

# FOR SALE

## 99 Provost Street, New Glasgow, NS



### ROI Group

#### Commercial Real Estate Advisors

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### PROPERTY OVERVIEW

Located in the heart of downtown New Glasgow, this beautifully maintained building features a main floor office/retail area that has been occupied by the Bank of Montreal since 2001.

The main floor area features a large customer reception area, open work space, five private offices, kitchen/staff room and washroom.

Property includes the adjacent vacant land for staff or customer parking.

#### Summary

PID	00951509 & 00951491
Zoning	C2
Gross Leasable Area	4,300 sq ft. +/-
Land Area	4,740 sq ft. + 1,540 sq ft.
Assessed Value	2026 \$984,200 \$ 18,900
Lease	\$ 23.00 sf , Terms – NNN, Expiry- January 31, 2032
Options	2 x 5 yr options remain

### ASKING PRICE

**\$ 1,490,000**

**For more information please contact  
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[peter@roicommercialgroup.com](mailto:peter@roicommercialgroup.com)**

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### Building Specifications

<b>Type</b>	Office/Retail
<b>Effective Age</b>	19 Years +/-
<b>Title</b>	Freehold
<b>Heating/Cooling</b>	Heat Pump
<b>Fire Protection</b>	Alarm System
<b>Utilities</b>	Municipal Water/Sewer, Electrical
<b>Construction</b>	Steel
<b>Exterior</b>	Brick, Stone
<b>Roof</b>	2 ply modified bitumen membrane
<b>Flooring</b>	Carpet, Tile
<b>Electrical</b>	400 Amp
<b>Foundation</b>	Concrete Slab

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### Location Map



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## Site Plan



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