

FOR SALE

448 MAIN STREET KENTVILLE, NOVA SCOTIA

Excellent investment opportunity
in downtown Kentville



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Partners Global is pleased to present the offering of 448 Main Street, a multi-tenant, mixed-used building, nestled in the heart of downtown Kentville. Perfectly positioned along Main Street, the property offers excellent exposure in the downtown core of Kentville, as well as convenient access to a Highway 101.

A well-maintained property comprises of office space, a storage area and three garage bays; 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 professional offices, restaurants, fitness centres, existing automobile service stations, and medical clinics.



19,351
Square Feet

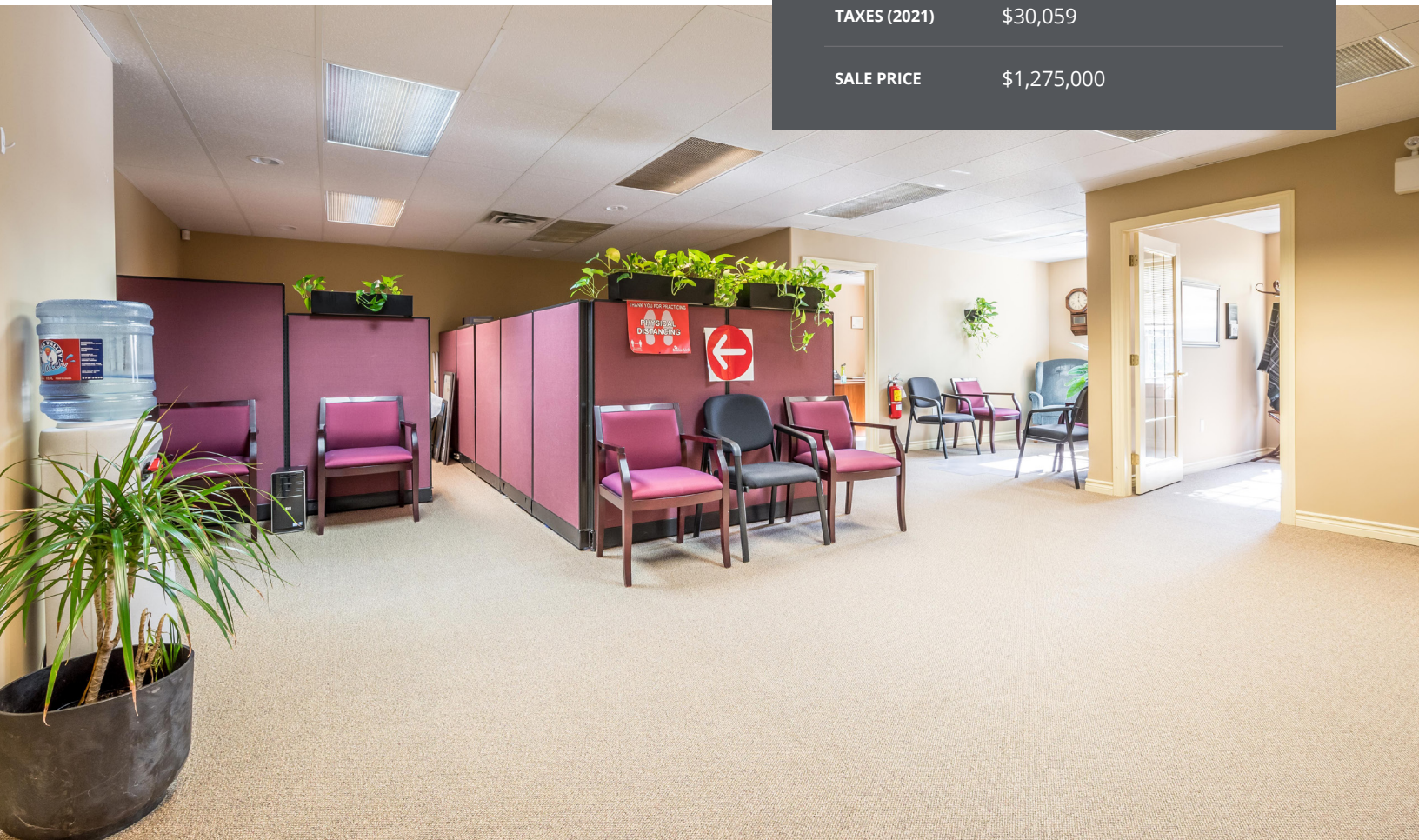


Commercial
General Zoning



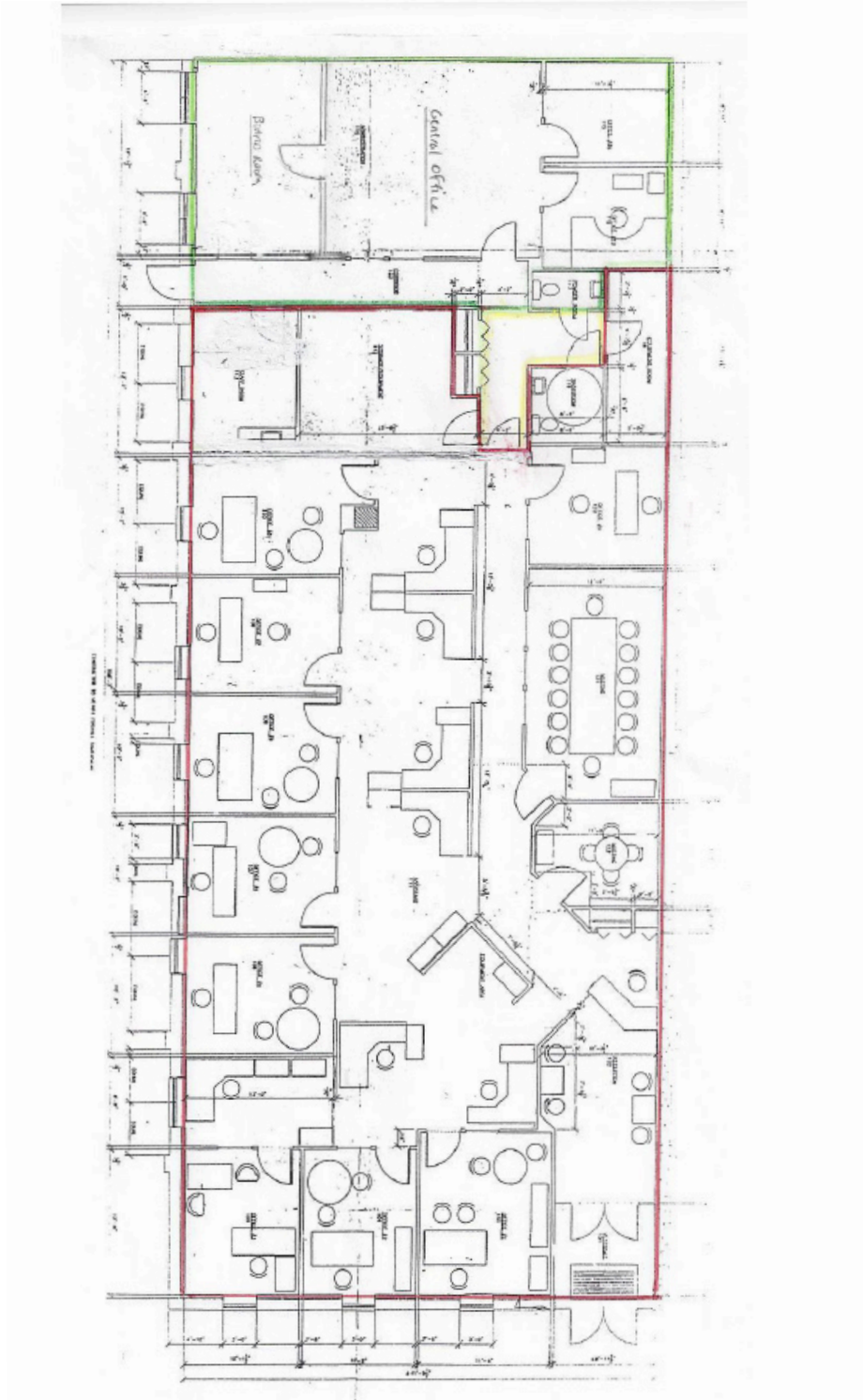
Ample Parking

LISTING ID	10265
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
NO. OF FLOORS	Two (2) + basement
PARKING	Thirty-five (35) parking stalls on paved lot
ASSESSED VALUE (2021)	\$894,600
TAXES (2021)	\$30,059
SALE PRICE	\$1,275,000



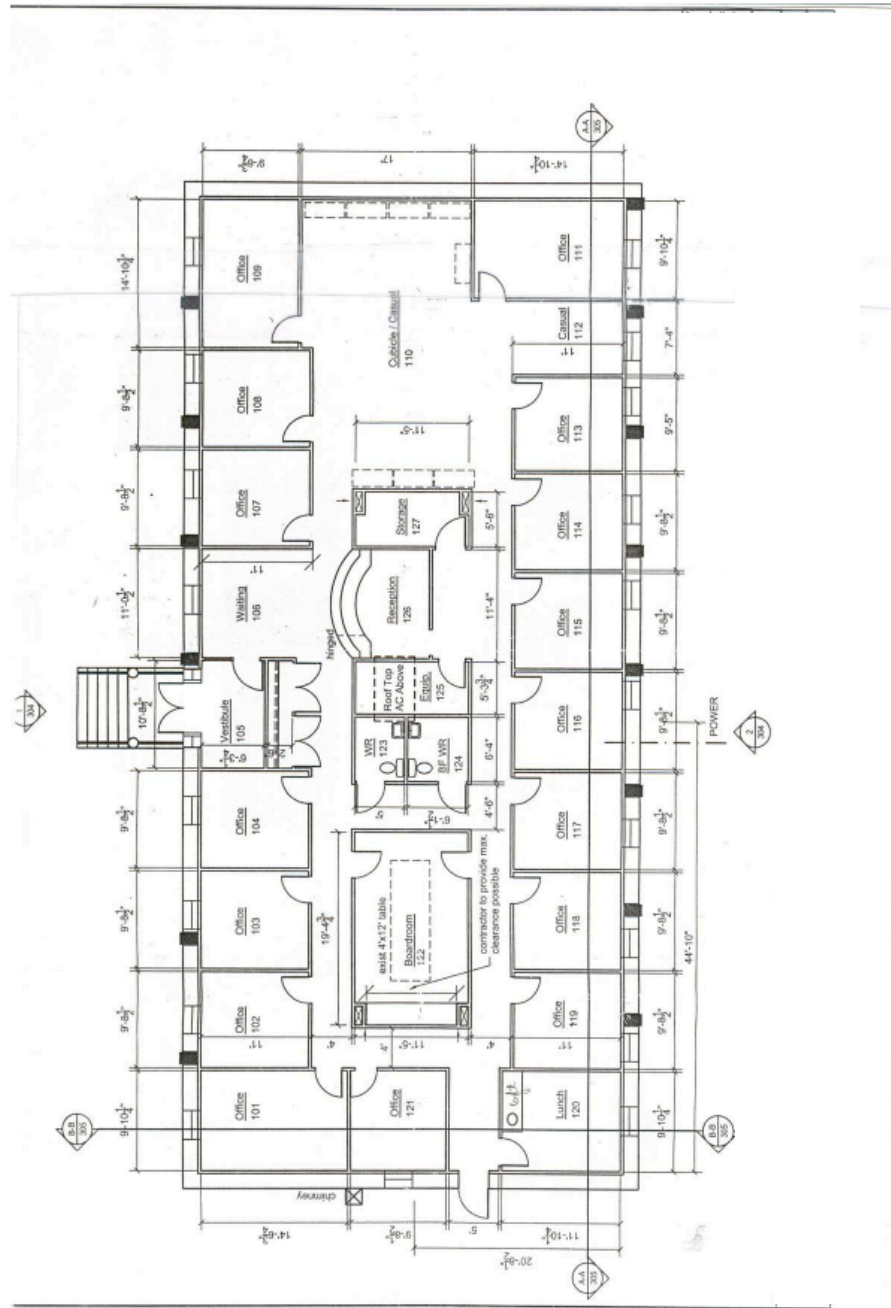
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Floor Plan - Main Level



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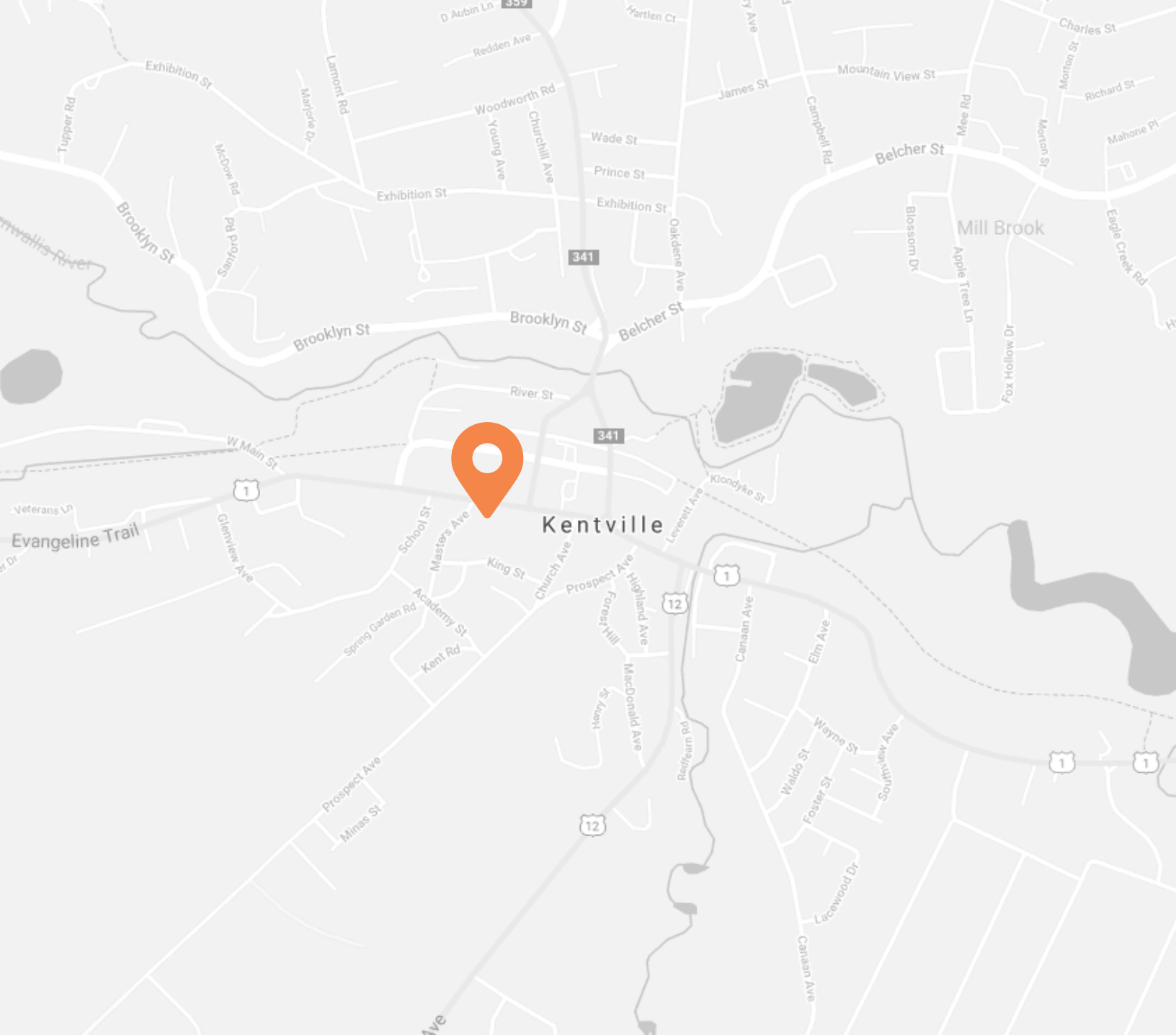
Floor Plan - Second Level





Multi-tenant, mixed-used property	Two (2) new HVAC units installed in 2020	Municipal services; water and sewer
Concrete foundation with wood siding over masonry exterior	15,742 sf of paved parking	Renovated in 1999; second floor partitioned in 2006
Surrounded by local amenities	Three (3) garage doors	Convenient and quick access to Highway 101





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