

FOR SALE



COVINGTON STATION, 100 STATION LANE KENTVILLE, NOVA SCOTIA

Fully-Leased Mixed-Use Investment Opportunity

- 12,946 sf of newer concrete tilt-up construction
- Easy access and great exposure on a main commercial street
- Strong covenant tenants

Partners Global is pleased to present the opportunity to purchase 100 Station Lane, a three-storey, multi-tenanted, mixed-use commercial building in Kentville, NS. Situated on a main commercial corridor, Covington Station benefits from its convenient access, excellent exposure, and proximity to amenities and nearby residential developments.

Completed in 2010, the property offers an attractive tilt-up concrete facade, elevator access, and ample on-site surface parking. The property is fully leased, with Pharamsave on the ground floor and medical offices above.

Additional information, including financials, are available to qualified buyers who complete the confidentiality agreement.

partnersglobal.com

FOR SALE

\$2,550,000

Connie Amero

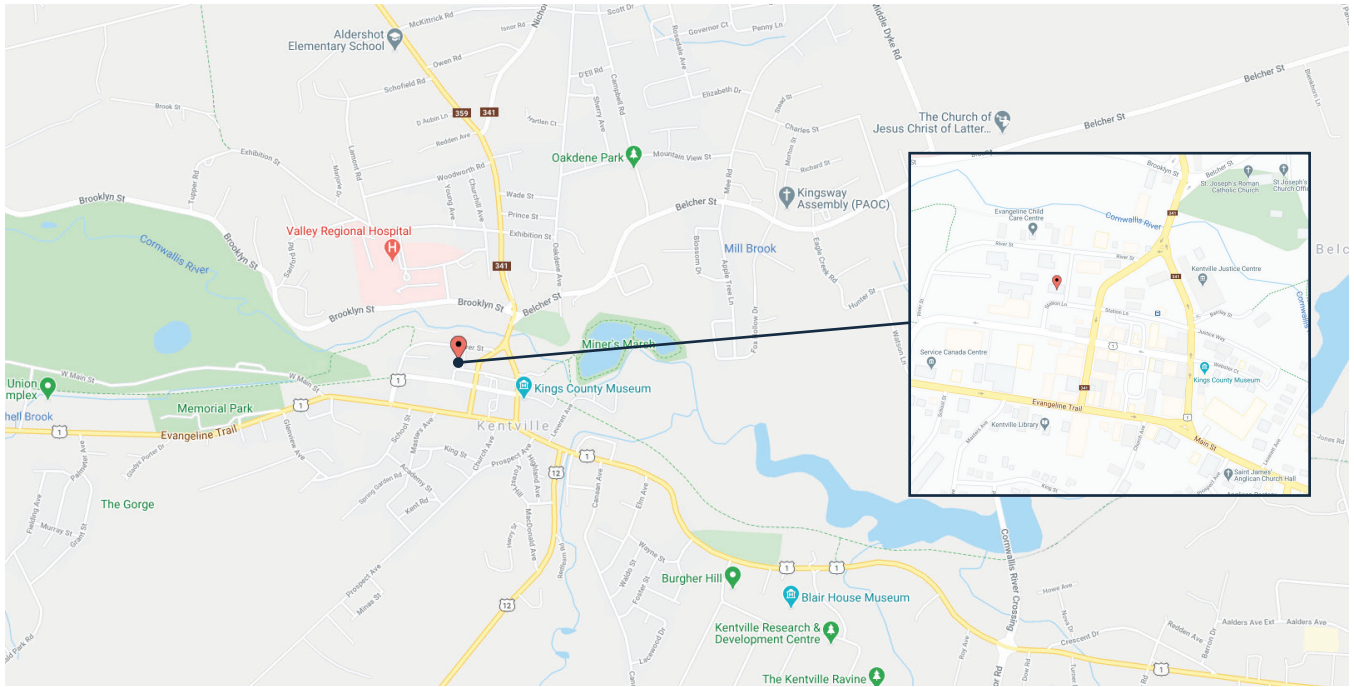
D (902) 431-9967

M (902) 802-8480

connie@partnersglobal.com



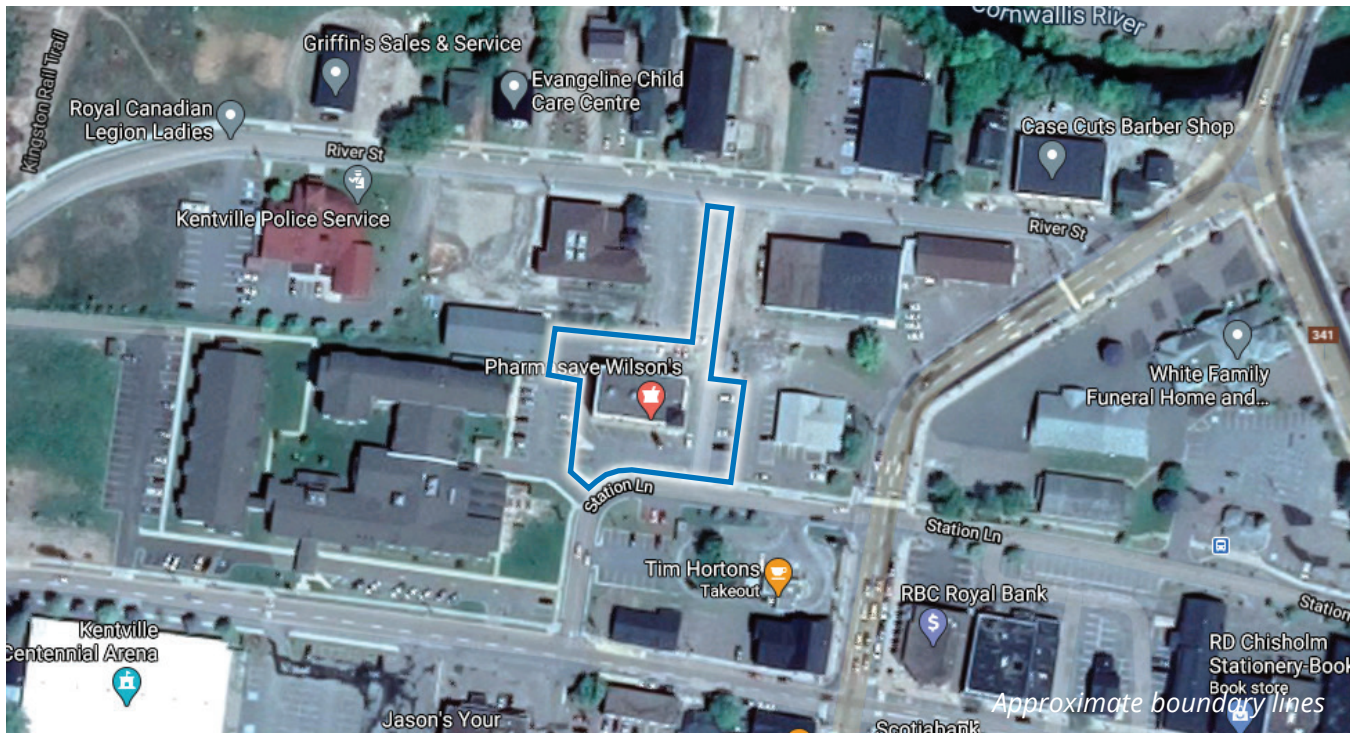
100 Station Lane | Kentville, Nova Scotia



LISTING ID	10250
ADDRESS	100 Station Lane, Kentville, Nova Scotia
PID	55267785
LOT SIZE	24,259 sf (0.56 acres)
ZONING	General Commercial (C-1)
TOTAL BUILDING SIZE	12,946 sf
STRUCTURE	Concrete tilt-up
YEAR BUILT	2009/2010
TOTAL NO. FLOORS	Three (3)
HVAC	Electric baseboard heat and rooftop units
PARKING	Ample on-site parking
OCCUPANCY	100% (as of December 2020)
ASSESSED VALUE (2020)	\$1,326,200
PROPERTY TAXES (2020)	\$44,560
OFFERING PRICE	\$2,550,000

100 Station Lane | Kentville, Nova Scotia

AERIAL VIEW



SITE PLAN



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.