



**INVESTMENT  
OPPORTUNITY**

**Cape  
Breton  
Post**

## 255 GEORGE STREET SYDNEY, NOVA SCOTIA

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### Investment Opportunity with Long-Term Redevelopment Potential

- 30,000 sf office building, set on 1.19 acres
- Prime location with high exposure
- Vendor leaseback options available

Partners Global, as the exclusive agent for 255 George Street, is pleased to present this unique opportunity in Sydney, Nova Scotia. Located just two blocks from downtown Sydney's picturesque waterfront, with convenient access and excellent exposure, this 1.19 acre property currently improved with a two-storey office building, holds a commanding presence at the intersection of George and Dorchester Streets.

This is the ideal opportunity for an owner-occupier or investor/developer. The Vendor is willing to negotiate a mutually agreeable leaseback, on a portion of the building (~6,000 sf) for a 3- to 5-year term, with the option to renew.

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### FOR SALE

\$2,400,000

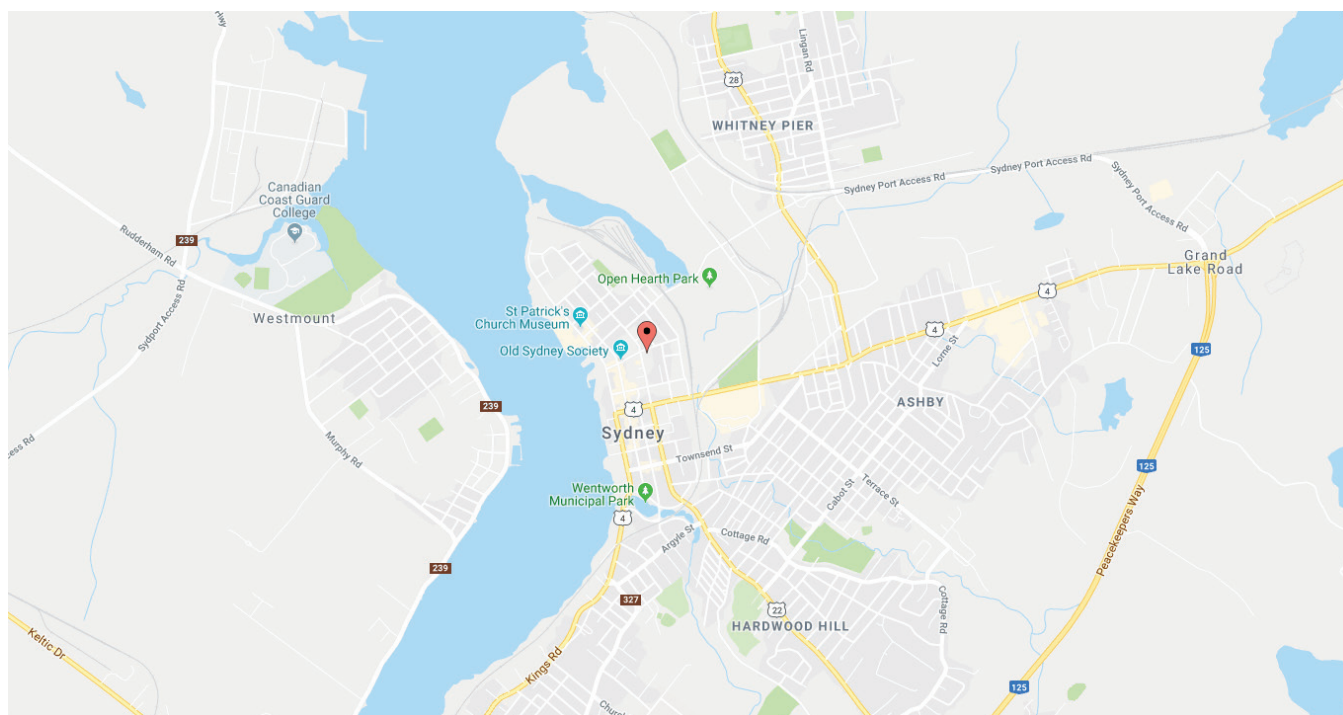
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## 255 George Street | Sydney, Nova Scotia



### GENERAL

<b>LISTING ID</b>	10178
<b>ADDRESS</b>	255 George Street, Sydney, Nova Scotia
<b>LOCATION</b>	Downtown
<b>PID</b>	15395890
<b>LOT SIZE</b>	51,836 sf (1.19 acres)
<b>ZONING</b>	Downtown Central Business District (CBD) Zone
<b>PARKING</b>	Ample surface parking
<b>BUILDING SIZE</b>	30,000 sf
<b>ASSESSED VALUE (2019)</b>	\$1,107,900
<b>OFFERING PRICE</b>	\$2,400,000
<b>SALE DETAILS</b>	Phase I ESA has been completed, with no remediation requirements

## 255 George Street | Sydney, Nova Scotia

### BUILDING SPECS

<b>BUILDING BREAKDOWN</b>	Office	24,000 sf
	Warehouse	6,000 sf
	Total	30,000 sf
<b>YEAR BUILT</b>	1982	
<b>CONSTRUCTION TYPE</b>	Concrete	
<b>FOUNDATION</b>	Reinforced concrete slab	
<b>NO. OF FLOORS</b>	Two-storey	
<b>ROOF</b>	Flat; two-ply modified bitumen	
<b>EXTERIOR WALLS</b>	Brick	
<b>LOADING</b>	2 x dock level	
<b>CLEAR HEIGHT (FT)</b>	Office	10'
	Warehouse	20'
<b>HVAC</b>	Electric roof-mounted units	
<b>ELECTRICAL</b>	400 volt, 600 amp, 3 phase	
<b>FIRE PROTECTION</b>	Fully sprinklered	
<b>SECURITY SYSTEM</b>	Yes	
<b>ADDITIONAL DETAILS</b>	Building includes a vault and safe	

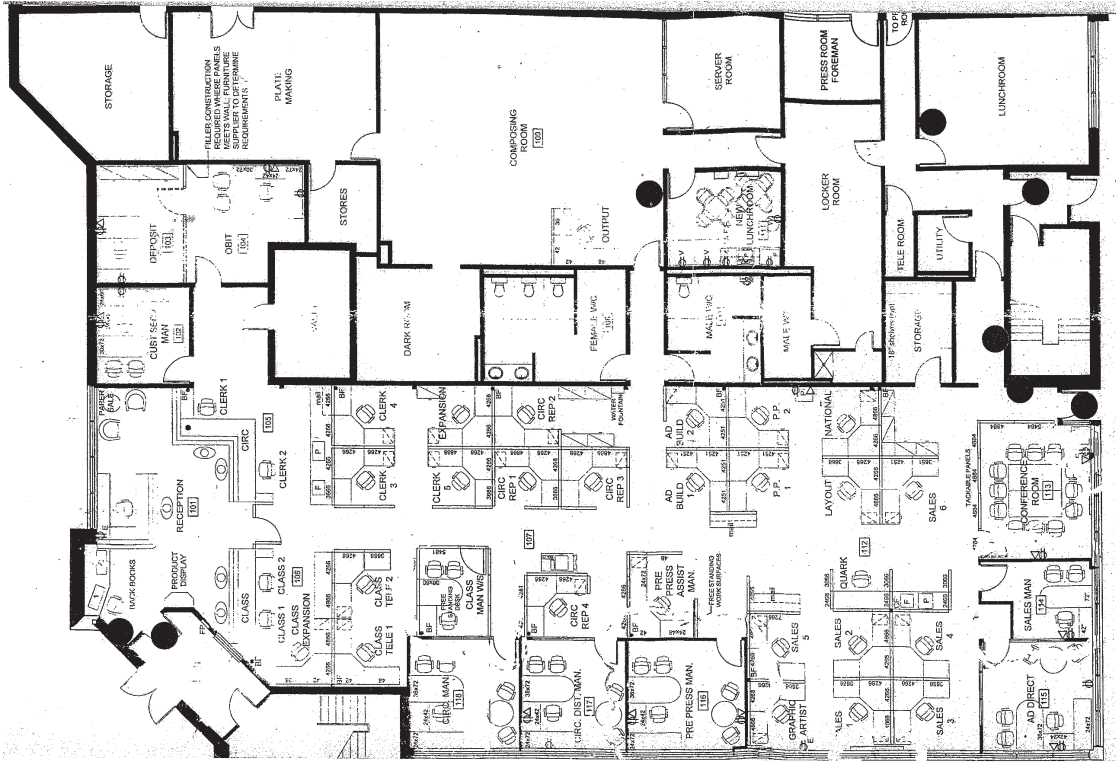


255 George Street | Sydney, Nova Scotia

PROPERTY PHOTOS



FLOOR PLANS



Ground Floor



Second Floor

## ZONING | DOWNTOWN CENTRAL BUSINESS DISTRICT (CBD) ZONE

### Section 1 CBD Uses Permitted

Development Permits shall only be issued in the CBD Zone for one or more of the following uses in compliance with any relevant section of the General Provisions Part, and any specific section of this Part devoted to the use.

- **fishery uses *subject to Section 6***
- **manufacturing - only the following *subject to Section 6***
  - alcohol processing
  - assembly and repair associated with any marine use
  - assembly as an optional use at the site of an abandoned fishery products processing establishment
  - bakeries
  - fishery products manufacturing *except fish offal reduction plants(refer to Section 6)*
  - garment manufacturing
- **recreational – (all) both public and business establishment *except racetracks for motor vehicles and campgrounds***
- **residential – (all) except mobile homes and recreational vehicles *and subject to Section 4***
  - mobile home on PID # 15182975 (130 Legatto Street, Sydney Mines) may be enlarged or replaced pursuant to Policy 3.d of Part 4 of the Municipal Planning Strategy
- **sales – (all)**
- **service - only the following**
  - accommodations *subject to the parking requirements of the General Provisions Part*
  - alcohol beverage service establishments
  - animal (domestic) grooming
  - artist/artisan establishment
  - arts/entertainment studio
  - assembly halls
  - business offices
  - catering business
  - clothes cleaning business
  - community service
  - community service residences
  - contractor specialized trades
  - crematorium except within the Core Area as illustrated CBDC on the Land Use By-law Map
  - cultural service
  - educational service
  - entertainment service
  - food preparation establishments
  - funeral homes
  - health care
  - marinas
  - micro brewery, distillery or winery
  - motor vehicle and related
  - parking lots
  - personal service business
  - printing and newspaper establishment
  - protective *only the following*
    - coast guard stations
    - fire
    - judicial
    - police
  - recycling facility collection depot
  - repair
  - residential care dwellings
  - restaurants
  - scientific establishment
  - self-storage facility
  - tourist information centers
  - veterinarian establishments
  - warehouses except within the Core Area as illustrated CBDC on the Land Use By-law Map
  - wholesale distribution facilities except within the Core Area as illustrated CBDC on the Land Use By-law Map
- **transportation – (all) *except coal retail distribution facilities***

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