



**CUSHMAN &
WAKEFIELD**
Atlantic

47,006 SF RETAIL | 3.88 ACRES

RETAIL INVESTMENT OPPORTUNITY

9081 COMMERCIAL STREET
NEW MINAS, NOVA SCOTIA





OPPORTUNITY OVERVIEW

Located within the village of New Minas, 9081 Commercial Street presents an exceptional opportunity for investors looking for a reliable addition to their portfolio. This single-tenant property is currently occupied by an established international brand, ensuring stability and peace of mind for potential buyers.

The property is currently 100% leased by a nationally recognized AAA tenant, offering them 27,542 sf of versatile floor space. With the current lease set to end in October 2024, this opens up the potential for renegotiation, which could lead to favorable terms for the incoming purchaser.

Investors will appreciate the property's well-kept condition, offering a hassle-free ownership experience. Backed by solid covenants, this investment opportunity provides the potential to secure a dependable source of long-term cash flow, making it an attractive option for those seeking stability and financial growth in their investment ventures.

OPPORTUNITY HIGHLIGHTS



INCOME IN PLACE

Property is 100% leased to an international occupier offering stable income.



SHOPPING NODE

Established retail location with significant commercial enterprises in the area



PROPERTY OVERVIEW

9081 COMMERCIAL STREET

Benefit from excellent accessibility with this property positioned in central New Minas. Its strategic placement on Commercial Street, a major thoroughfare, ensures notable visibility and accessibility.

Nestled within the village's commercial hub, this property offers quick access to Highway 101, facilitating convenient travel to neighboring communities. It presents a professional location with prominent exposure.

PROPERTY FEATURES

Building Size: 47,006 sf

Building G.L.A: 27,542 sf

PID: 55210280

Site Area: 3.88 AC

Parking: Paved lot w/ marked stalls

Zoning: C-1, General Commercial Zone

Condition: Well-maintained retail

Year Built: 1980; Renovations: 1990, 1999

Water: Municipal

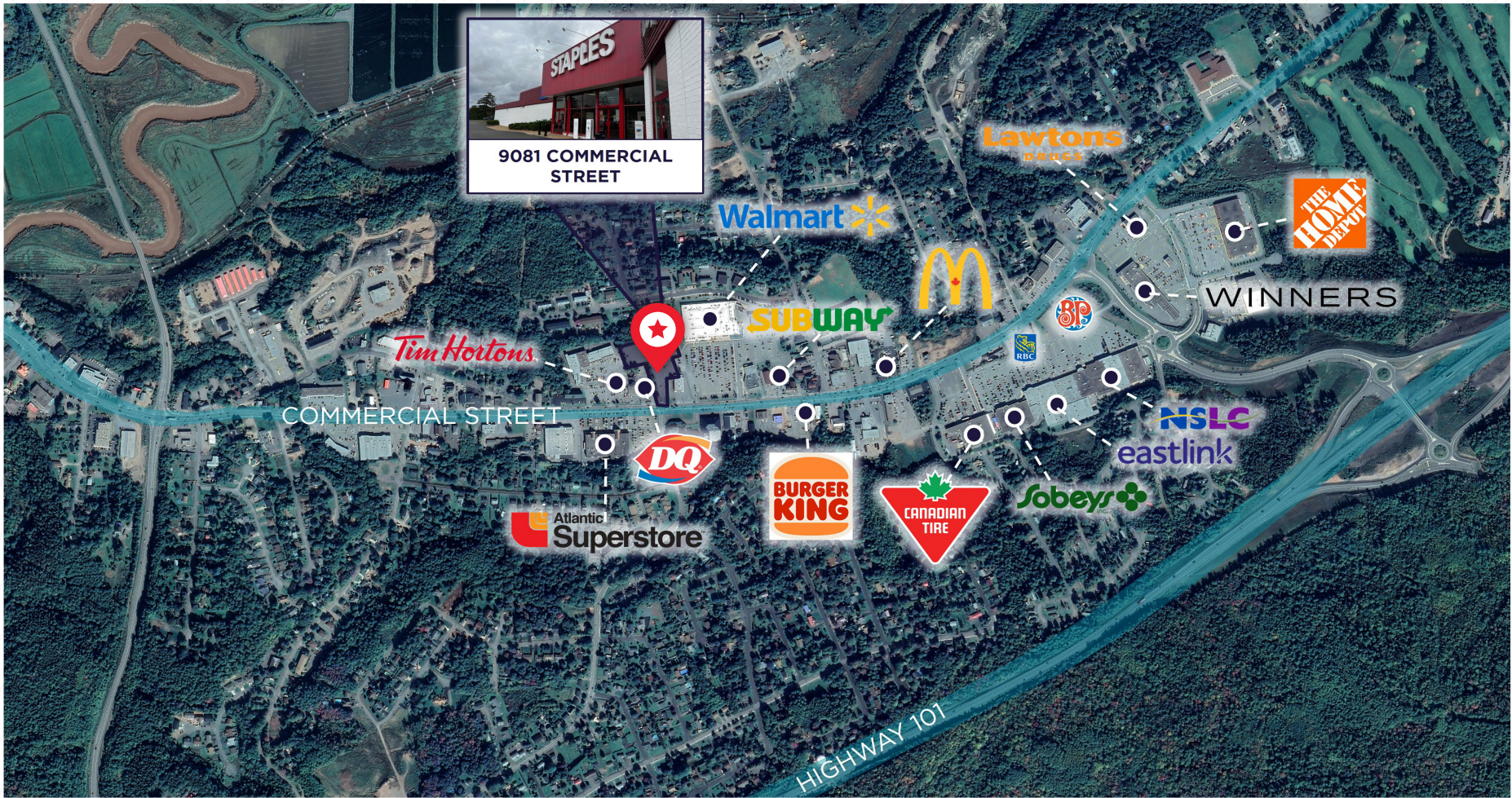
HVAC: Central system

PAN: 00645524

Assessment (2023): \$1,322,300

Storeys: Single storey w/ basement

Building Type: Freestanding retail, class "B"



DEMOGRAPHICS | 3 KM RADIUS



7,338

Population



\$71,359

Average Household Income



10,596

Daytime Population

The commercial district has undergone a notable transformation in recent years, experiencing a surge in growth with the introduction of major retailers alongside existing ones expanding into larger premises within New Minas.

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