

For Sale

Lawtons Drugs Building 25 Wentworth Road, Windsor, NS



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Property Overview

| CIVIC ADDRESSES | 25 Wentworth Road | PARKING | Ample, paved surface parking |
|--------------------|---------------------------------|--------------------------|---------------------------------|
| LOCATION | Windsor, Nova Scotia | NO. OF STOREYS | One (1) |
| BUILDING NAME | Lawtons Drugs Building | BUILDING SIZE | 16,298 sq. ft. (leaseable area) |
| PID | 45055886 | YEAR BUILT | 1999 with expansion in 2014 |
| LOT SIZE | 61,420 sq. ft. (1.41-acres) | ASSESSED VALUE (2025) | \$2,463,100 |
| ACCESS | Wentworth Road & O'Brien Street | PROPERTY TAXES (2024) | \$99,806 |
| ZONING | General Commercial (GC) Zone | OCCUPANCY | 100% |

Click **here** for a Confidentiality Agreement to obtain access to the Virtual Data Room. Please return a signed copy to Matt Ross at matt@partnersglobal.com.

Asset Overview - Building Details

25 Wentworth Street, Windsor, Nova Scotia

CONSTRUCTION TYPE

FOUNDATION

EXTERIOR FINISH

ROOF

ELECTRICAL SERVICE

INTERIOR FINISHES

LIGHTING

HVAC

Services

FIRE PROTECTION

Steele and concrete frame

Concrete

Combination of architectural block, aluminum siding, and storefront glass

Membrane Cover (TBC)

Assumed Adequate (TBC)

Standard modern pharmacy and medical clinic finishes throughout

Fluorescent lights

Roof-Mounted HVAC units

Full municipal services including sewer and water

Fully sprinklered



Location Overview

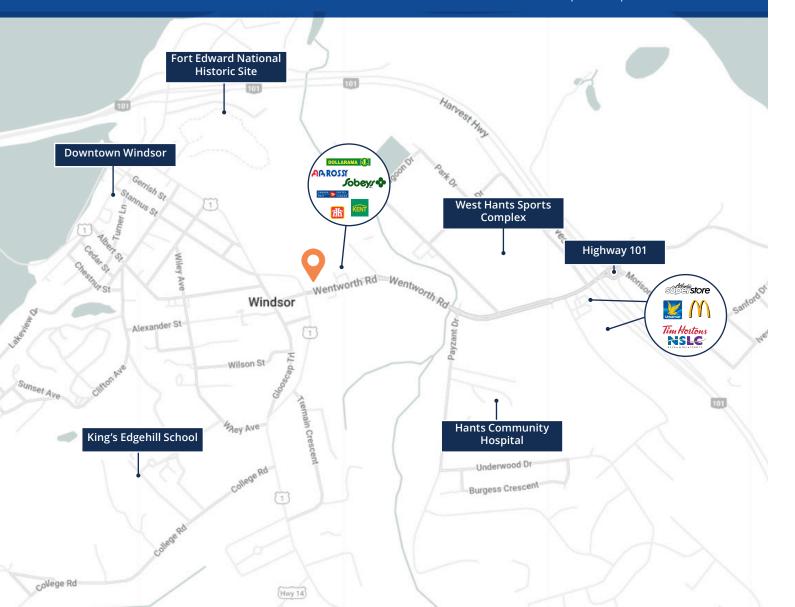
The Location

Located 60 km (30 minutes) west of the Halifax Regional Municipality, Windsor is considered the gateway to Nova Scotia's Annapolis Valley. The town markets itself as a desirable retirement and small-town destination, offering a favourable climate, proximity to Halifax, and more affordable housing options.

25 Wentworth Road occupies a prominent corner at the signalized intersection of Wentworth Road and O'Brien Street, the town's primary commercial corridor. This key artery connects Windsor directly to Highway 101, facilitating strong regional access and consistent vehicular traffic.

The surrounding area features a mix of commercial services and residential neighbourhoods. Nearby services include PROREIT's Fort Edward Plaza, a 125,000+ sq. ft. retail complex anchored by Sobeys, with other national tenants including Dollarama, Home Hardware, and Rossy. Additional essential services nearby include banks, restaurants, gas stations, and professional offices.

The property is located 1.1 km from Hants Community Hospital and near several nursing homes, the property sits within a strong local healthcare hub supporting consistent demand for healthcare and pharmacy services.





Ian Stanley

- Q (902) 229-7100
- ian⊚partnersglobal.com

Matt Ross

- Q (902) 324-1101

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