

For Sale

Lawtons Drugs Building 25 Wentworth Road, Windsor, NS

Single tenant healthcare
building in central location



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Opportunity Overview

25 Wentworth Road is a modern, single-storey medical-focused commercial building located in the heart of Windsor, Nova Scotia. The building totals 16,298 sq. ft. of leasable area and is fully occupied by a high-quality tenant: Lawtons Drugs.

The building was constructed in 1999 and expanded in 2014. The 5,000 sq. ft. expansion includes a medical clinic and offices. The structure offers functional, well-maintained space, ample on-site parking, and is strategically positioned at a high-traffic, signalized intersection along the town's primary arterial route. The property benefits from excellent visibility, ease of access, and strong local connectivity.

This fully leased asset presents investors with reliable cash flow from an essential healthcare tenant.

Offering Price: \$4,100,000 + HST





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%

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Asset Overview - Building Details

25 Wentworth Street, Windsor, Nova Scotia

CONSTRUCTION TYPE	Steele and concrete frame
FOUNDATION	Concrete
EXTERIOR FINISH	Combination of architectural block, aluminum siding, and storefront glass
ROOF	Membrane Cover (TBC)
ELECTRICAL SERVICE	Assumed Adequate (TBC)
INTERIOR FINISHES	Standard modern pharmacy and medical clinic finishes throughout
LIGHTING	Fluorescent lights
HVAC	Roof-Mounted HVAC units
Services	Full municipal services including sewer and water
FIRE PROTECTION	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.





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