

COMMERCIAL / INVESTMENT FOR SALE

8934 & 8944 Commercial Street

Commercial / Investment - For Sale

8934-44 Commercial Street, New Minas, NS B4N 3C9

kw COMMERCIAL
ADVISORS[®]

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8934-8944 COMMERCIAL STREET

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

8934-8944 COMMERCIAL STREET



OFFERING SUMMARY

Property Type:	Building A: Single Storey + Mezzanine, Anchored by Cineplex Cinemas Building B: Retail Strip
PID #:	55209126 (Lot A1) and 55209134
Building Size:	Building A: 41,350 SF Building B: 10,352 SF Total: 51,702 SF
Year Built:	1987-1988
Lot Size:	4.39 Acres
Parking:	200 Paved Parking
Zoning:	C1 (General Commercial) Municipality of the County of Kings
Assessed Owner:	AMK Barrett Investments Inc.
Assessed Value:	\$4,397,100 (Commercial Taxable 2026)
List Price:	\$8,500,000
CAP Rate:	7.3%

PROPERTY OVERVIEW

8934 & 8944 Commercial Street offers ample opportunity to investors and future owner-occupiers. The property comprises two single-story, multi-tenant commercial retail buildings situated on a 4.39-acre, high-exposure corner site with frontage and access from both Commercial Street and Highbury Road. The buildings are anchored by Cineplex and include a mix of retail, restaurant, fitness, and office tenants.

LOCATION OVERVIEW

New Minas Plaza is prominently positioned at the signalized intersection of Commercial Street (Highway 1) and Highbury Road, along the primary retail corridor serving New Minas and the Annapolis Valley. The property offers convenient access to Highway 101 and benefits from strong exposure within an established commercial area surrounded by national and regional retailers. With approximately 975 feet of Commercial Street frontage and C1 General Commercial zoning, New Minas Plaza offers excellent visibility and a well-established commercial location within the Municipality of the County of Kings.

PROPERTY PHOTOS

8934-8944 COMMERCIAL STREET



PROPERTY PHOTOS

8934-8944 COMMERCIAL STREET



PROPERTY DESCRIPTION

8934-8944 COMMERCIAL STREET

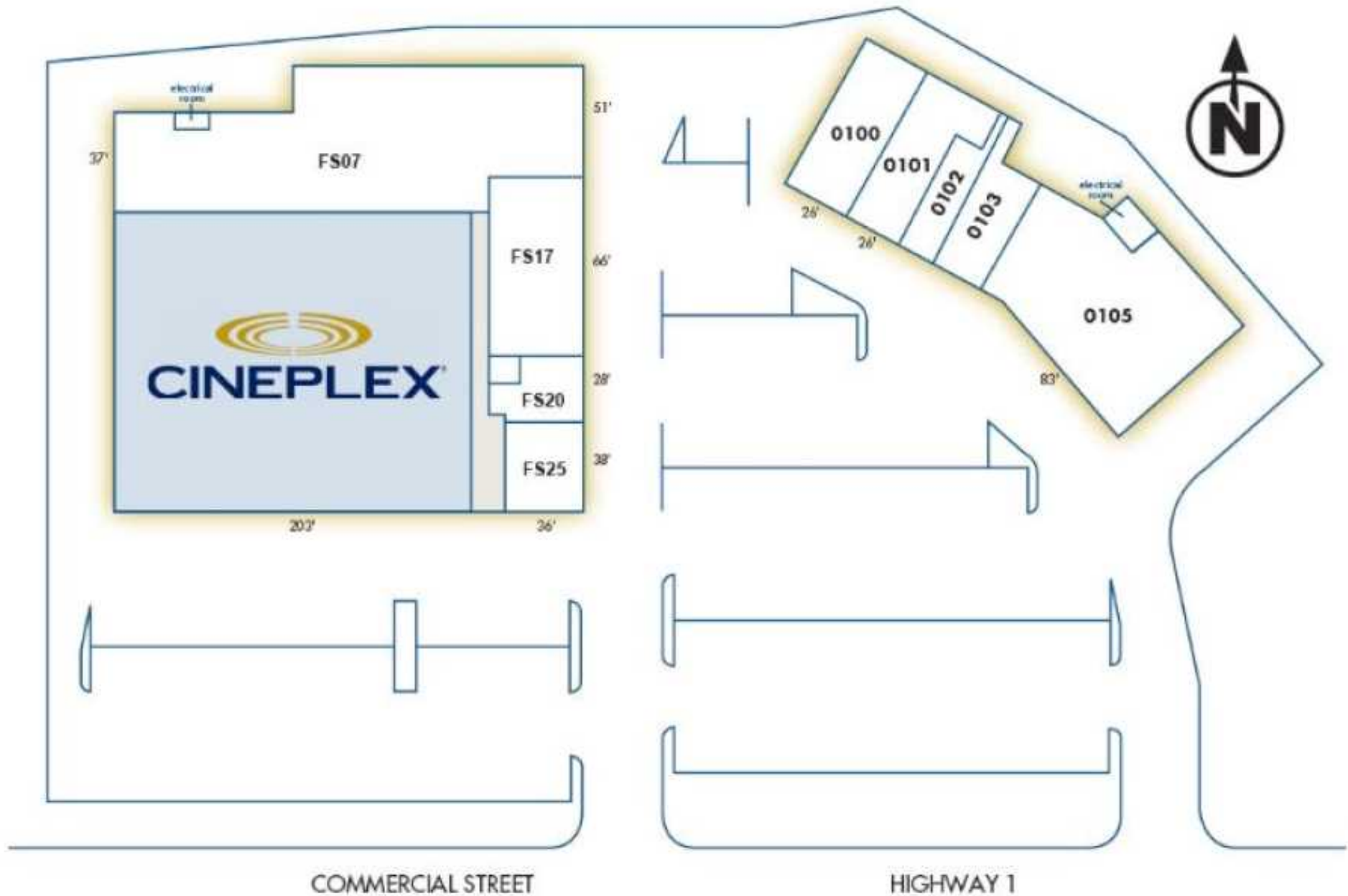


BUILDING SPECIFICATIONS

Property Type:	Building A: Single Storey + Mezzanine, Anchored by Cineplex Cinemas Building B: Retail Strip Home to 10 Established Tenants
Building Size:	Building A: 41,350 SF Building B: 10,352 SF Combined Total: 51,702 SF
Construction Type:	Structural Steel and Precast Tilt-Up Concrete
Foundation:	Concrete
Roof Type:	Two Ply Modified Membrane Over Metal Deck
Year Built:	1987-1988
HVAC:	Packaged Rooftop HVAC Units Selectively Replaced 2013–2023
Electrical:	800 Amp 347/600 Volt and 600 Amp 120/208 Volt 3-Phase Power
Sprinkler:	Wet Sprinklered Throughout
Lot Size:	4.29 Acres
Parking:	200 Paved Parking Stalls
Water & Sewer:	Municipal Services
Zoning:	C1 (General Commercial) Municipality of the County of Kings
Property Features:	Four Entrances, Pylon Signage
Occupancy:	96.8% Leased One 1,669 SF Unit Available for Lease

BUILDING PLAN

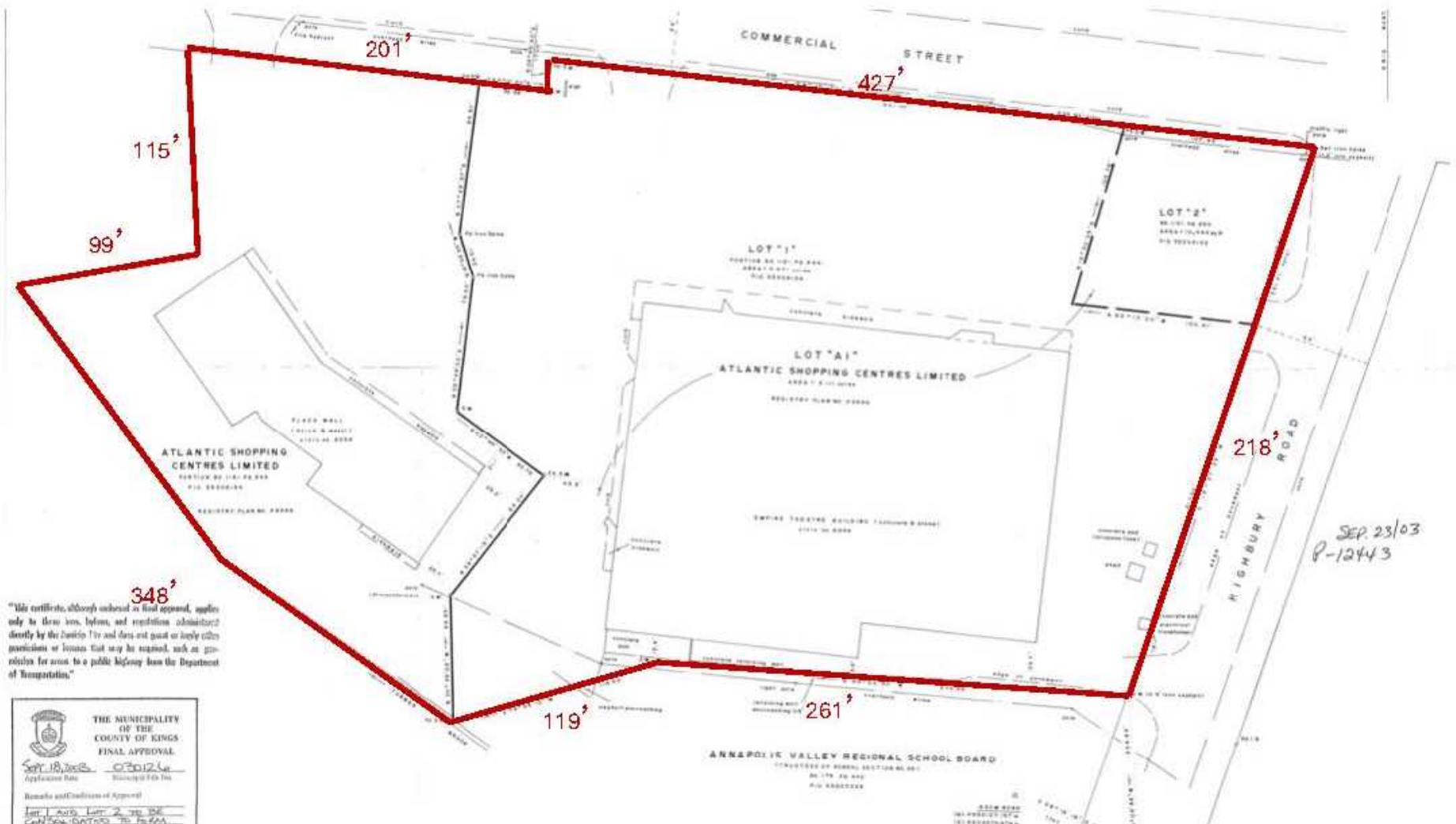
8934-8944 COMMERCIAL STREET



SITE PLAN

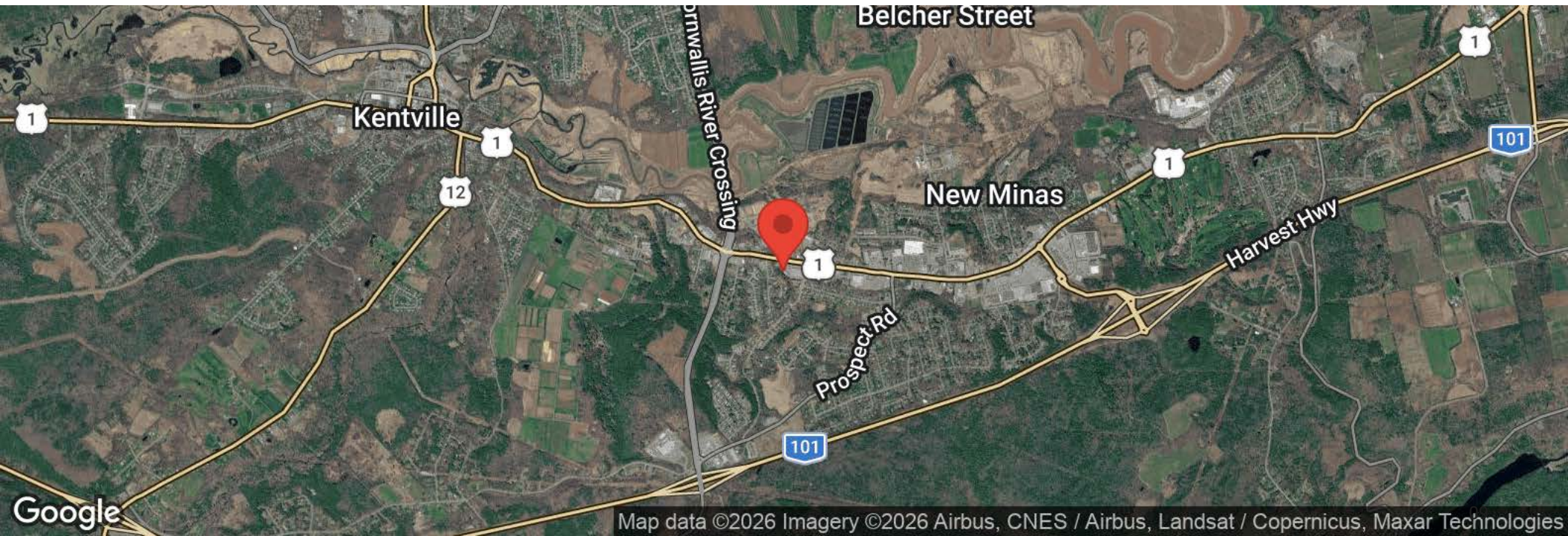
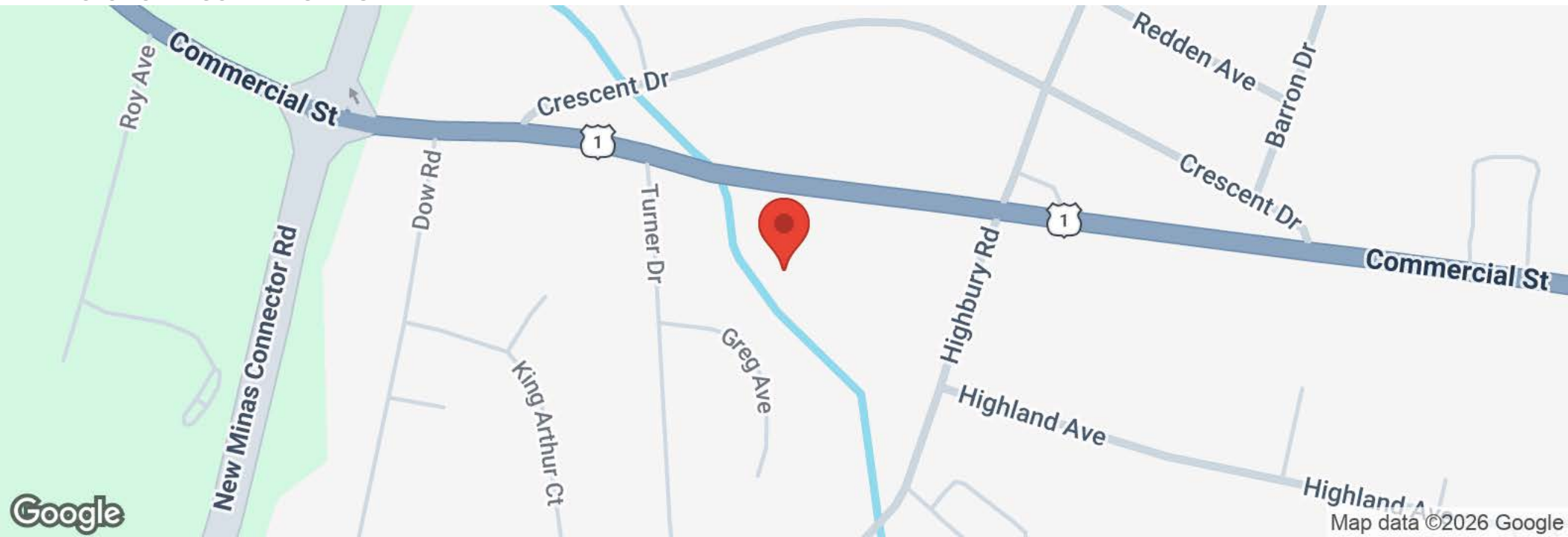
8934-8944 COMMERCIAL STREET

Frontage: 975' Approx. on Commercial Street (Highway 1)
 Lot Size: 4.39 Acres
 Parking: 200 Paved Surface Parking Stalls
 Zoning: C1 (General Commercial)



LOCATION MAPS

8934-8944 COMMERCIAL STREET



LOCATION & HIGHLIGHTS

8934-8944 COMMERCIAL STREET

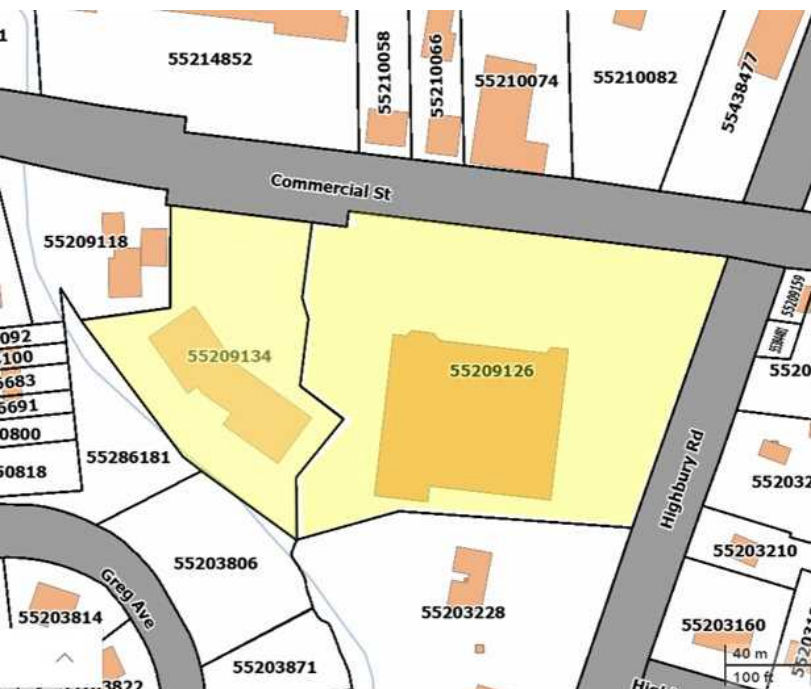


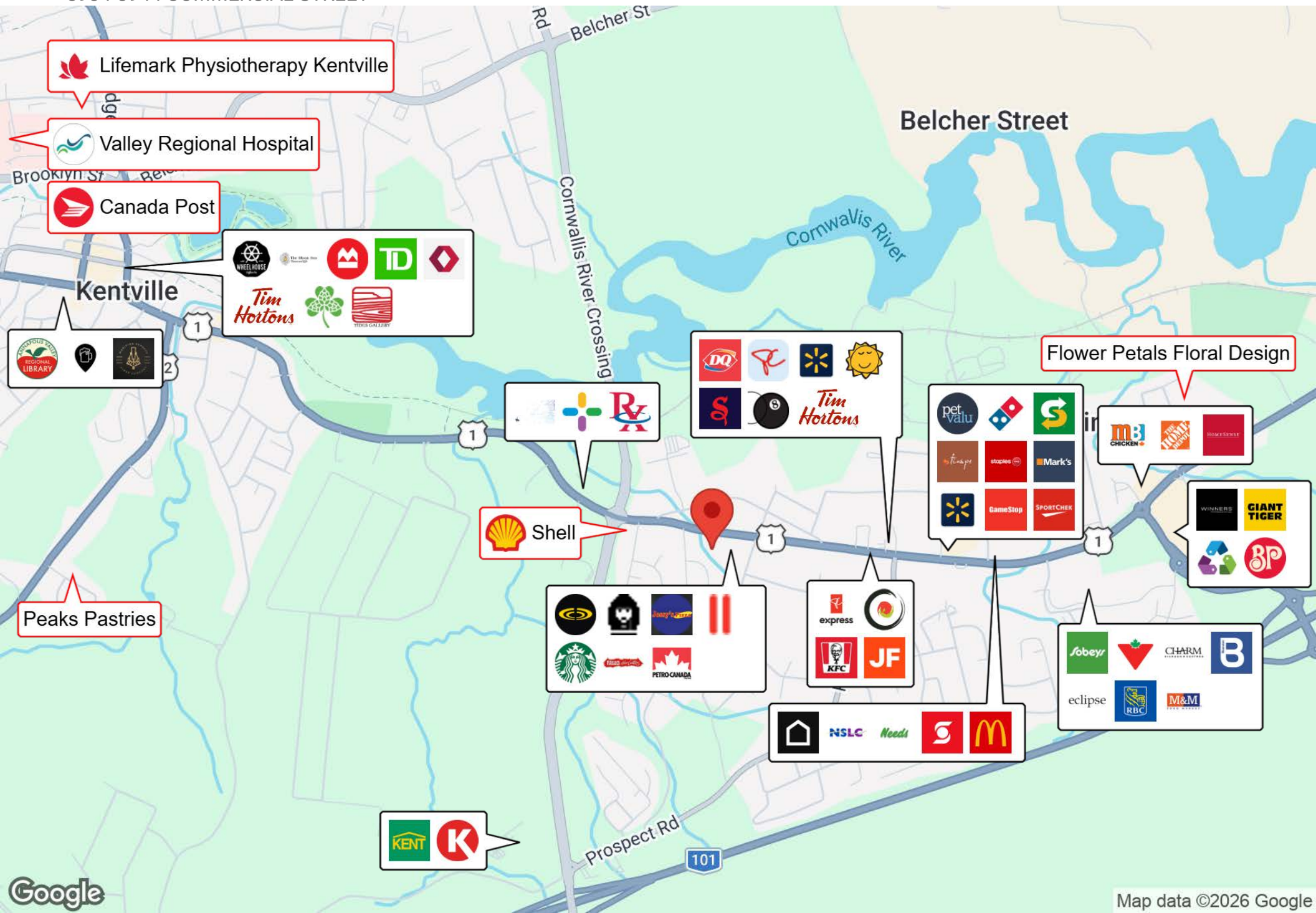
New Minas Plaza is strategically positioned within the established commercial heart of New Minas, along Commercial Street (Highway 1), the community's primary retail corridor and a major shopping destination for the Annapolis Valley. The surrounding area features a strong concentration of national and regional retailers, including Walmart Supercentre, Atlantic Superstore Commercial Street, Canadian Tire, The Home Depot, County Fair Mall and the Granite Drive retail district, anchored by major retailers such as Winners, Michael's and Giant Tiger.

New Minas serves as the regional retail and service hub for the Annapolis Valley, with a trade area of more than 100,000 people and a well-established concentration of large-format retail, restaurants, professional services and community amenities. Commercial Street continues to be known as the preferred corridor for retail activity, supported by strong traffic, and highway accessibility.

The area has also benefited from significant transportation investment, including the Granite Drive interchange connecting directly to Highway 101 and improving regional access while supporting future commercial development. Additional development activity south of Highway 101, including planned commercial and community uses associated with the Cambridge Interchange area, further highlights the ongoing growth potential of the broader New Minas business area.

With convenient Highway 101 connectivity, New Minas provides access to Kentville, Wolfville and other Annapolis Valley communities within a short drive, while Halifax and the South Shore are readily accessible via the 100-series highway network. The combination of an established retail ecosystem, regional customer base, transportation infrastructure and continued development makes New Minas a compelling location for commercial investment.





ZONING INFORMATION

8934-8944 COMMERCIAL STREET

5.2 Summary of Permitted Uses within Commercial Zones

The following summarizes the main permitted uses in the Commercial Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and any special conditions.

Land Use	C1	C2	C3	C4	C5	C6
RESIDENTIAL						
Grouped Dwellings			C3			
Mobile Homes				C4		
Multi-unit Dwellings			C3			
One Unit Dwellings			C3	C4		
Residential Facilities			C3			
Residential Units in Commercial Buildings	C1	C2	C3	C4		
Semi-detached Dwellings			C3	C4		
Townhouses			C3			
Two Unit Dwellings			C3	C4		
NON-RESIDENTIAL						
Agricultural Equipment and Parts Sales and Service	C1			C4	C5	
Agricultural Related Industries	C1	C2		C4		
Agricultural Uses				C4		C6
Agricultural Uses – Existing	C1	C2	C3		C5	
Agritainment Uses				C4		
Animal Boarding Facilities				C4		
Arts and Cultural Centres	C1	C2	C3	C4	C5	

Land Use	C1	C2	C3	C4	C5	C6
Laundromats	C1	C2	C3	C4	C5	
Licensed Liquor Establishments	C1	C2				
Manufacturing	C1	C2				
Medical and Dental Clinics	C1	C2	C3	C4		
Outdoor Commercial Display	C1			C4	C5	
Parking Lots	C1	C2			C5	
Personal Service Shops	C1	C2	C3	C4		
Places of Worship	C1	C2	C3	C4		
Professional Trades	C1			C4		
Restaurants	C1	C2	C3	C4	C5	
Retail Stores	C1	C2	C3	C4	C5	
Self Storage Facilities				C4	C5	
Storefront Recycling Uses	C1	C2		C4		
Tourist Commercial Uses				C4		
Veterinary Clinics	C1	C2	C3	C4		
Visitor Information Centres	C1	C2	C3	C4	C5	
Wildlife Rescue and Rehabilitation Centres				C4		

By-law #106 – Land Use By-law
Section 5: Commercial Zones

5-1

ZONING INFORMATION

8934-8944 COMMERCIAL STREET

Land Use	C1	C2	C3	C4	C5	C6
Automotive Repair	C1			C4	C5	
Automotive Sales and Rental	C1			C4	C5	
Building and Construction Contractors	C1			C4		
Bus/Taxi Stations	C1	C2			C5	
Business Offices	C1	C2	C3	C4		
Carwash Facilities	C1			C4	C5	
Community Facilities	C1	C2	C3	C4		
Crematoria	C1		C3	C4		
Day Care Facilities	C1	C2	C3	C4		
Domestic Animal Grooming	C1	C2	C3	C4		
Drive-Through Restaurants	C1				C5	
Dry-cleaning Depots	C1	C2	C3	C4		
Dry-cleaning Facilities	C1					
Educational Facilities	C1	C2	C3	C4		
Emergency Services	C1	C2		C4	C5	
Equipment Rental	C1	C2	C3	C4		
Existing uses permitted in the General Commercial (C1) Zone		C2				
Farm or Vineyard Product Sampling				C4		
Farm Market Outlets				C4		
Fixed Roof Overnight Accommodations	C1	C2	C3	C4	C5	
Food and Drink Production	C1	C2		C4		
Forestry Related Industry				C4		
Forestry Uses				C4		C6
Funeral Homes	C1	C2	C3	C4		
Gas Bars	C1	C2		C4	C5	
Goods and Services Shops	C1	C2	C3	C4		
Greenhouses				C4		
Heavy Equipment Facilities	C1			C4	C5	
Household Item Repair Services	C1	C2	C3	C4		
Indoor Recreation Uses	C1	C2	C3	C4		

DISCLAIMER

8934-8944 COMMERCIAL STREET

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