

FOR SALE

714 Alexandra Street,
Sydney, Nova Scotia



ROI Group

Commercial Real Estate Advisors

1-1305 Craigmore Drive, Halifax, 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 SALE

714 Alexandra Street, Sydney, Nova Scotia

Sydney Overview

At the start of the 21st century, Sydney faced a significant challenge in the cleanup of the Sydney Tar Ponds, a tidal estuary contaminated with a variety of coal-based wastes from coke ovens that supplied the steel industry. After extensive public consultation and technical study, a \$400 million CAD cleanup plan jointly funded by the federal and provincial governments has been completed and the Open Hearth Park opened in its place.

Sydney's economy was buoyed by the 2011 announcement of funding for the Sydney Harbour dredging project, which was completed in 2012. The dredge, which is expected to lead to commercialization of the port, is purported to create hundreds of jobs in the area, and position Sydney as a world-class harbour facility. Other important investments that have helped position Sydney as an eastern hub of Nova Scotia include the twinning of Highway 125 and the creation of the Centre for Sustainability in the Environment at nearby Cape Breton University, which draws hundreds of international students each year.

Cape Breton Island has become home to a significant tourism industry, with Sydney (as the island's largest urban centre) being a prime beneficiary. With its economy being dominated by the steel industry until the early 2000s, Sydney had been overlooked as a tourist destination, with the more centrally located scenic village of Baddeck being a preferred location for tourists transiting the Cabot Trail. However, Sydney has witnessed a revival as a result of significant government investment in cruise ship facilities and a waterfront revitalization plan which has seen a boardwalk and marinas constructed, and the world's largest fiddle. This funding is part of the post-industrial adjustment package offered by the federal and provincial governments.

FOR SALE

714 Alexandra Street, Sydney, Nova Scotia

Sydney Overview

The new waterfront campus will be transformational to the region, according to an NSCC press release on the name change, serving as a focal point for the city's waterfront area and as a destination campus and community resource. The estimated \$170 million campus relocation project will have a modern design, open spaces, state-of-the-art technology and a pedway.

Population	(2021)
• Total	30,960
• Density	1,000/km ² (2,600/sq mi)
• Metro density	718.50/km ² (1,860.9/sq mi)

"Metro" population based on a 43 km² or 17 sq mi sample that is larger than the old boundaries for the former City of Sydney, pre-1995.

FOR SALE

714 Alexandra Street, Sydney, Nova Scotia

Property Overview & Specifications

Family Place Resource Center

714 Alexandra Street, Sydney

The main floor is accessed from the main entry and is comprised of an entry/lobby, office reception area, open recreational room, private offices, meeting/board room.

The lower level is accessed from an interior stairwell and via a private exterior entrance, the lower level contains several private offices, meeting room, kitchen/staff room.

Overall condition would be considered good for the age of the building

PID #	15538366
Assessment Account #	02725541
Type	Commercial – Multi-Purpose
Age	30 Years +/-
Land Area	43,560 sq ft.
HVAC	Heat Pump System, Oil Hot Water
Building Area	2,552 sq ft.
Total Area	5,104 sq ft.
Zoning	RUAM

FOR SALE

714 Alexandra Street, Sydney, Nova Scotia

HVAC	Heat Pump/Mini Splits, Oil/Hot Water
Building Area	2,552 sq ft.
Ceilings Heights	9'
Electrical	200 amperage main
Washrooms	Four Piece x 1, Two Piece x 2
Property Assessment	\$ 413,300 (2024)

ASKING PRICE

\$ 499,000

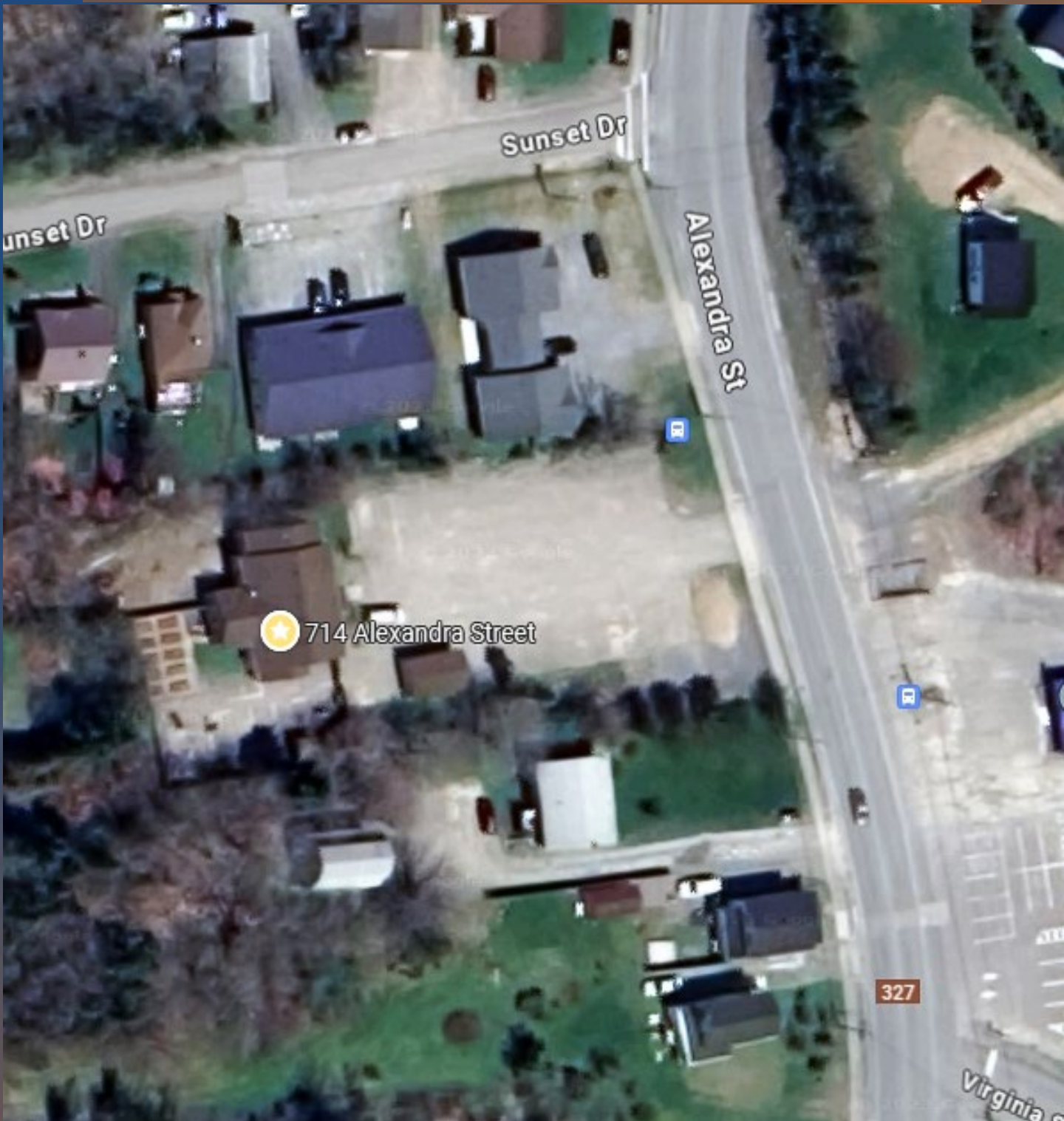
For more information please contact

Peter Constable 902 753-7009

peter@roicommercialgroup.com

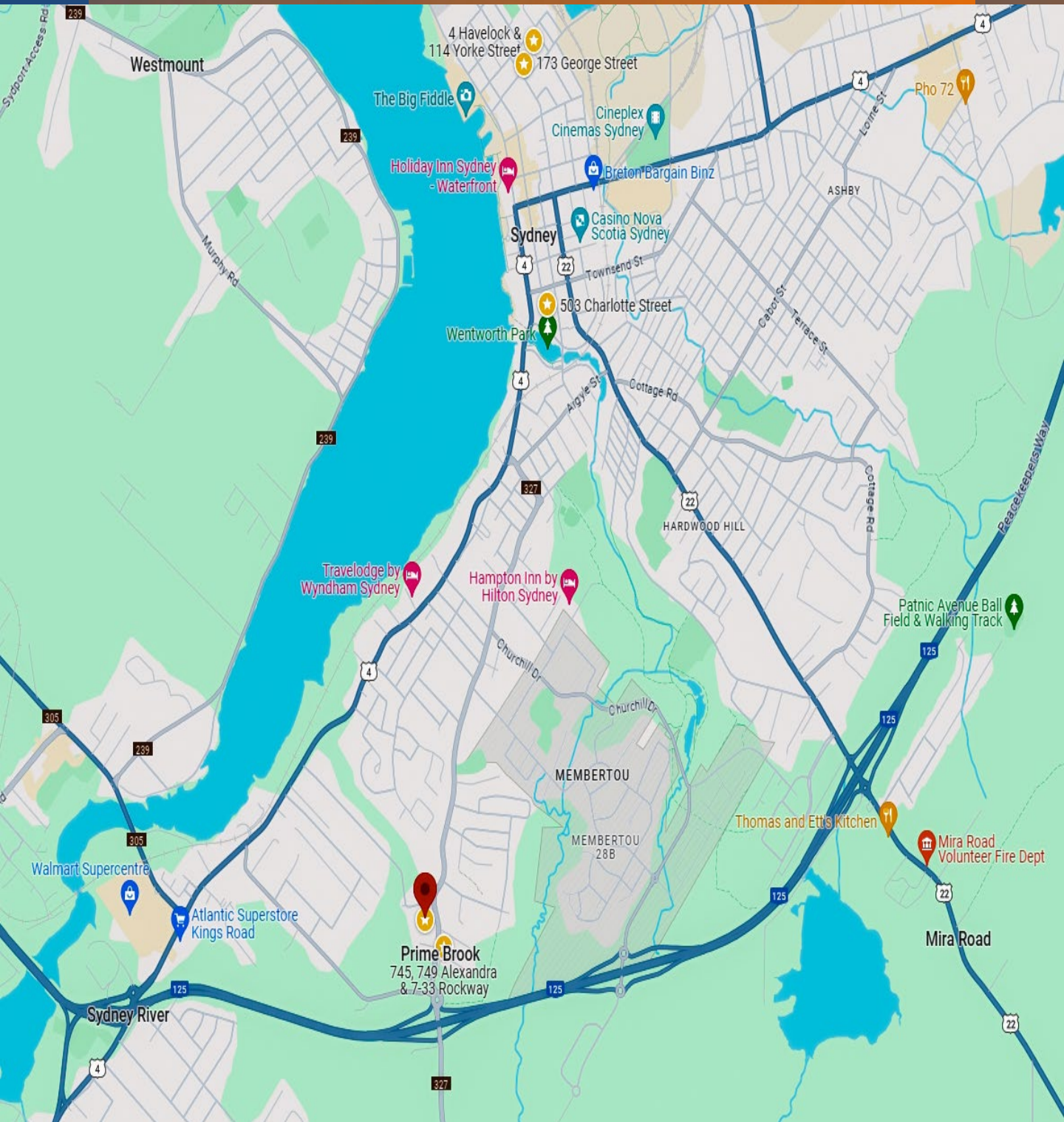
FOR SALE

714 Alexandra Street,
Sydney, Nova Scotia



FOR SALE

714 Alexandra Street, Sydney, Nova Scotia



FOR SALE

714 Alexandra Street,
Sydney, Nova Scotia



Family Resource Center

ROI Group Commercial Property Advisors

FOR SALE

714 Alexandra Street,
Sydney, Nova Scotia



Family Resource Center

ROI Group Commercial Property Advisors