



FOR SALE OR LEASE

30 Webster Street

Kentville, Nova Scotia

Single tenant retail asset on a high-traffic roadway

**AVISON
YOUNG**

Overview

- Prime multi-use commercial space on a main arterial route that sees high levels of pedestrian and vehicle traffic
- One storey purpose built commercial unit with a functional layout, ideal for a variety of uses
- Well-maintained building that was most recently used for food services
- Current layout offers open dining room, public and staff washrooms, small office, commercial kitchen, storage, and walk-in freezer
- Located on a one way street that funnels traffic into the town of Kentville

Building size	2,450 sf
Lot size	2,691 sf
PID	55255947
Year built	1994 with recent renovations
Property type	Single tenant commercial building
Construction	Wood/ metal frame over concrete slab with rubber membrane roof system
Zoning	C1 General Commercial
Parking	Dedicated surface stalls at the rear of the building
Signage	Building signage available

\$650,000

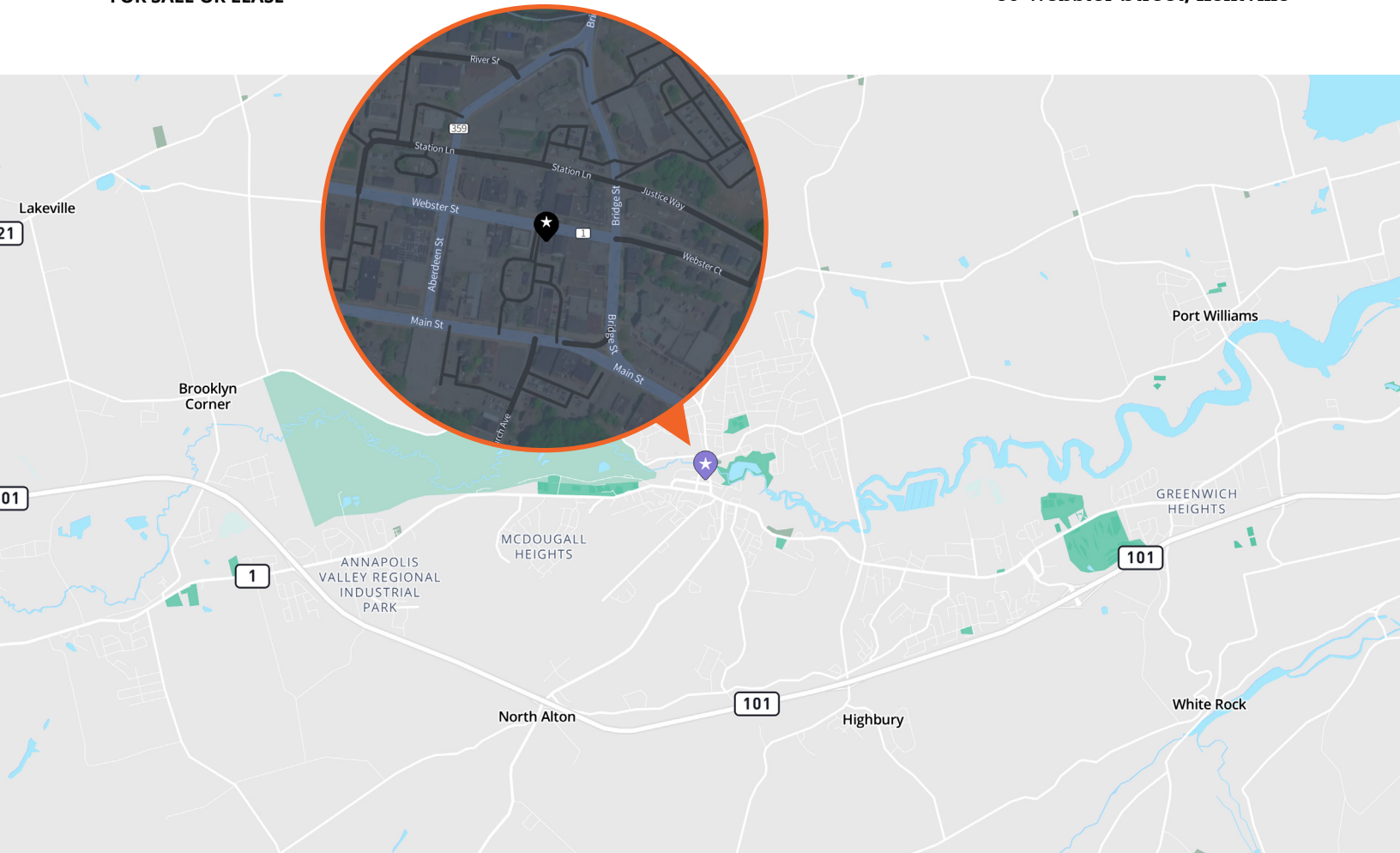
SALE PRICE

\$25

LEASE RATE

Semi-gross PSF





Location

30 Webster Street is located in the Central Downtown Core of Kentville; just off Main Street, the arterial route that runs through a number of towns in the Annapolis Valley area and beyond.

This portion of Webster Street funnels all traffic coming into the town from the east and any traffic from the west going by Webster Street via a one-way traffic area of the downtown street, providing high daily traffic levels and excellent visibility.

Located within the downtown core are a wide variety of amenities, including retail shops, food establishments, professional services, banks, and offices.



Convenient access to the main arterial roadway running through Kentville



Located 17 minutes from Wolfville and just over an hour from Halifax



2,450 sf building with frontage on a busy street



Well-maintained standalone building, ideal for a variety of tenants



AVISON YOUNG

Get in touch

If you would like more information on this offering, please get in touch.

Caleb Ryder
Sales Associate
902 802 8025
caleb.ryder@avisonyoung.com

Michael Brown
Managing Director & Broker
902 802 8025
michael.brown@avisonyoung.com

Visit us online
avisonyoung.com

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.