



FOR SALE

Free Standing Retail (NSLC) ,
Lot 2B, 9994-9996 Highway 16,
Guysborough, Nova Scotia



ROI Group Ltd.

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RETAIL

INDUSTRIAL

INSTITUTIONAL

OFFICE

MULTI-FAMILY

MIXED-USE

SPECIAL USE

GREENFIELD DEVELOPMENT

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PROPERTY OVERVIEW

Purpose built for the Nova Scotia Liquor Commission in 2018, this forms part of the Chedabucto Shopping Center experience that includes, multi-family accommodations, shopping mall with a grocery store anchor and a hardware store complete with a newly constructed 6,000 sq ft. warehouse.

Gross Building Area	3,600 sq ft. +/-
Land Area	0.60 Acre +/-
NOI	\$ 61,200
TERM	15 Years Expiry - 2033

Asking Price \$ 840,000 CDN

**For more information contact
Peter Constable 902.753.7009**

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Building Specifications

Title	Freehold
Type	Retail
Age	Four Years +/-
Gross Area	3,600 sq ft. +/-
Heating/Cooling	Heat Pump, Electric Baseboard
Utilities	Drilled Well, 22 Gallons Per Minute Municipal Sewer
Construction	Wood Frame
Exterior	Siding, Stone
Roof	Steel
Flooring	Tile, Concrete
Electrical	400 Amp, Three Phase
Foundation	Concrete Frost Wall

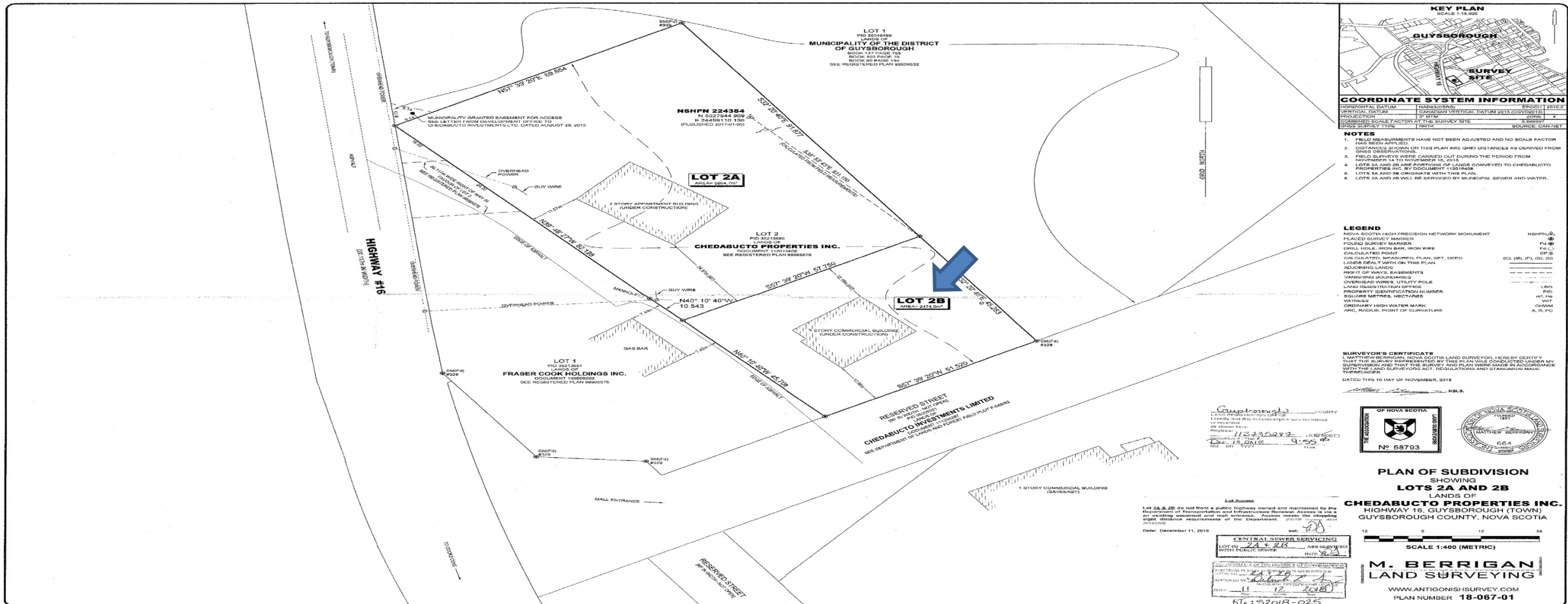
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