

FOR LEASE

448 MAIN STREET KENTVILLE, NOVA SCOTIA

Commercial space for lease
in downtown Kentville



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448 MAIN STREET | KENTVILLE, NOVA SCOTIA

Commercial space for lease in downtown Kentville

Situated in Kentville’s charming downtown core, 448 Main Street offers tenants convenient access, excellent exposure, ample on-site parking and close proximity to local commercial amenities.

Current availability includes 4,000 sf of garage and storage space, located on the ground and basement levels of the property. Equipped with three garage doors and high ceilings, the space is ideal for a fitness centre or an automotive service facility. The property is supported by General Commercial (C-1) Zoning, permitting a wide variety of uses, including fitness centres, existing automobile services, retail, general office space, micro-breweries and more!



4,000 sf
Available

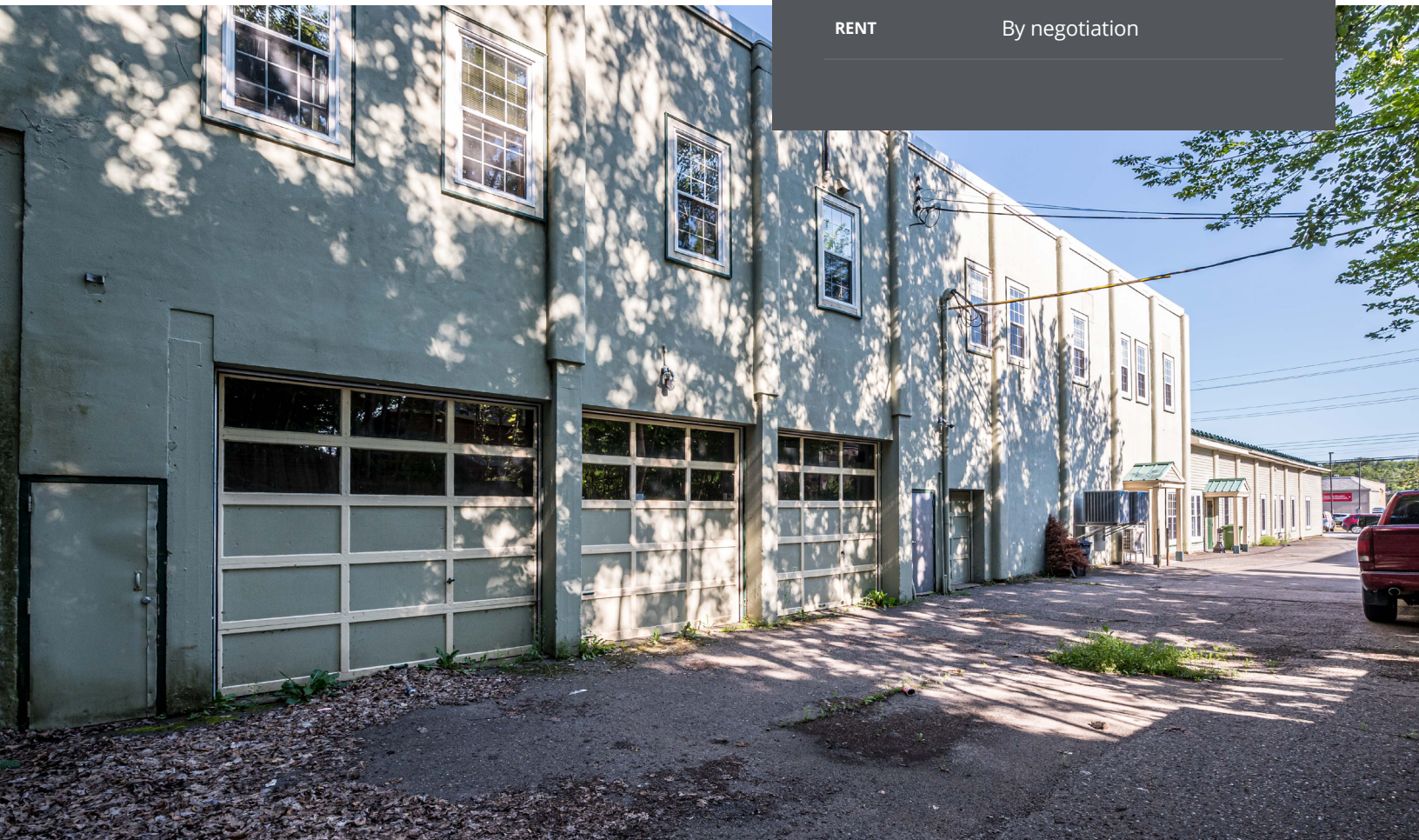


Commercial
General Zoning



Ample Parking

| | |
|----------------|----------------------------------|
| LISTING ID | 10266 |
| ADDRESS | 448 Main Street |
| LOCATION | Kentville |
| PROPERTY TYPE | Commercial |
| PID | 55267421 |
| ZONING | Commercial General (C-1) Zone |
| LOT SIZE | 35,159 |
| BUILDING SIZE | 19,351 |
| SIZE AVAILABLE | 4,000 sf |
| FLOOR | Ground and basement |
| PARKING | On-site paved parking |
| RENT | By negotiation |





Private, exterior entrance to space

Two (2) new HVAC units installed in 2020

Municipal services; water and sewer

Exterior signage opportunities

15,742 sf of paved parking

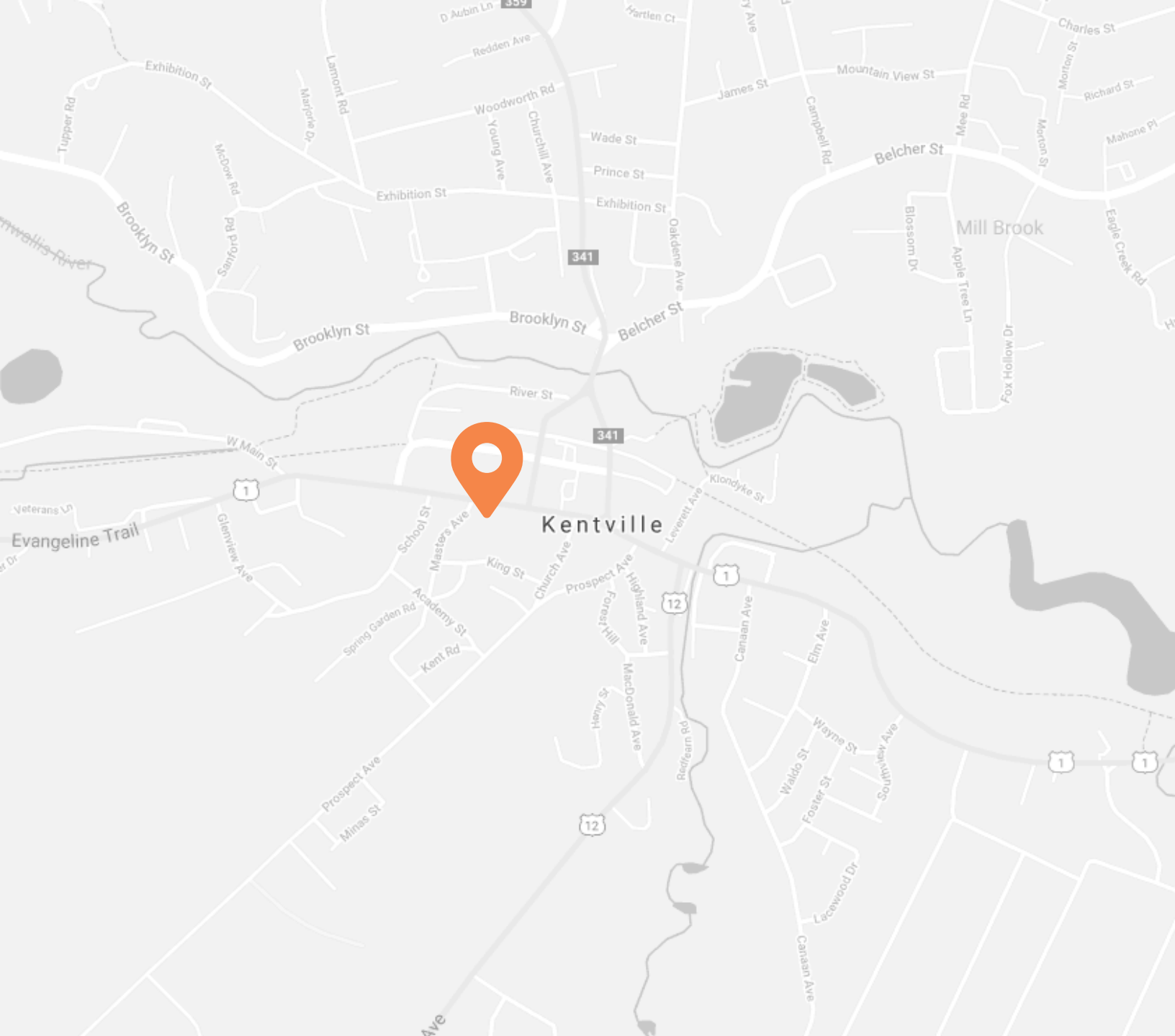
Approximately 14' ceiling height

Surrounded by local amenities

Three (3) garage doors

Convenient and quick access to Highway 101





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