

**FOR SALE**



# 8759 COMMERCIAL STREET NEW MINAS, NOVA SCOTIA

## Fully-Leased Mixed-Use Investment Property Along Commercial Corridor

- Freestanding building totalling 19,764 rsf
- Strong operational history
- Well-maintained property with recent upgrades

Partners Global is pleased to present the opportunity to purchase 8759 Commercial Street, a one- and two-storey mixed-use property ideally situated along the main commercial corridor between New Minas and Kentville, NS.

The building is comprised of five (5) commercial units, along with three (3) residential apartments above. Additional features of this asset include excellent exposure and frontage, proximity to amenities, ample on-site parking, room to expand, and quick access to Highway 101 via Exit 12.

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

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

**FOR SALE**

\$1,350,000

**Connie Amero**

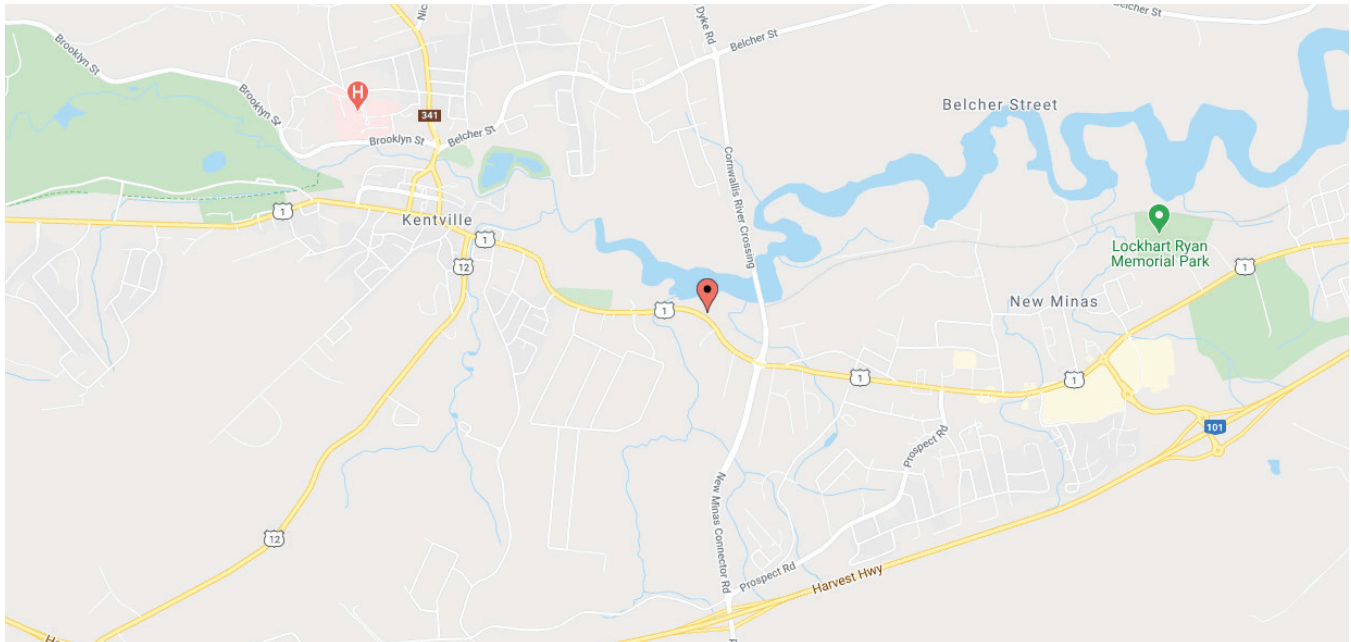
**D (902) 431-9967**

**M (902) 802-8480**

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



## 8759 Commercial Street | New Minas, Nova Scotia



<b>LISTING ID</b>	10232B
<b>ADDRESS</b>	8759 Commercial Street, New Minas, Nova Scotia
<b>PID</b>	55209886
<b>LOT SIZE</b>	54,450 sf (1.25 acres)
<b>ZONING</b>	Major Commercial (C1)
<b>TOTAL BUILDING SIZE</b>	19,764 rsf
<b>CONSTRUCTION</b>	Masonry / concrete block construction, with built-up tar and gravel roof.
<b>YEAR BUILT</b>	+/- 1943
<b>TOTAL NO. STOREYS</b>	One and two storeys, with a partial basement under the two storey section
<b>HVAC</b>	Combination of oil-fired hot water furnace, electric baseboards, and heat pump units
<b>ELECTRICAL SERVICE</b>	400 amp service with (8) break panels
<b>PARKING</b>	Ample paved on-site parking
<b>OCCUPANCY</b>	100%
<b>ASSESSED VALUE (2020)</b>	\$615,700 (Residential and Commercial Taxable)
<b>PROPERTY TAXES (2020)</b>	\$15,620.00
<b>OFFERING PRICE</b>	\$1,350,000



# 8759 Commercial Street | New Minas, Nova Scotia

## SITE PLAN



## ADDITIONAL PHOTO



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.