

FOR SALE

Mixed Use Commercial Portfolio

23 -27 St. Andrews Street,

Antigonish, N.S.



ROI Group

Commercial Real Estate Advisors

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PROPERTY OVERVIEW

Multi-building commercial portfolio featuring long term tenants and solid cash flow. The property features five separate buildings with office, retail, warehouse and auto repair uses. Additionally, one of the building contains a four bedroom apartment unit on the second floor of 27 Saint Andrews.

The properties are also being offered on an individual basis subject to land survey. 29 Saint Andrews is located on its own PID #.

All units fully occupied. Property in excellent condition, with little deferred maintenance. Financials available with a signed NDA.

PORTFOLIO ASKING PRICE

\$ 1,710,000

Individual Asking Prices

\$ 325,000	23 St. Andrews
\$ 325,000	23 ½ St. Andrews
\$ 335,000	25 St. Andrews
\$ 375,000	27 St. Andrews
\$ 375,000	29 St. Andrews

For more information, please contact

Peter Constable
902.753.7009

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Property Portfolio Details

PID #	10018836, 10018836		
Assessment Acct#	00098701		
Land Area	2.18 Acres		
Buildings -	Five		
Gross Building Area	13,024 sf		
Type	Commercial, Multi-Family		
Units	Five – Commercial One – Multi-Family		
Zoning	C1		
Assessed Value 2025	\$ 633,800	(Commercial)	PID # 10018836
	\$ 11,600	(Residential)	
	\$ 133,700	(Commercial)	PID # 10138923

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Building Specifications

23 St. Andrews Street

The building is comprised as an office and garage warehouse area that can be accessed via a 14' overhead door and man door. Minimal interior finish w/ concrete floors, exposed brick and concrete block walls, exposed ceilings. The office area is finished with painted gyproc walls & ceilings, vinyl and concrete floors. Garage is currently vacant.

Current Use	Office/Garage/Warehouse
Style	One Storey
Effective Age	35 Years +/-
Actual Age	60 Years +/-
Building Area	1,512 + 1,000 sf +/-
Total Area	2,512 sq ft.
Frame	Wood, Concrete Block, Brick
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Asking Price

\$ 325,000

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23 -27 St. Andrews Street,

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Building Specifications

23 1/2 St. Andrews Street

The building features a drive-in auto repair shop area with adjacent office and showroom with mezzanine storage. Currently leased to T-Mac Auto & Glass. Access via a 10' overhead door and steel man doors.

Current Use	Retail/Auto Repair
Style	One Storey
Effective Age	15 Years +/-
Actual Age	26 Years +/-
Building Area	1,800 sq ft.
Total Area	1,800 sq ft.
Frame	Wood
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Asking Price

\$ 325,000

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25 St. Andrews Street

Currently utilized as a retail/wholesale operation. Currently leased to long term tenant Shurgain Feeds , the building features a large retail display section at the front of the building with adjacent storage accessed from a front overhead door. The rear section of the building is used for additional product storage and office area. Rear access to second floor (1/2) storage. No finish.

Current Use	Retail/Wholesale
Style	One Storey
Effective Age	25 Years +/-
Actual Age	35 Years +/-
Building Area	3,080 sq ft.
Total Area	3,080 sq ft.
Frame	Wood
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Asking Price

\$ 335,000

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27 St. Andrews

Main Floor - Currently utilized as a used clothing store. Large open area for product display,, kitchen area, private office. Typical interior finish includes: painted gyproc walls & ceilings, vinyl flooring, vinyl double glazed windows.

Second Floor – Four bedroom apartment, living room, full kitchen, two, 4 piece washrooms.

Current Use	Main Floor - Retail Second Floor – Four bedroom apartment
Style	Two Storey
Effective Age	25 Years +/-
Actual Age	30 Years +/-
Building Area	2,016 sq ft.
Total Area	4,032 sq ft.
Frame	Wood
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Asking Price

\$ 375,000

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29 St. Andrews

Occupied by long time tenant, AT & T, the building features an office area, board room for training and a garage area with 10' overhead door access.

Current Use	Main Floor – Office, Garage
Style	One Storey
Effective Age Actual Age	25 Years +/- 30 Years +/-
Building Area	1,600 sq ft.
Frame	Wood
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Asking Price
\$ 375,000

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Lease Details

23 St. Andrews

Winmar - Month – Month. \$ 1,600/Month. Tenant pays power, water & sewer

23 1/2 St. Andrews

T-Mac - Currently lease to Aliant at \$ 26,460 annually or \$ 16.53/net. Five year term expiring in May, 2020. Tenant pays power, water & sewer

25 Saint Andrews

Shurgain Feeds - Currently lease to Aliant at \$ 26,460 annually or \$ 16.53/net. Five year term expiring in March, 2030. Tenant pays power, water & sewer, snow removal, 50% property tax

27 Saint Andrews

Antigonish Right to Life – Lease expires August 31, 2026

Annual rent - \$ 24,000. Tenant pays power, water & sewer.

Four Bedroom Apartment - Currently lease rate is \$ 700 per bedroom, all-inclusive. One year lease,

29 St. Andrews

Aliant - Currently lease to Aliant at \$ 26,460 annually or \$ 16.53/net. Five year term expiring in May, 2030. **Tenant pays power, water & sewer, snow removal, 50% of property tax, 50% building insurance**

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Aerial Photograph



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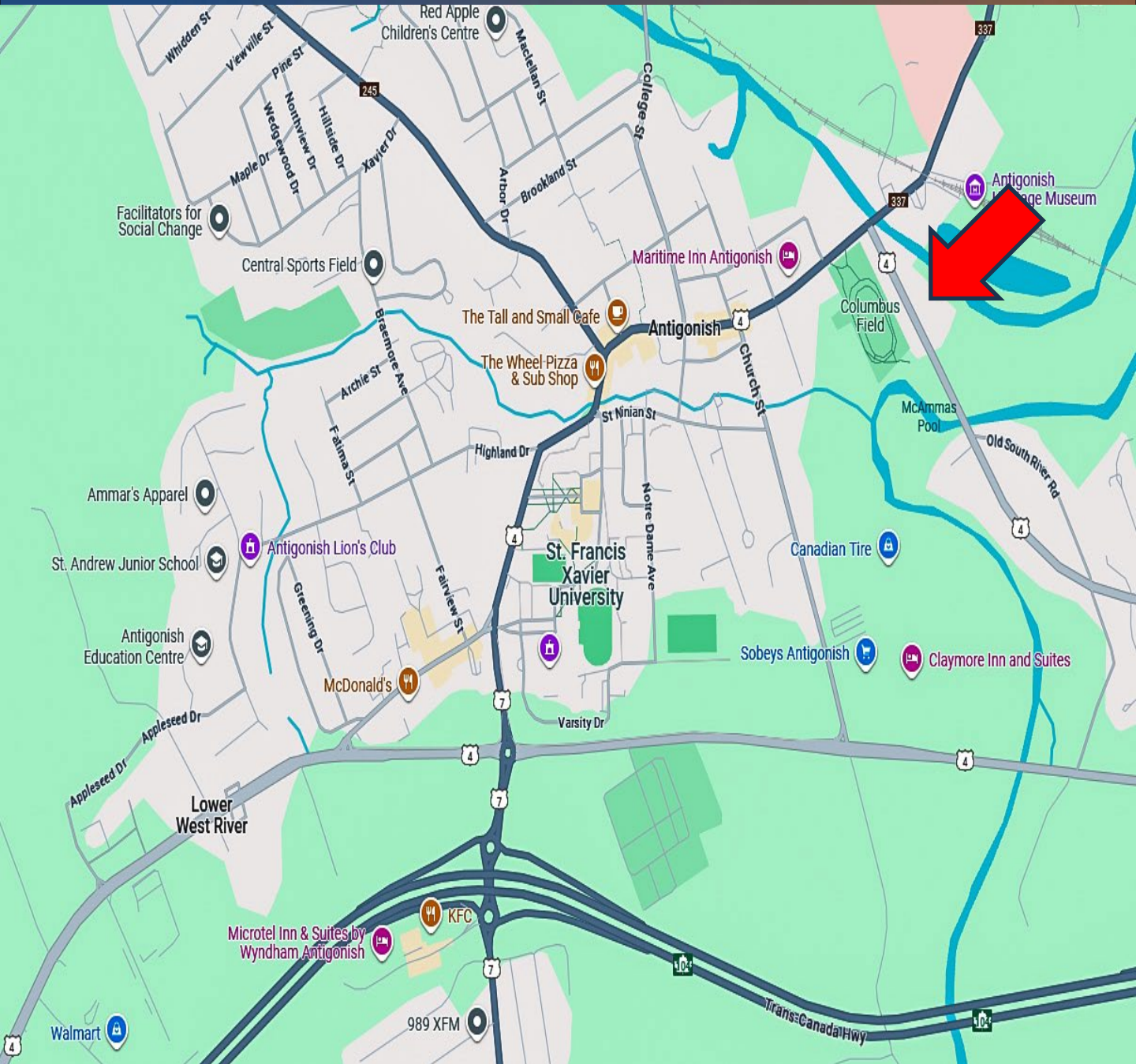
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Location Map



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Antigonish, N.S.

Survey

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ANTIGONISH COUNTY WA
I certify that this plan was
as shown here.
Register

Registr

70249244

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Zoning

C1 ZONE PERMITTED USES

Commercial Uses:

- Banks and financial institutions
- Business and professional offices
- Clinics
- Commercial schools
- Custom workshops
- Day Nursery
- Dry Cleaning establishments
- Existing automobile service stations (subject to section 13.4)
- Existing automobile sales establishments (subject to C2 zone requirements)
- Food and grocery stores
- Funeral homes
- Hotels, motels and apartment motels
- Institutional uses
- Licensed liquor establishments
- Parking lot structures
- Parks and community centres (subject to 01 requirements)
- Personal services shops
- Places of entertainment, recreation and assembly enclosed within a building
- Photograph and art studios
- Private clubs
- Printing establishments
- Repair shops
- Residential uses in conjunction with commercial uses
- Restaurant
- Retail stores

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Zoning

- Service and personal service shops
- Taxi depots
- Existing uses listed for the C1 zone in schedule B

USES PERMITTED BY DEVELOPMENT AGREEMENT

Notwithstanding anything else in this part, commercial policy P-4.2.8(2) of the Municipal Planning Strategy provides that the proponent of a development may request that council consider a development through development agreement.

C1 GENERAL REQUIREMENTS

The following requirements shall apply to all uses permitted in the C1 zone:

New buildings, additions to existing buildings and changes to facades shall be permitted subject to the following requirements:

Buildings of over 50 feet width measured parallel to the street shall have the appearance of two or more buildings by altering the appearance of the facade and/ or roof in increments no greater than 50 feet.

Where single story buildings are to be developed they shall have a pitched roof of no less that a 1 in 3 slope in order that they more closely approximate the bulk of two story buildings.

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Zoning

Exterior cladding on facades shall be of stone, brick, wood shingles, wood siding or wood clapboard.

Windows, except for commercial store fronts at grade, shall be treated as individual openings in the wall surface. For square and rectangular window openings, the height of window sashes shall exceed the width. Windows shall be accented by design details (ie. arches, hoods moldings, decorative lintels, pediments, sills)

Minimum lot area	2500 sq ft.
Minimum lot frontage	25 ft.
Maximum height	35 ft.

SPECIAL REQUIREMENT - PARKING

No parking is to be provided in the rear yard, access must be provided either by driveway, or a registered easement, with a minimum width of 10 feet.

No parking shall be provided in the front yard in the C1 zone

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Subject Photographs



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23 St. Andrews Street



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23 1/2 St. Andrews Street



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25 St. Andrews Street



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25 St. Andrews Street



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27 St. Andrews Street



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29 St. Andrews Street

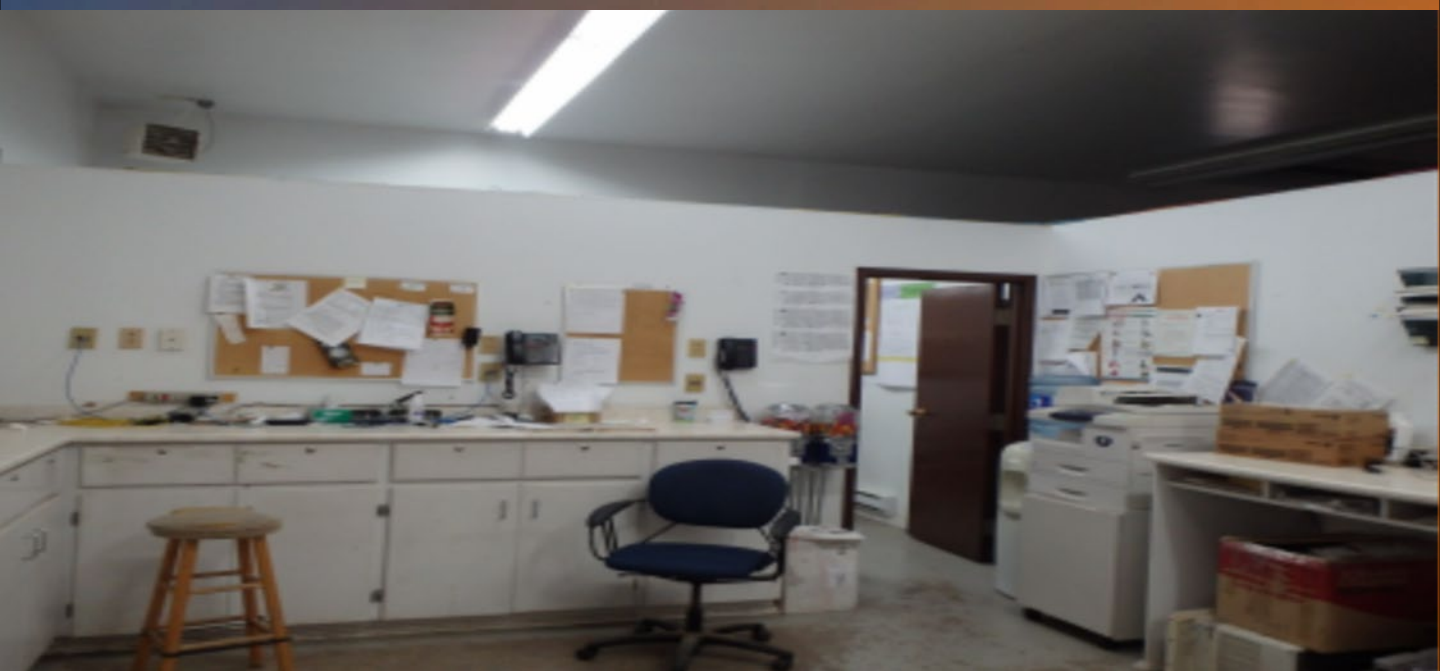


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Front & Rear Parking



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Demographics

Antigonish Town (2021)

- **Population:** 5195
- **Median age:** 42.0 years.
- **Key influence:** St. Francis Xavier University, with its faculty and students, nearly doubles the town's population during the school year, bringing notable diversity.

Antigonish County (2021)

- **Population:** 20,129
 - **Median age:** 46.0 years
- Median Household Income**
- \$54,800

Employment

Construction	3.5%
Manufacturing	1.9%
Financial Services	1.3%
Wholesale & Retail	8.6%
Public Administration	2.6%
Transportation, warehousing & utilities	1.2%
Education, health & social services	22.9%
Other	22.0%