

FOR SALE

**29 Unit Multi-Family
103 Park Street,
Stellarton, N.S.**



ROI Group

Retail Office Industrial

Commercial Real Estate Advisors

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Property Overview

Jubilee Apartments are the second largest apartment complex in Pictou County and the only building featuring an interior atrium for its residents.

Situated on 1.46 acres, the complex features twenty nine (29) apartment units on two floors, with one unit located on the lower level.

The units feature one and two bedroom configurations, some with dens, patios or balconies. Each unit features full kitchens, living rooms, bedroom areas, storage and four piece washrooms. All units come with five appliances including washers & dryers.

Other common area features include a hair salon, activity room/kitchen on the main floor and a second floor exercise room.

There is a partial basement area that contains a one bedroom unit, utility and storage.

ASKING PRICE

\$ 4,195,000

**Financials available with a signed NDA
For more information please contact**

Peter Constable

902 753-7009

peter@roicommercialgroup.com

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Stellarton/Pictou County Overview

The property is located in Pictou County, NS. With a population of approximately 43,600, it is comprised of six municipal units including; Stellarton, Trenton, Westville, New Glasgow, Pictou and Pictou Landing.

Resource based industries include coal mining, forestry, fishing, and agriculture. Manufacturing industries include Michelin Tire, Northern Pulp and. One of the largest employers in the area is Sobeys.

The Canadian grocery chain is based out of Stellarton, and its corporate offices and grocery subsidiaries provides a fair percentage of the town's employment. Sobeys subsidiaries based in Stellarton include Big 8 Beverages, TRA Cash and Carry, Eastern Sign-Print and Regional Distribution Centre.

Nova Scotia Community College, Pictou Campus is located here as well as some of the best recreation facilities in Nova Scotia.

The median household income in Pictou is \$55,600, while the median after-tax household income sits at \$ 50,400 per year.

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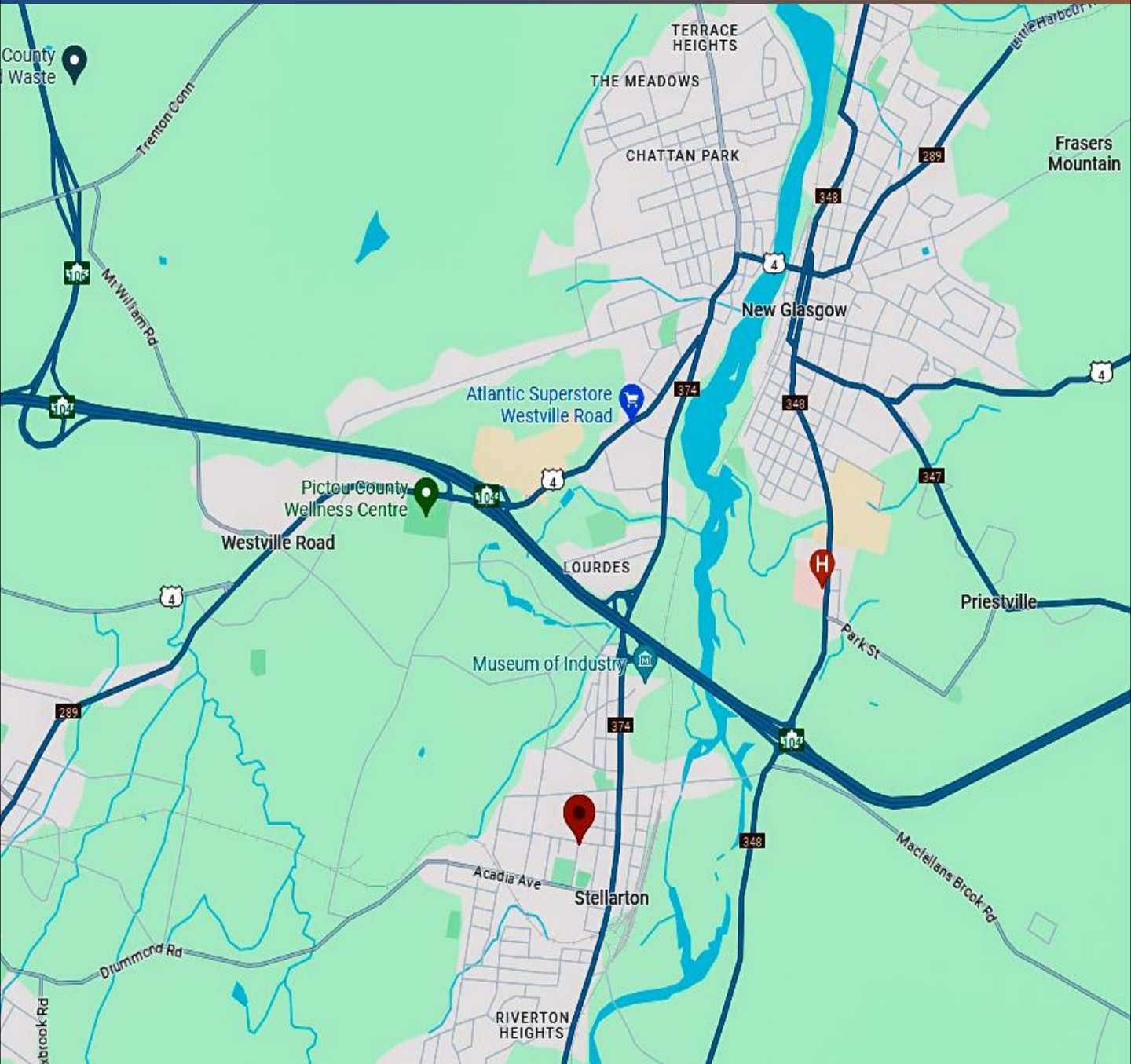
Property Specifications

PID #	65170946
Assessment Acct#	04653912
Type	Two Storey
Units	29
Effective Age	30 Years +/-
Land Area	1.46 Acres
Zoning	Development Agreement
2024 Property Assesment	\$ 2,008,300
HVAC	Electric Baseboard
Building Area	17,164 sq ft.
Gross Area	36,348 sq ft.
Ceilings Heights	8' - 24' (Atrium)
Electrical	29 x 100 amperage circuit breakers 1 x 225 amperage circuit breakers
Washrooms	29 x 4 Piece, 1 x 2 Piece (Atrium)
Construction	Brick, Masonry, Steel
Exterior	Brick, Stone, Steel
Roof	Tar & Gravel
Foundation	Partial, Part Finished
Other	Fully Sprinklered, Fire Alarm System Venmar Air Exchangers Passenger Elevator Common area skylights

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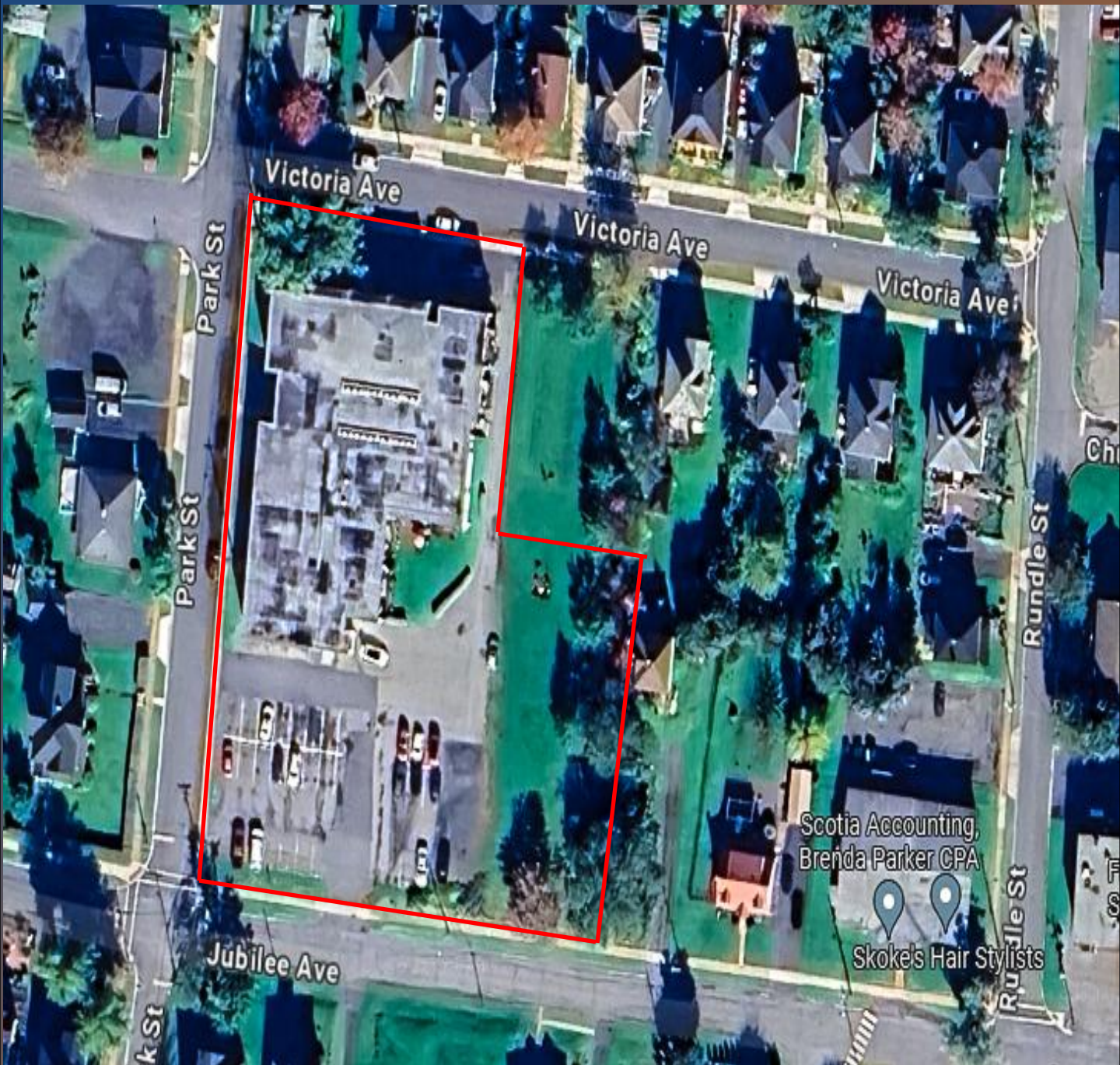
Location Map



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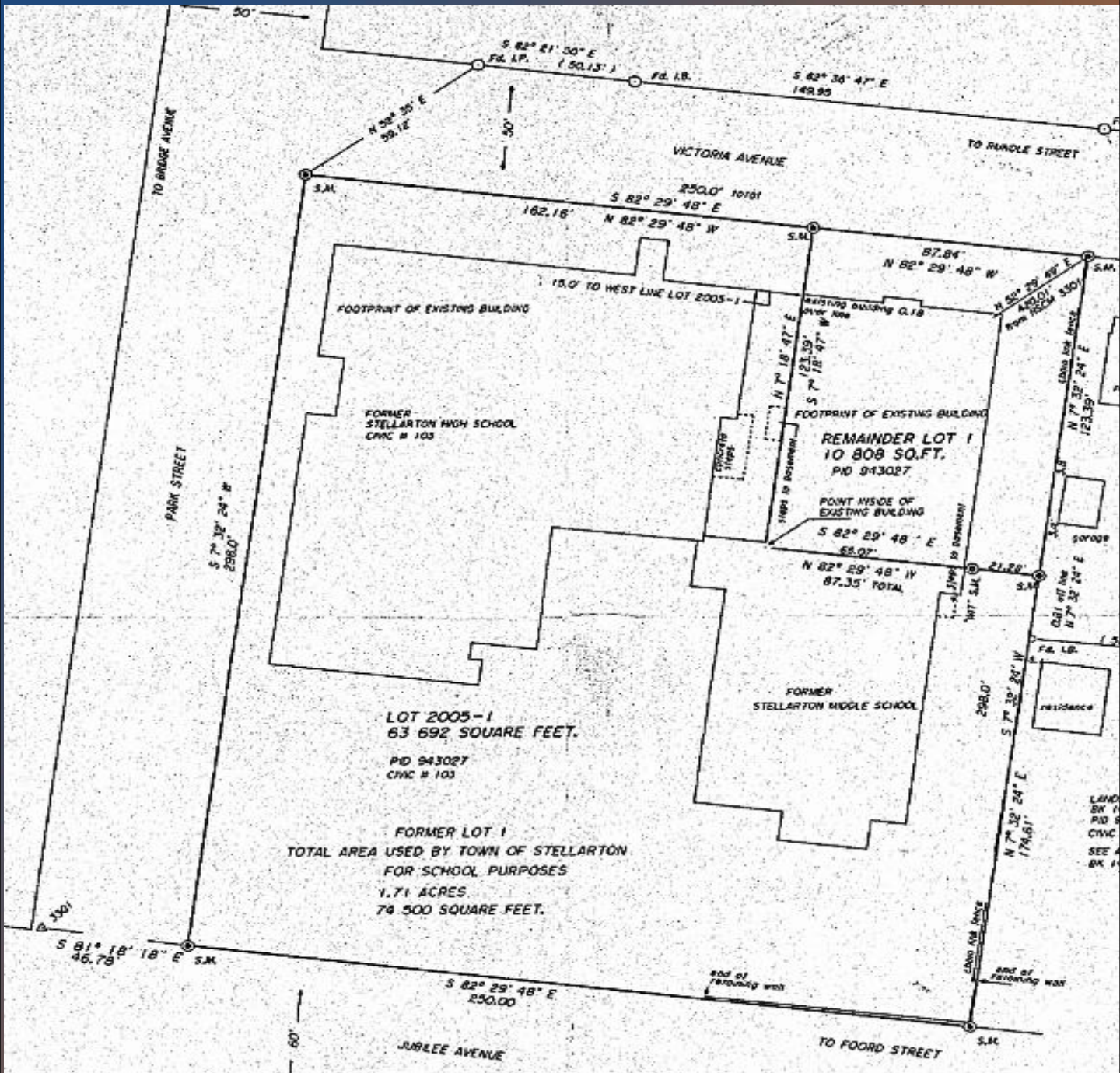
Aerial Photograph



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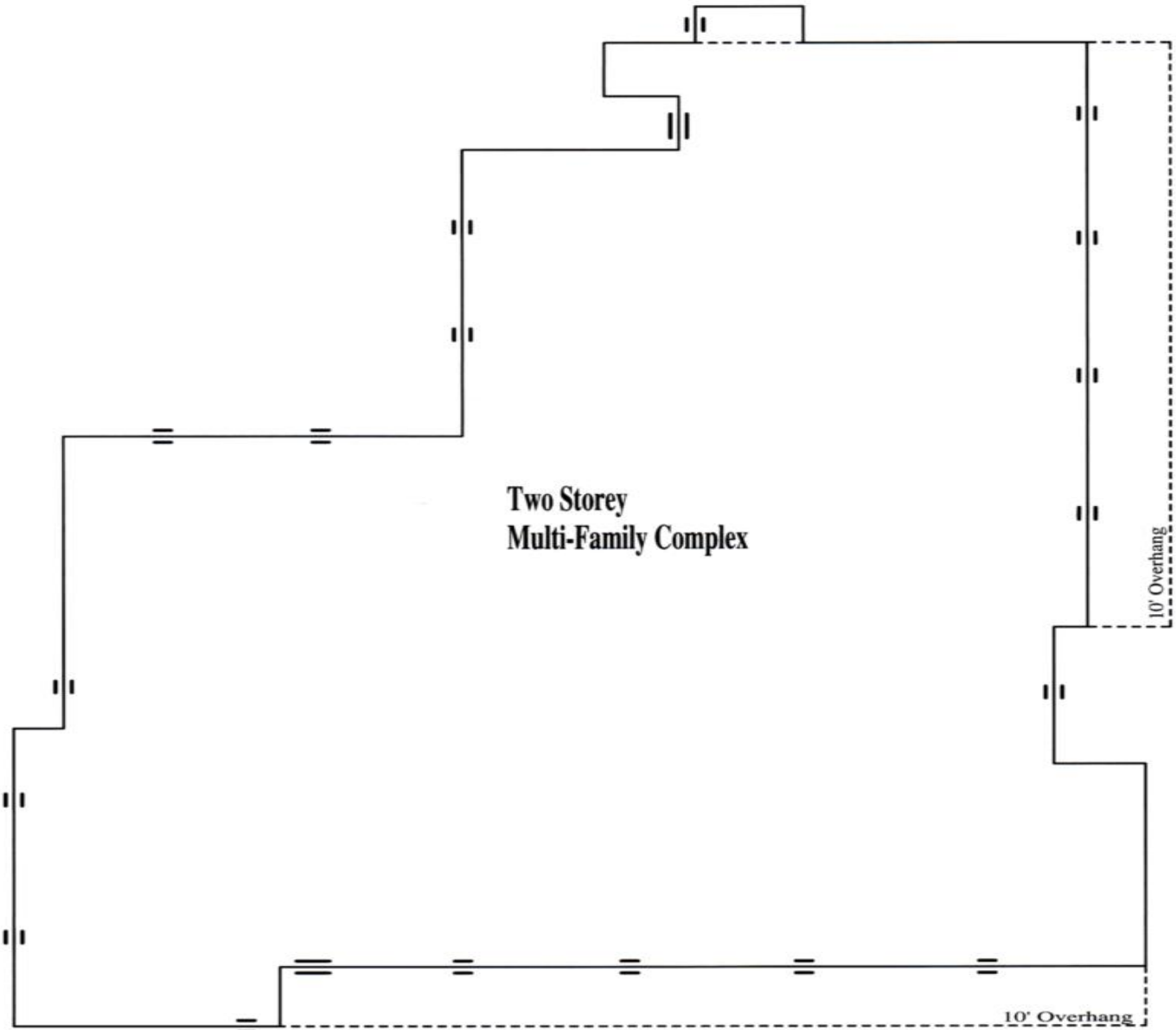
Site Plan



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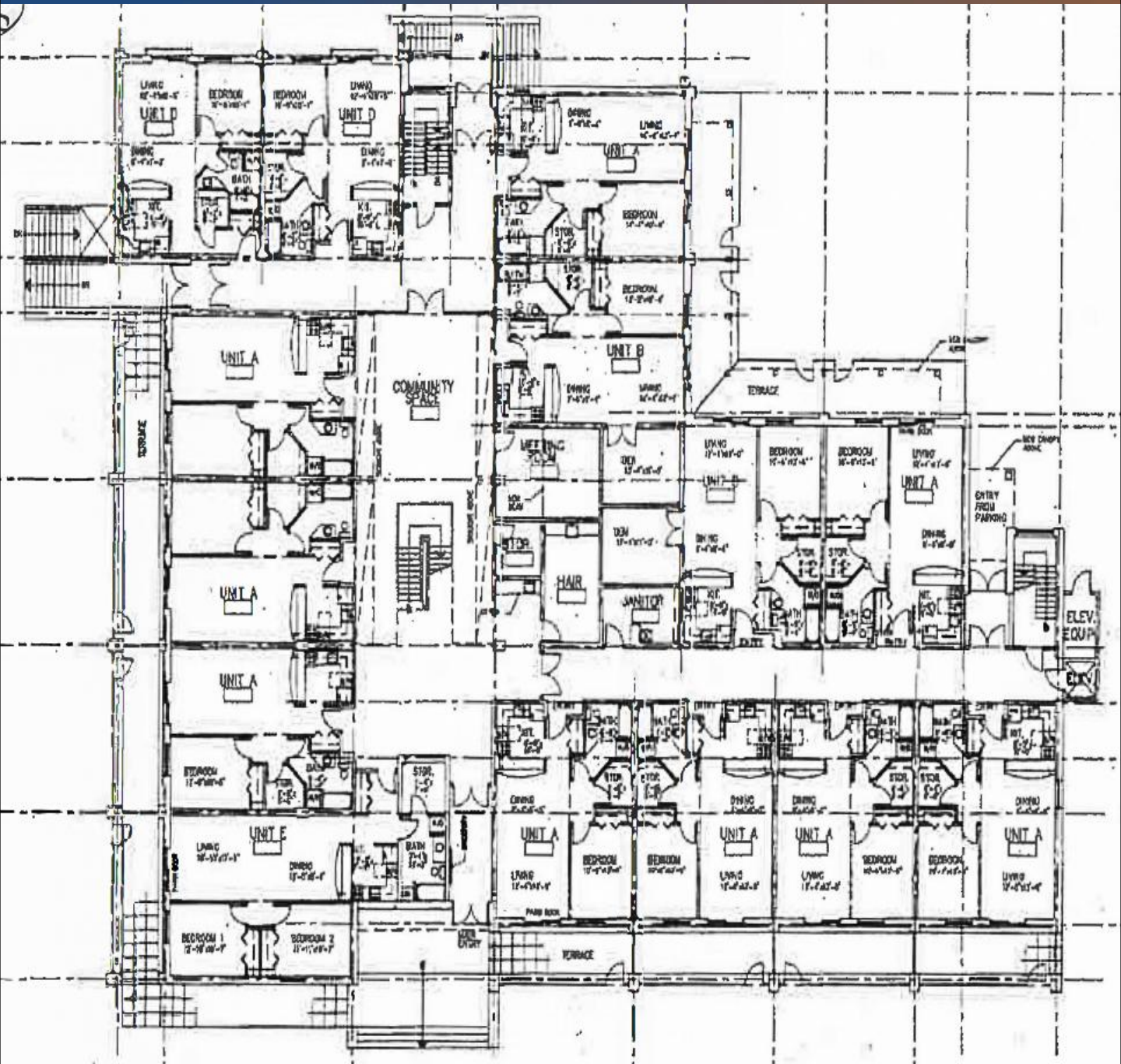
Building Plan



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Floor Plan



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