

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 2025	\$ 970,200 \$ 18,500
Lease	\$ 23.00 sf , Terms – NNN, Expiry- January 31, 2027
Options	2 x 5 yr options remain

ASKING PRICE
\$ 1,590,000

For more information please contact
Peter Constable 902.753.7009
peter@roicommercialgroup.com

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Building Specifications

Type	Office/Retail
Effective Age	19 Years +/-
Title	Freehold
Heating/Cooling	Heat Pump
Fire Protection	Alarm System
Utilities	Municipal Water/Sewer, Electrical
Construction	Steel
Exterior	Brick, Stone
Roof	Single Ply Membrane
Flooring	Tile
Electrical	200 Amp
Foundation	Concrete Frost Wall

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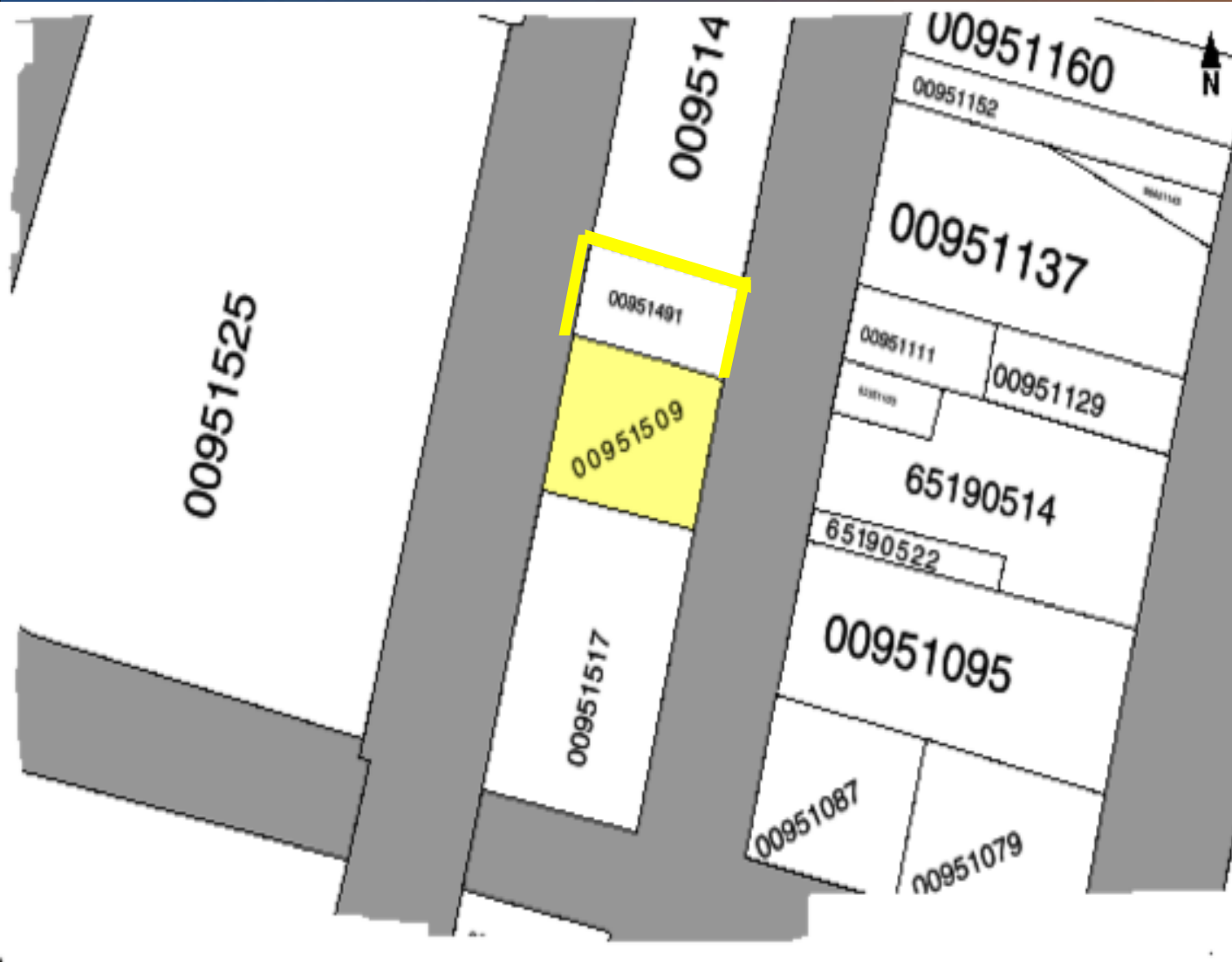
Location Map



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Site Plan



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