

FOR SALE



## ARMOURY PROPERTY, 49 CORNWALLIS ST KENTVILLE, NOVA SCOTIA

### Attractive Office Investment Anchored by Provincial Government

- 9,710 sf building with attractive New England style facade
- Situated in the heart of Kentville's downtown core
- Strong covenant tenants in place

Partners Global is pleased to present the opportunity to purchase 49 Cornwallis Street, a two-storey, multi-tenanted office building in Kentville, NS. Situated within the town's compact commercial district, Armoury Property benefits from its convenient access and proximity to nearby amenities.

Built in 1985, this New England style building boasts an attractive facade, elevator service, ample on-site parking and has been very well maintained. The property is home to quality tenants, the majority of which is provincial government.

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

[partnersglobal.com](http://partnersglobal.com)

### FOR SALE

\$1,500,000

**Connie Amero**

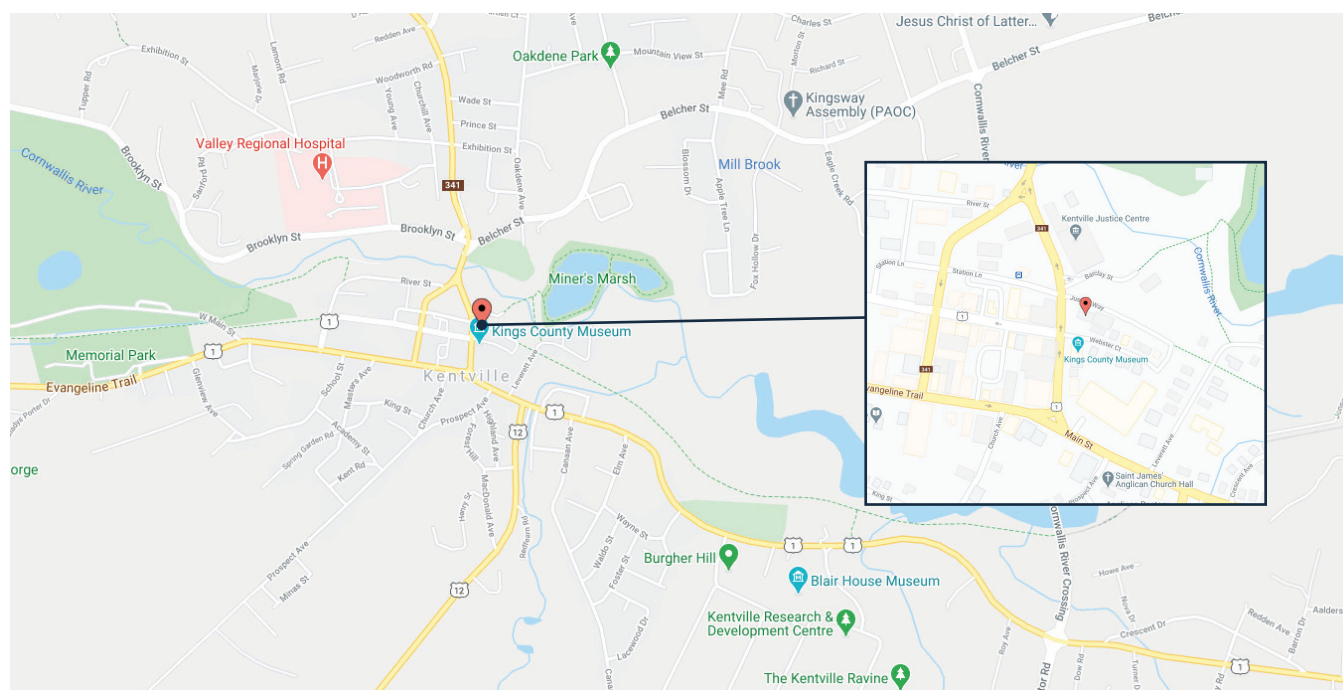
**D** (902) 431-9967

**M** (902) 802-8480

[connie@partnersglobal.com](mailto:connie@partnersglobal.com)



## 49 Cornwallis Street | Kentville, Nova Scotia

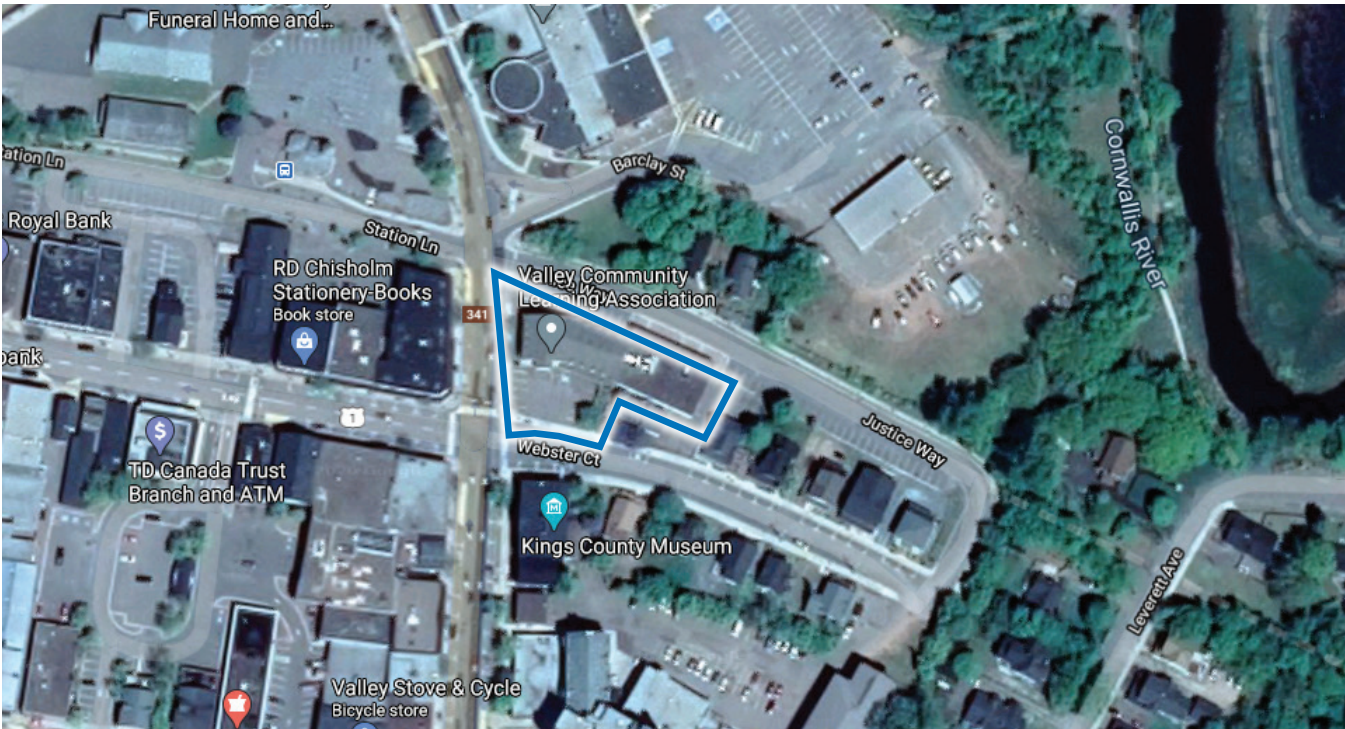


<b>LISTING ID</b>	10251
<b>ADDRESS</b>	49 Cornwallis Street, Kentville, Nova Scotia
<b>PID</b>	55267959
<b>LOT SIZE</b>	21,500 sf (0.49 acres)
<b>ZONING</b>	General Commercial (C-1)
<b>TOTAL BUILDING SIZE</b>	9,710 sf
<b>STRUCTURE</b>	Wood frame
<b>YEAR BUILT</b>	1985
<b>TOTAL NO. FLOORS</b>	Two (2)
<b>HVAC</b>	Electric baseboard heat and rooftop units
<b>PARKING</b>	Ample on-site parking
<b>OCCUPANCY</b>	Approx. 70% as of Q1 2021 (upcoming vacancy being marketed)
<b>ASSESSED VALUE (2020)</b>	\$967,400
<b>PROPERTY TAXES (2020)</b>	\$32,505
<b>OFFERING PRICE</b>	\$1,500,000

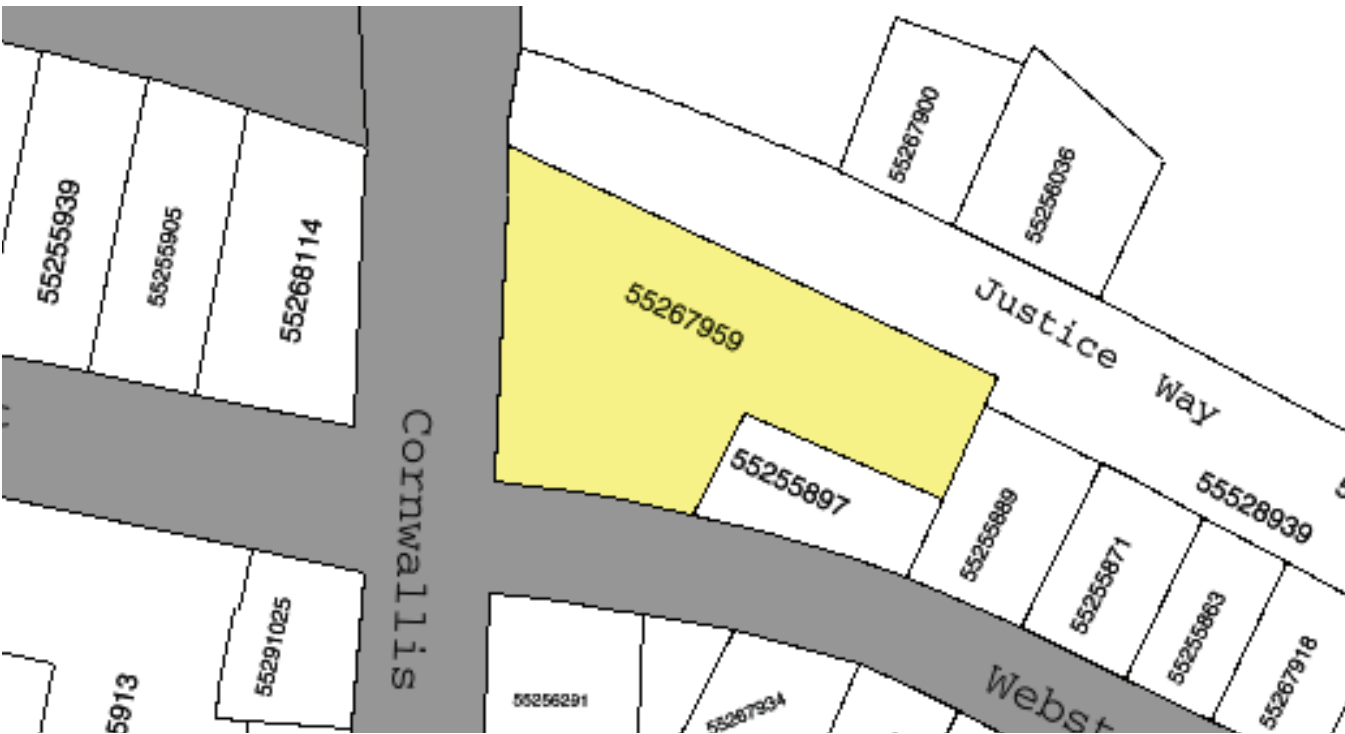


# 49 Cornwallis Street | Kentville, Nova Scotia

## 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.