



For sale

26-28 Aberdeen Street, Kentville
Well anchored investment opportunity

**AVISON
YOUNG**

The offering

26-28 Aberdeen Street represents a compelling opportunity to acquire a fully occupied, multi-tenant investment asset in the heart of Kentville, Nova Scotia. This well-maintained property is home to a strong and diverse roster of long-term, professional tenants, providing stable income and reduced leasing risk. Current occupants include nationally and provincially recognized organizations such as BMO, Perennia Food & Agriculture, Keller Williams, NS Support Services Group Co-Operative, NS ECDIS Intervention Associates, and Rogue Combat Arts & Fitness.

Originally constructed in 1960, the building features a concrete slab foundation with a steel-framed structure, offering durability and long-term performance. Above-average ceiling heights throughout the building enhance both common areas and tenant spaces, contributing to a bright and comfortable environment.

The interior common areas are further complemented by wide hallways and skylights, creating an inviting experience for tenants and visitors alike.

The property benefits from excellent street presence along Aberdeen Street, with convenient street parking as well as ample additional parking at the rear of the site. Customers and clients can easily access the building, making it well suited for professional, service-oriented, and office users. This asset offers a rare combination of location, tenant quality, and long-term investment stability within an active and growing township.

ASSET SUMMARY

Asset type	Multi-tenant street retail
Building size	21,500 sf
Lot size	18,422 sf
Zoning	Commercial
Floors	One
Year built	1960
Occupancy	100%

7%

CAPITALIZATION RATE

\$164,964

NOI

\$2,349,185

ASKING PRICE



EXPANSION SPACE

Location

26–28 Aberdeen Street is ideally located within Kentville's central business district, along a charming and well-established street surrounded by essential services, retail, and dining options. Kentville serves as a key commercial and administrative hub of the Annapolis Valley, benefiting from steady institutional presence and consistent pedestrian activity.

The property is within walking distance of several major financial institutions, including RBC, TD, and Scotiabank, further reinforcing the area's role as the town's financial core. Nearby amenities include the NSLC and Canada Post, adding daily convenience for tenants and visitors. The location is also a short drive from Valley Regional Hospital and the Kentville Fire Department, enhancing accessibility to critical regional services.

The surrounding area offers a vibrant mix of restaurants and cafés, such as Paddy's Brewpub, Rosie's Kitchen, Tim Hortons, Maritime Express Cider Co., and the King's Arm Pub, contributing to an active daytime and after-hours environment. With its central positioning, strong institutional anchors, and proximity to a full range of amenities, 26–28 Aberdeen Street is exceptionally well situated for long-term commercial investment in Kentville.





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Get in touch

For detailed information on this offering, please contact:

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