

FOR LEASE

25 St. Andrews Street,
Antigonish, N.S.



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

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OVERVIEW

Located on St. Andrews Street in the Town of Antigonish, this unit forms part of a larger retail/wholesale property featuring four other buildings.

The unit features both retail store frontage with adjacent warehouse and storage areas accessed by a front 10' overhead door.

Paved parking in front with gravel/earth parking loading in the rear of the building.

ASKING PRICE

\$ 3,500/Mth + Additional

For more information, please contact

**Peter Constable
902.753.7009**

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Unit Specifications

Currently occupied by a retail/wholesale business (Shurgain). 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	35 Years +/-
Actual Age	42 Years +/-
Building Area	3,080 sq ft.
Frame	Wood
Exterior Walls	Steel Siding
Foundation	Concrete Frost Wall
Roof	Asphalt Shingle

Interior-----

Floors	Concrete, Vinyl
Walls	Painted Gyproc
Ceilings	Painted Gyproc
Windows	Double Glazed
Doors	Main Doors, 10' Overhead Door (1) Washrooms 1 x 2 Piece
Electrical	125 amp c/b
Heating	Unit Heaters
Air Conditioning	None

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Location Map



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

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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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Photographs



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