

FOR SALE

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



ROI Group

Commercial Real Estate Advisors

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PROPERTY OVERVIEW

Purpose built for the Nova Scotia Liquor Commission in 2018, the property is located within the Chedabucto Shopping Center experience. This includes multi-family accommodations, shopping mall with a grocery store anchor, gas station/convenience store and Timbr Mart Hardware.

The area is the largest retail shopping node in the region with Antigonish located 65 kilometres northwest and Port Hawkesbury approximately 60 kilometres northeast.

The building is in excellent condition with no deferred maintenance. NNN Lease with Nova Scotia Liquor Commission, expiry 2033.

ASKING PRICE

\$ 1,220,000

For more information please contact

Peter Constable

902.753.7009

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Property Information

PID #	35229293
Assessment Acc #	10819881
Assessed Value	\$ 589,600

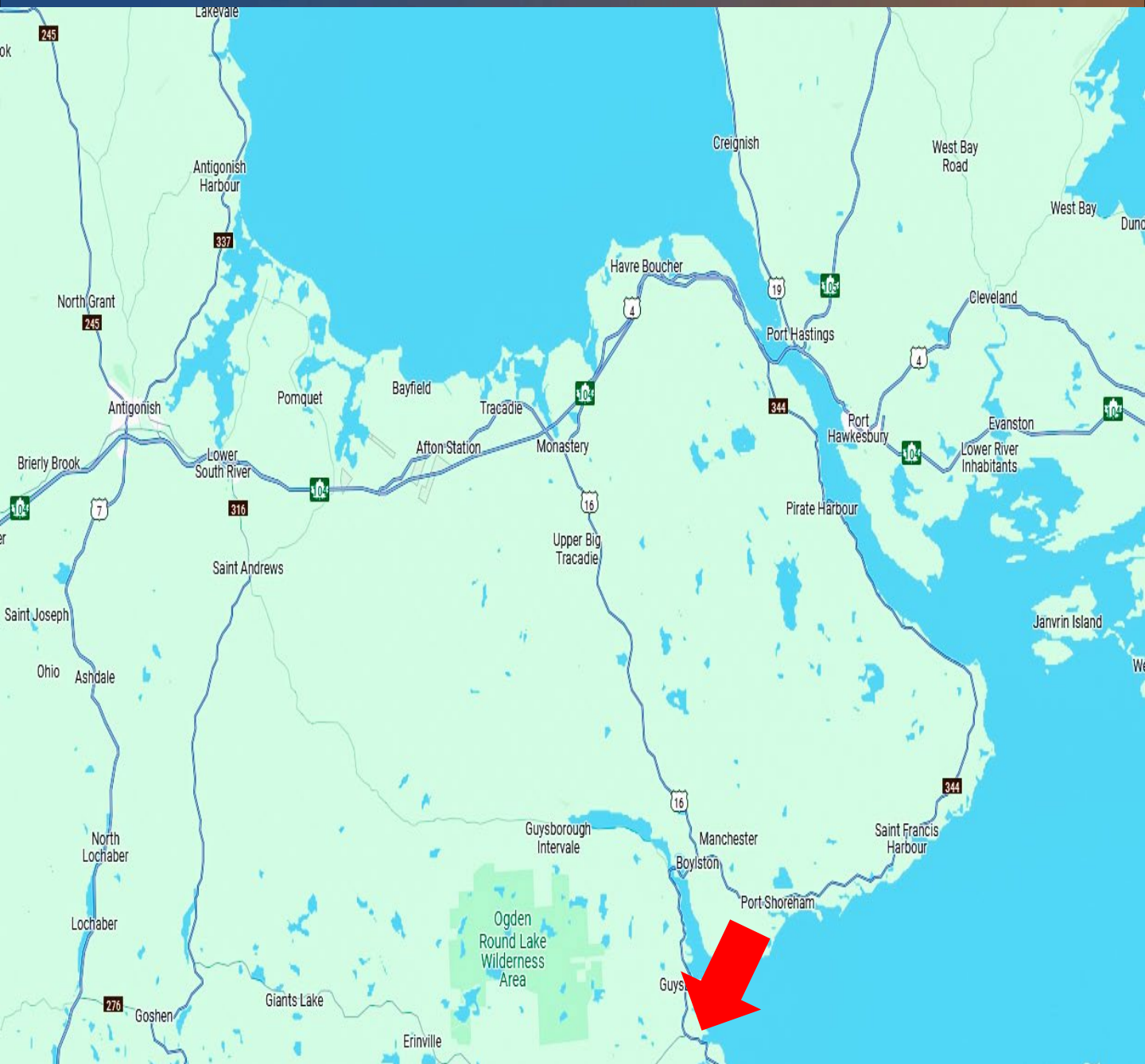
Building Specifications

Title	Freehold
Type	Retail
Age	Six Years +/-
Gross Area	3,600 sq ft. +/-
Land Area	0.60 Acre
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
Parking	Paved, 20 + vehicles
Other	Dock Level Loading

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Location Map



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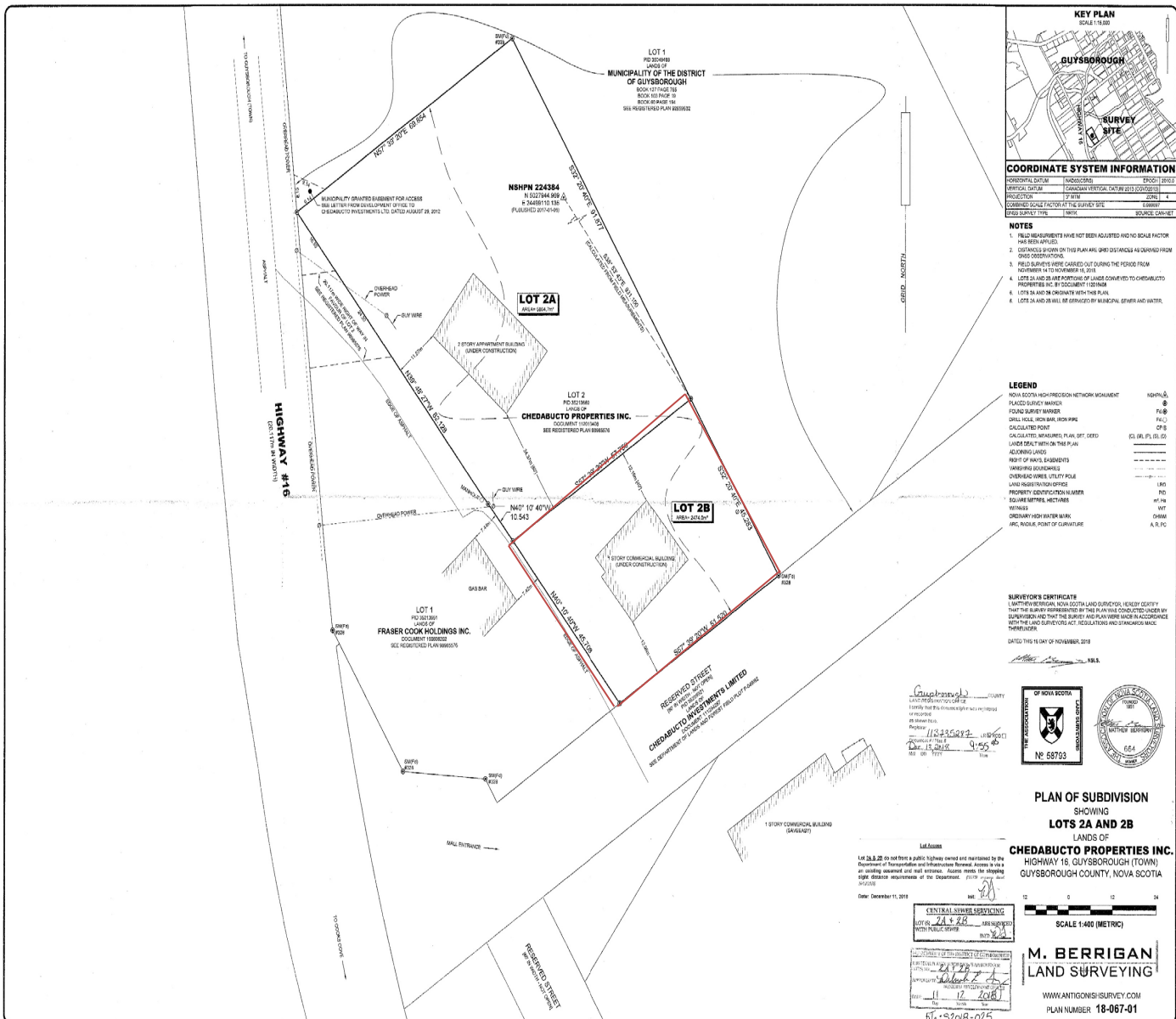
Aerial Photograph



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Site Plan



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