

FOR SALE



ARMOURY PROPERTY, 49 CORNWALLIS ST KENTVILLE, NOVA SCOTIA

Attractive Office Investment Anchored by Provincial Government

- 13,720 rsf 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 1992, 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

FOR SALE

\$1,500,000

Connie Amero

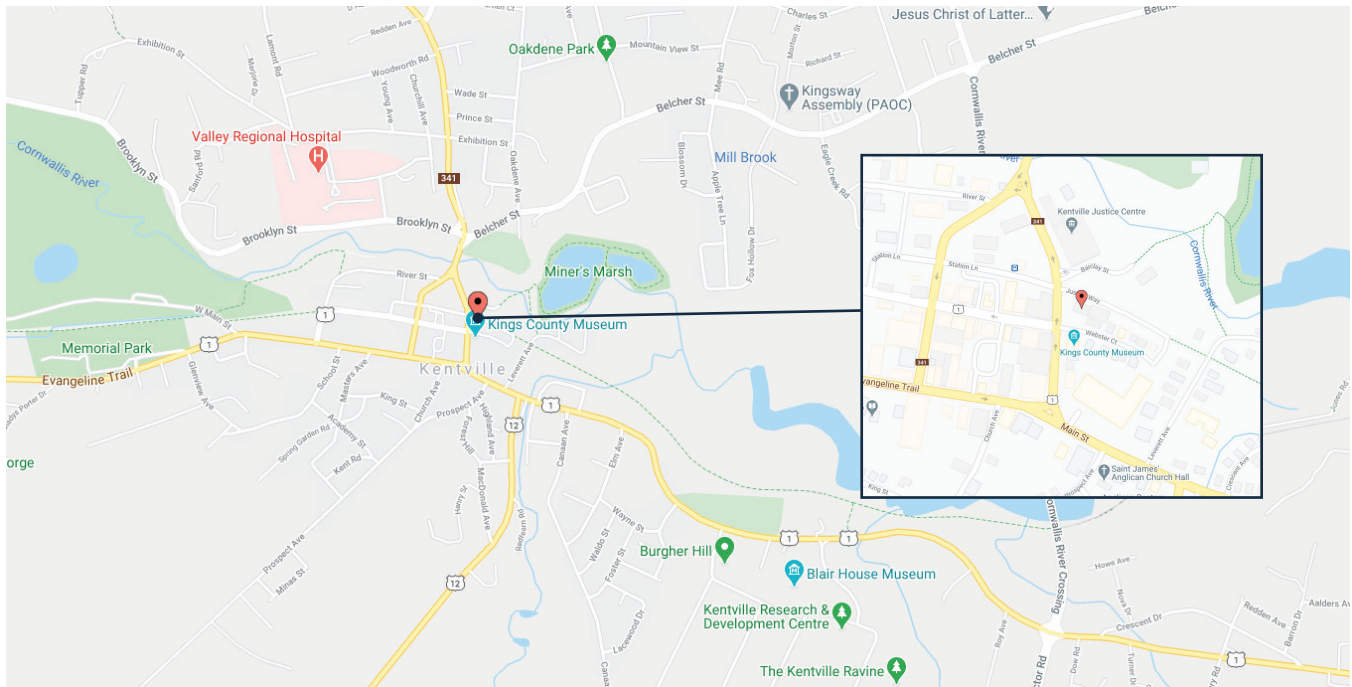
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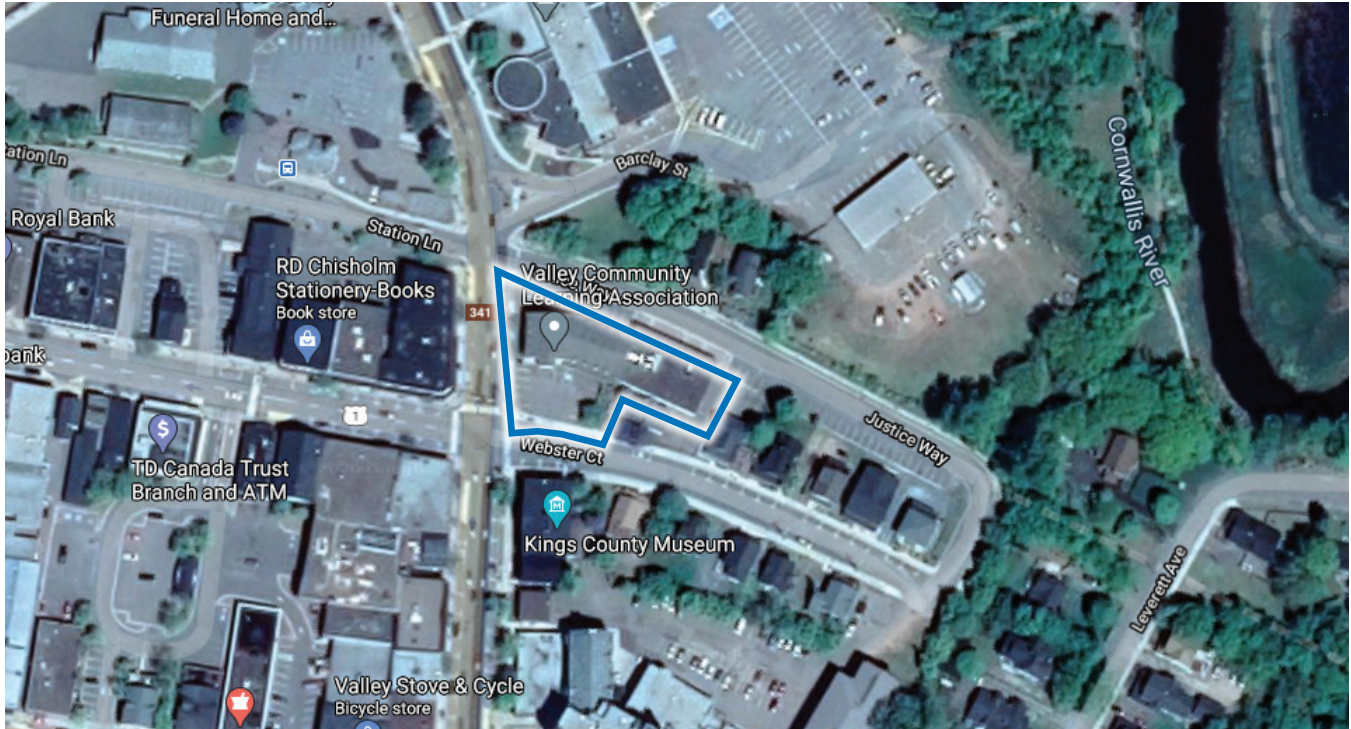
49 Cornwallis Street | Kentville, Nova Scotia



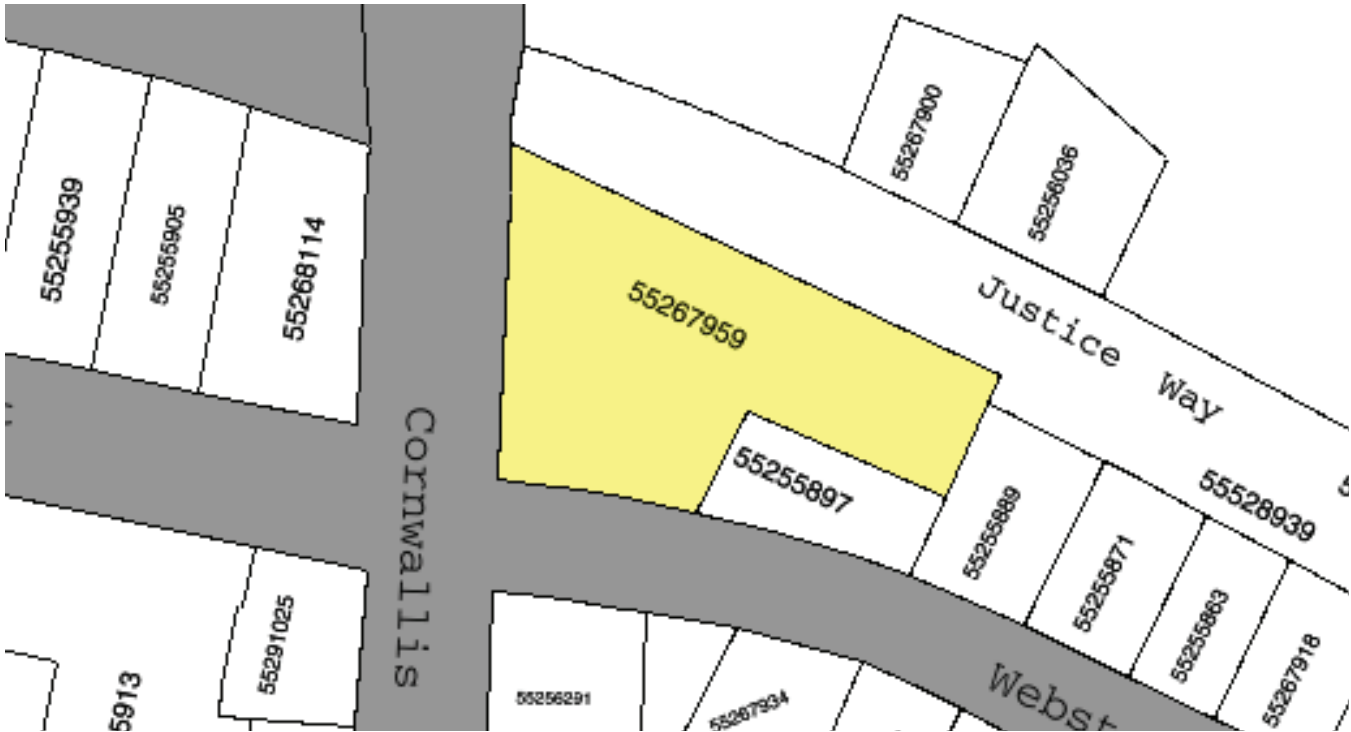
LISTING ID	10251
ADDRESS	49 Cornwallis Street, Kentville, Nova Scotia
PID	55267959
LOT SIZE	21,500 sf (0.49 acres)
ZONING	General Commercial (C-1)
BUILDING SIZE	13,720 rsf
STRUCTURE	Wood frame
YEAR BUILT	1992
TOTAL NO. FLOORS	Two (2)
HVAC	Electric baseboard heat and rooftop units
PARKING	Ample on-site parking
OCCUPANCY	Approx. 70% as of Q1 2021 (upcoming vacancy actively being marketed)
ASSESSED VALUE (2020)	\$967,400
PROPERTY TAXES (2020)	\$32,505
OFFERING PRICE	\$1,500,000

49 Cornwallis Street | Kentville, Nova Scotia

AERIAL VIEW



SITE PLAN



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