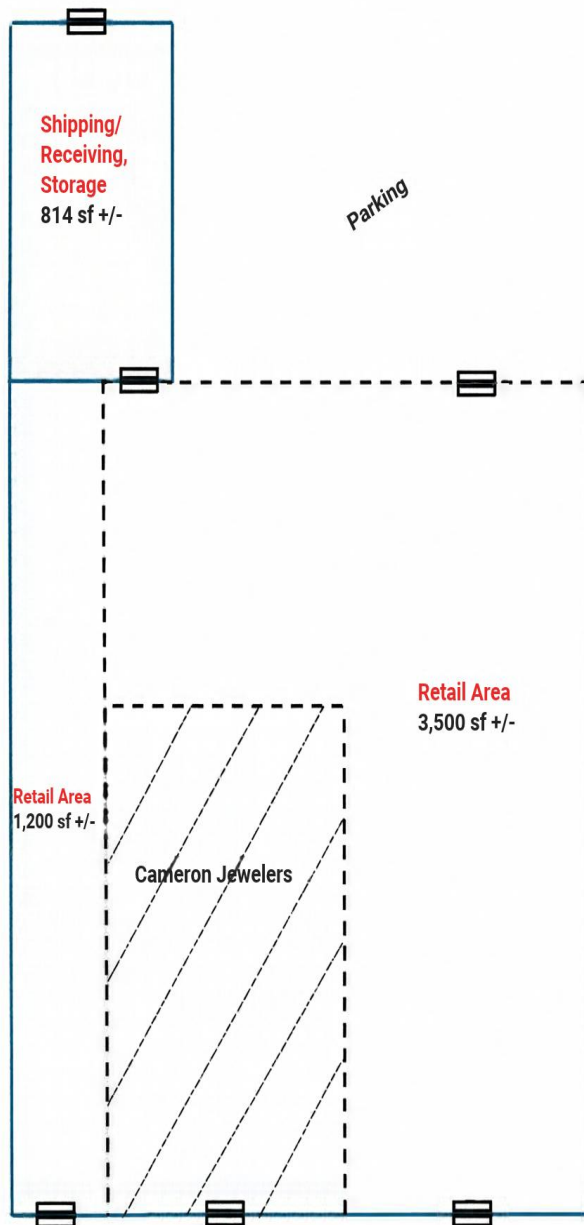


ROI Group Commercial Property Advisors

FOR LEASE

243 Main Street,
Antigonish, NS

Unit Plan



FOR LEASE

243 Main Street,
Antigonish, NS

Subject Photographs



ROI Group Commercial Property Advisors

FOR LEASE

243 Main Street,
Antigonish, NS

Subject Photographs

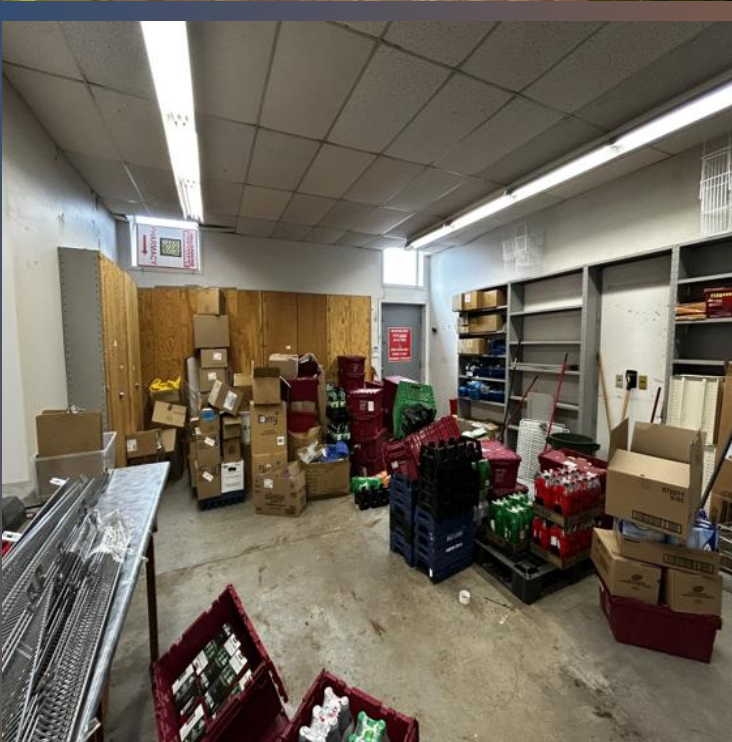


ROI Group Commercial Property Advisors

FOR LEASE

243 Main Street,
Antigonish, NS

Subject Photographs



ROI Group Commercial Property Advisors

FOR LEASE

243 Main Street,
Antigonish, NS

Antigonish Regional Profile

Executive Summary

The town of **Antigonish, Nova Scotia** serves as a vital service, healthcare, and educational hub for northeastern Nova Scotia. Driven by public sector institutional anchors and significant infrastructure-led housing investments, the region demonstrates long-term economic stability. While a large seasonal post-secondary student population introduces distinct housing and economic dynamics, the local economy remains insulated from severe market volatility.

Population & Demographics

The town's population baseline expands significantly during the academic year due to the presence of **St. Francis Xavier University**.

- **Population Base:** Approximately 4,656 residents reside within the town proper, with the broader urban area expanding to over 5,600 people.
- **Gender Breakdown:** 54.2% Female, 45.8% Male.
- **Median Age:** 42.9 years, keeping the town slightly younger than the overall Nova Scotia provincial average.
- **Seniors:** Residents aged 65 and older comprise roughly 22.6% of the population in the surrounding county area.

Income, Education, and Labor Market

The demographic profile of Antigonish reflects exceptionally high education levels and stable, public-sector-driven household income.

- **Median Household Income:** \$54,800 per year gross (with an after-tax median income of \$49,200).
- **Educational Attainment:** Driven by the local university, 34.6% of residents hold a university degree, a metric that surpasses both provincial and national averages.
- **Employment Sectors:** The town functions under a "Meds and Eds" economic foundation. Public administration, healthcare (anchored by St. Martha's Regional Hospital), and education account for 31.5% of total employment.

Workforce, Employers

The workforce in Antigonish is predominantly white-collar, with the local economy heavily anchored by the public sector. Because there are no major industrial manufacturing plants in the area, the largest employers are concentrated in healthcare, higher education, government services, and regional retail. Some of the largest employers include;

St. Francis Xavier University (StFX),
Nova Scotia Health Authority
Strait Regional Centre for Education
High-Crest Enterprises
Sobeys, Walmart