

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT
REALTY

401 MAIN STREET | KENTVILLE, NOVA SCOTIA

2 LEVEL MIXED USE RETAIL / OFFICE | + FULL BASEMENT SELF-STORAGE – 63 UNITS



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EXECUTIVE SUMMARY

Civic Address	401 Main Street, Kentville, Nova Scotia
Property Type	1 and 2 Storey Mixed-use Commercial + Basement
Construction Style	2 Storey wood frame with basement at front 1 Storey addition at the rear.
Age	1948 – The Maurice Block Building
Building Size	Basement: 6,000 SF (to be confirmed) First Floor: 6,068 SF Second Floor: <u>2,498 SF</u> Total: 8,566 SF (EXCLUDING BASEMENT) <small>*Square footages are approx. Gross Building Areas and have not been certified.</small>
Site Area	7,212 SF
Parking	None on site. Customer parking available on streets and at Kentville Town Square
Premises Breakdown	Main floor is divided into 5 commercial rental suites with Benjamin Moore Paints fronting on Main Street. The other 4 ground floor commercial suites have side and rear access. Second floor is 1 commercial unit with 4 separate areas and an unfinished attic suitable for storage. Basement level self-storage facility with 63 storage lockers.
Zoning	C-1 (General Commercial)
Assessed Value	\$367,400 (2019 Commercial Taxable)
Assessed Owner	Eden's Garden Properties Limited
List Price	\$369,000 / \$43.08 PSF



AREA OVERVIEW – IMMEDIATE AREA

Located at 401 Main Street in the heart of the Kentville, this location offers a short drive to neighboring commercial centres of New Minas and Berwick and is in close proximity to entertainment, employment, major financial institutions, town shops and essential services.

The immediate neighbourhood is a blend of mostly commercial with some residential component; immediate access to public transit and parks are within short walking distance. A blend of community retail, single family homes, semi-detached / townhouses and small apartment buildings form the outskirts of the core.

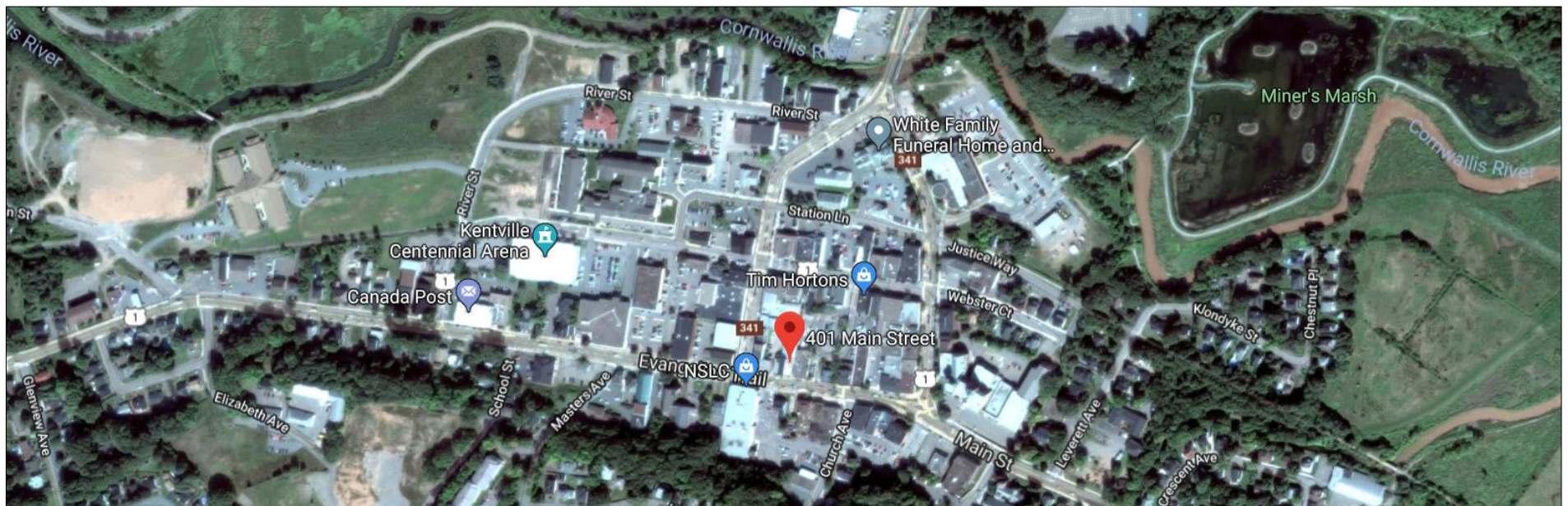


AREA OVERVIEW – TOWN OF KENTVILLE

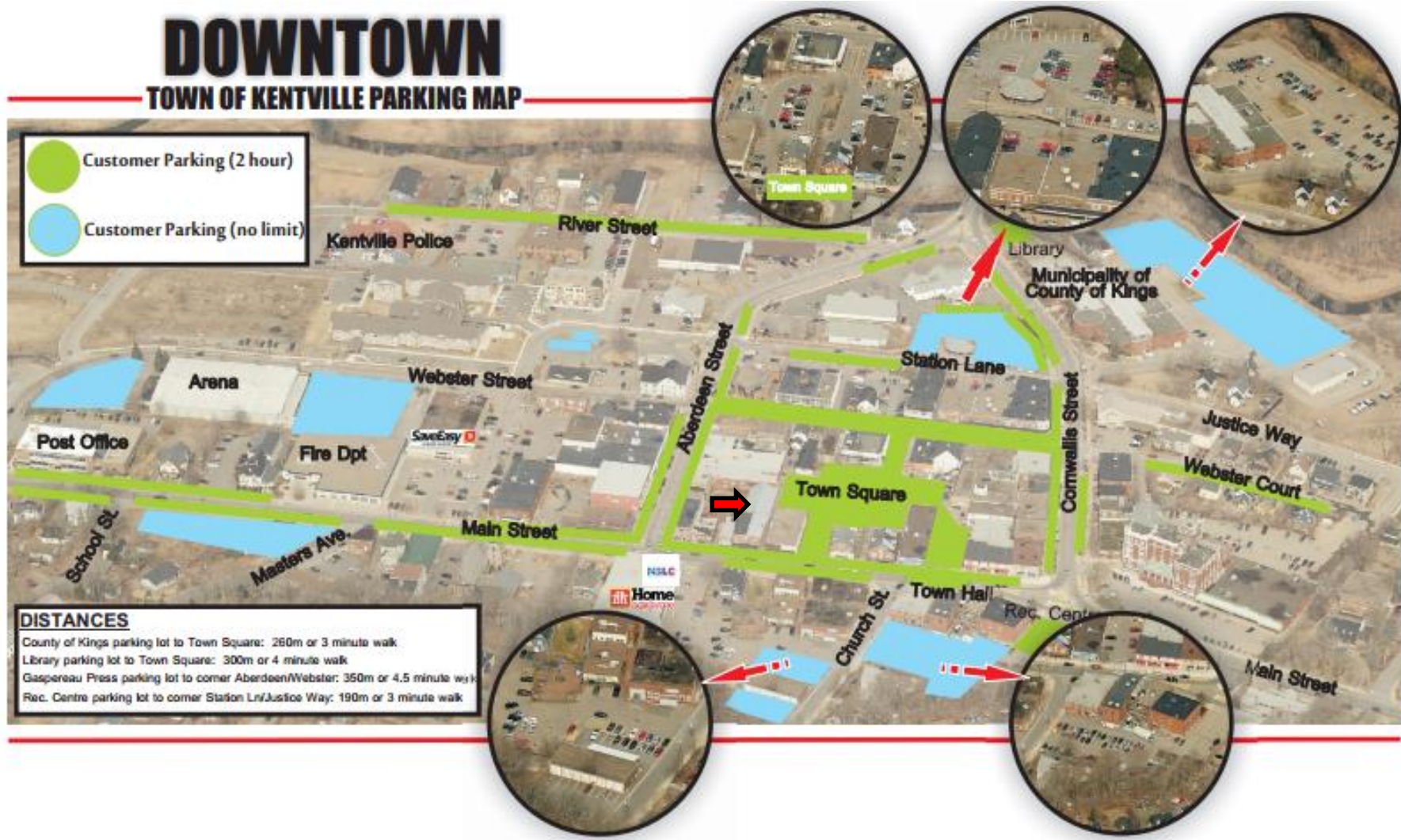
Kentville continues to be the “Centre of the Annapolis Valley.” It has earned its title based on its central geography and its positioning as a social hub and a major service centre making it a great place to do business. Kentville has a vibrant industrial park, steady development and growth, and low residential and commercial tax rates. A closely arranged Downtown core and Trail systems that travel from one side of town to the other make Kentville a very “walkable” community that manages a high volume of foot traffic daily. As the largest town in the Annapolis Valley, Kentville serves as the Valley’s central core for banking, legal, professional, medical, government, health and financial services. A regional hospital is located in Kentville, serving residents from Digby to Windsor, and a number of highly accredited educational institutions are located nearby, with neighbouring Acadia University, a modern community college, a new elementary school and a senior high school just north of Kentville. There are also a great variety of retail businesses located in Kentville, as well as the Municipal Law Courts, and Federal and Provincial County offices.

Kentville is renowned for its restaurants, pubs, cafes and eateries, along with live theatre, museums and historic sites. Kentville boasts a first class multi-use sports complex which houses in-door soccer, tennis courts, pools, a quarter-mile track, and arena, a 7 kilometer trail system, and protected wetlands, all within a walking distance from downtown, which makes living here a pleasure, and doing business easy.

Kentville is located approximately 100 km (approximately a 1 hour 15 minute drive) from Halifax Regional Municipality via the divided Highway 101.



AREA OVERVIEW – TOWN OF KENTVILLE



BUILDING OVERVIEW

Building Type	1 & 2 Storey Commercial Office Building
	Basement: 6,000 SF (to be confirmed)
	First Floor: 6,068 SF
Building Size	Second Floor: <u>2,498 SF</u>
	Total: 8,566 SF (EXCLUDING BASEMENT)
	*The square footages are approximations and have not been certified
Structure	Wood frame on concrete foundation with 10 feet ceilings
Exterior	Front 2 storey: Brick with some vinyl siding Rear 1 storey: Wood frame with masonry parging
Roof type	Front Section: Wood framed pitched with metal panels Rear Section: Flat
Age	1948 (Originally a bowling alley and then furniture store)
Interior Finishes	Various materials throughout
	Main Floor: Electric baseboard and ductless mini-splits in each space
Heating & Cooling	Second Floor: 1 x Lennox Heat Pump Note: the oil heating system and several heat pumps have been disconnected
Plumbing System	Copper and plastic. All units have own washrooms
Electrical System	400 Amp / 240 Volt Main Service Entrance All unit areas are separately metered
Lighting System	Mainly fluorescent with some incandescent
Sprinkler System	None
Elevator	Vulcan Freight elevator to basement self-storage (800 lb capacity)



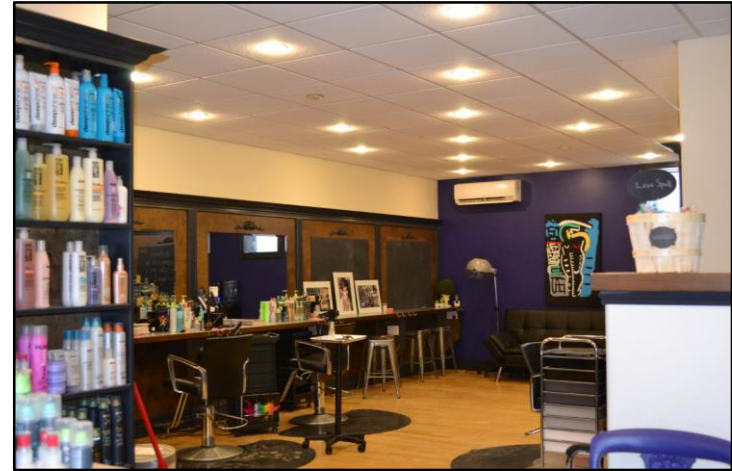
BUILDING OVERVIEW – TENANT SPACES

<u>FLOOR</u>	<u>SUITE #</u>	<u>TENANT</u>	<u>USABLE AREA / SF</u>	
MAIN	401E	BRAD'S HOME DÉCOR (BENJAMIN MOORE) (STREETFRONT UNIT)	1,643	BRAD'S DECOR CENTRE INC.
MAIN	401D	MASSAGE THERAPY – JANET WOODWORTH RMT	1,000	
MAIN	401C	EXQUISITE HAIR SALON	950	VACATING END OF OCTOBER
MAIN	401B	KENTVILLE CHIROPRACTOR – Dr. BRAD MARCZAK	695	Kentville Chiropractic
MAIN	401A	KENTVILLE CHIROPRACTOR – Dr. BRAD MARCZAK	<u>749</u>	
MAIN FLOOR TOTAL			5,037	
SECOND	201	VACANT OFFICES	2,000	
BASEMENT		63 SELF-STORAGE UNITS		

INTERIOR VIEWS – MAIN FLOOR



Benjamin Moore Paints



Exquisite Hair Salon



Kentville Chiropractor



Vacant – Former MLA

INTERIOR VIEWS – SECOND FLOOR



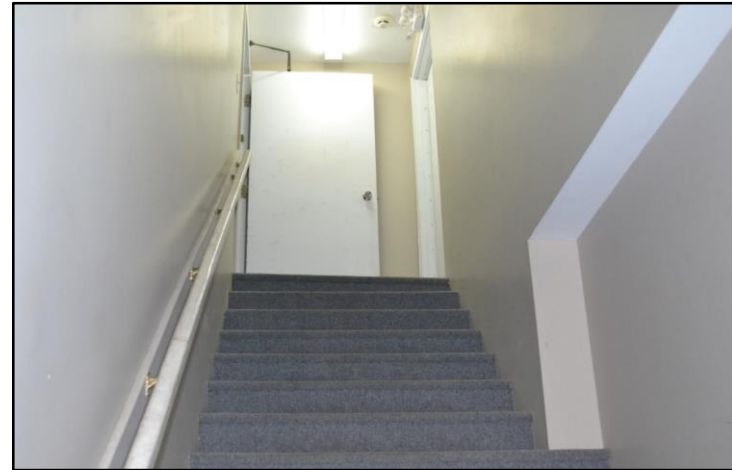
Open Office



Private Office



Private Office



Stairwell – side alley entrance to second floor

INTERIOR VIEWS – BASEMENT SELF-STORAGE – 63 UNITS



Common Corridor 1



Common Corridor 2

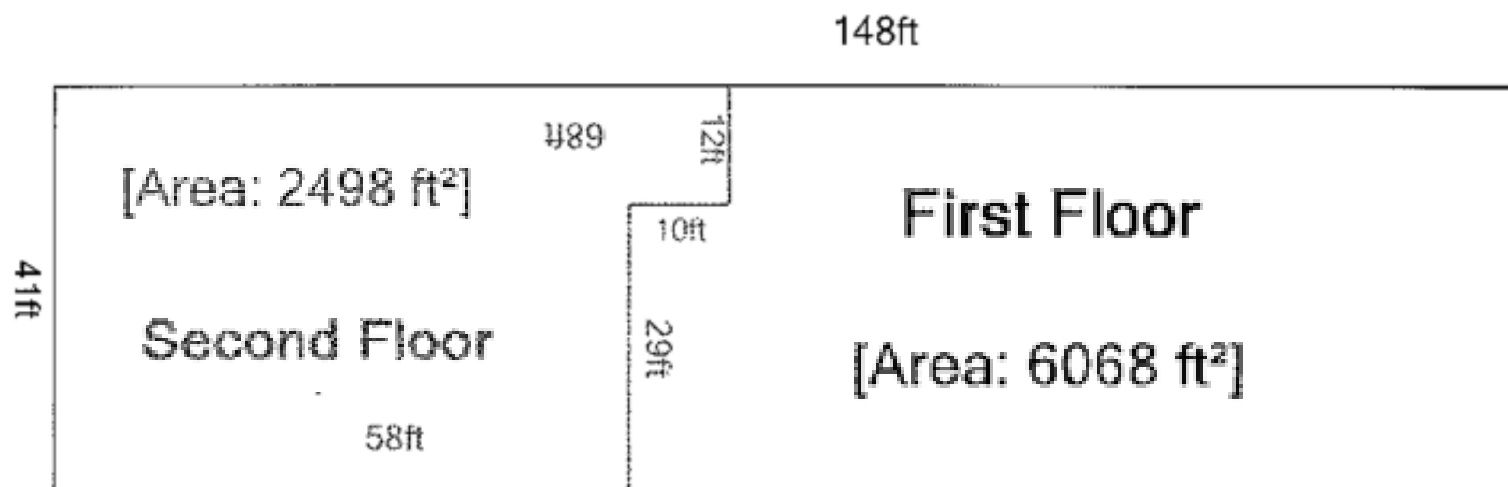


Mini Lockers



Freight Elevator

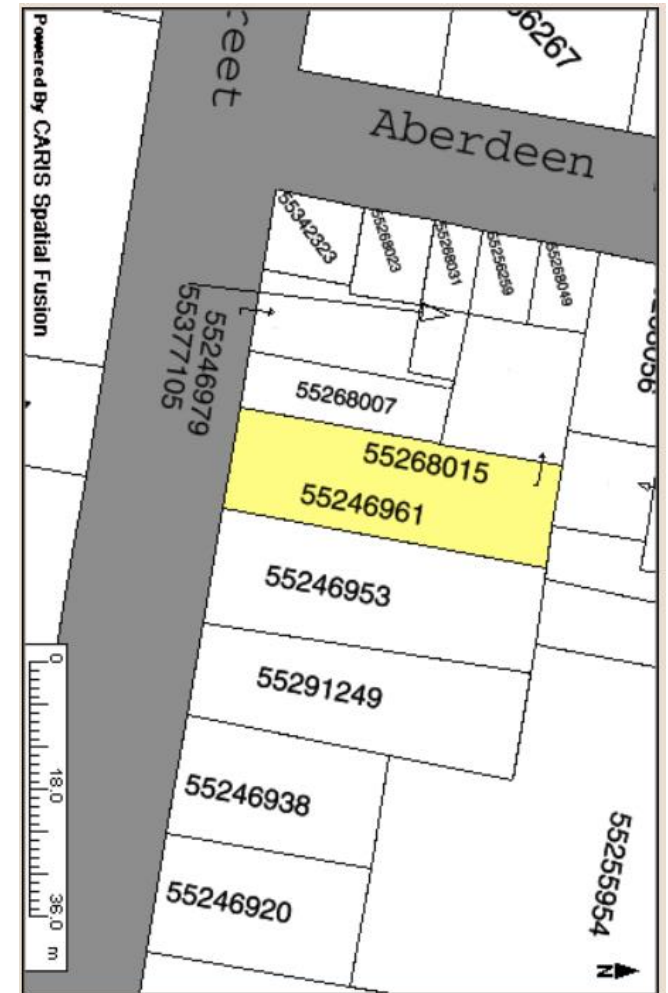
BUILDING SKETCH



Note: the above indicated dimensions are to be confirmed and not warranted by the Vendor or the Listing Brokerage

SITE SPECIFICATIONS

PID #	55246961
Lot Size	7,212 SF
Site Dimensions	48' wide x 151' 3" deep
Zoning	C-1 (General Commercial)
Municipal Services	Water and sewer
Assessed Value	\$334,400 (2018 Commercial Taxable)
Site Improvements	Asphalt paved alley way
Site Easements	Pedestrian Right of Way Building Overhang



ZONING (C-1 COMMERCIAL GENERAL)



Zoning

- Outside Town Limits
- C1- Commercial General**
- C2- Commercial Highway
- C3- Commercial Local
- I- Institutional
- M1- Industrial
- O1- Conservation
- P- Park and Open Space
- R1- Residential Single Unit Dwelling
- R2- Residential Two Unit Dwelling
- R3- Residential Multiple Unit Dwelling
- R3A- Residential Converted Multiple Unit Dwelling
- RF- Residential Future
- TH- Residential Townhouse
- SU- Special Use

ZONING (C-1 GENERAL COMMERCIAL)

6.2 GENERAL COMMERCIAL (C-1) ZONE

6.2.1 Purpose - The purpose of the General Commercial (C1) Zone is to provide for the development of a broad range of retail and service commercial uses in Growth Centres.

6.2.2 Permitted Uses - No Development Permit shall be issued in a General Commercial (C1) Zone except for one or more of the following uses and subject to the following requirements:

- Agricultural Equipment Parts, Sales and Service
- Antique Shops
- Arts and Crafts Shops
- Art Galleries
- Auto Repair , Automobile Parts, Sales, Rental and Services
- Beverage Rooms
- Building Contractors
- Building Supplies and Equipment Sales
- Bus and Taxi Stations
- Business Offices
- Cabarets
- Commercial Schools
- Community Facilities
- Convenience Stores
- Day Care Facilities
- Delicatessens
- Dental Laboratories
- Dressmaking and Tailoring
- Drug Stores Dry Cleaners Equipment Rentals

SEE COUNTY OF KINGS LAND USE BYLAW FOR FURTHER DETAILS ON PERMITTED USES WITHIN THE C-1 GENERAL COMMERCIAL ZONING

LEGAL DESCRIPTION – PID # 55246961

ALL and singular lands and premises situate, lying and being on the North side of Main Street in the Town of Kentville aforesaid, more particularly bounded and described as follows:

BEGINNING at the west side of a post adjoining the lot of the heirs of R. G. Campbell, deceased;

THENCE North in line with the house along the east line of said Campbell lot 151 feet 3 inches to the division line between the front and back lots;

THENCE Easterly by the said division line 48 feet to the east corner, being the west line of lands of F. G. Spencer;

THENCE Southerly along the west line of said Spencer land 151 feet 3 inches to the Main Street aforesaid;

THENCE Westerly along the north side of said Main Street 48 feet to the first mentioned bound;

BEING AND INTENDED TO BE the same land and premises conveyed to Maurice A. Joseph by Edward Russell Boggs et ux by deed dated the 14th day of July, A.D., 1947 and recorded in the Registry Office for Kings County in Book 171 at Page 593.

TOGETHER WITH AND SUBJECT TO an easement created by agreement recorded in Book 171 at Page 594 which is more particularly described as follows:

A right-of-way for persons on foot, only, ingress and egress, shall be enjoyed by the parties hereto, and each of them, their and each of their heirs, executors, administrators, successors and assigns, in perpetuity over and along that certain parcel of land, namely: Being the west three feet width of the F. G. Spencer Company, Limited property, and the east two feet in width of the Maurice A. Joseph property, and extending north from Main Street for a distance of 80.60 feet, and having a total width throughout of five feet.

The parties hereto further agree that Maurice A. Joseph may permit the overhang from any building that he now owns or may hereafter erect on his said lands, to extend over the lands of the said F. G. Spencer Company, Limited, being the northerly most 35 feet of said lands, provided that the said overhang does not extend more than 10 inches east over the west limit of the said F. G. Spencer Company, Limited lands, and be not less than 10 feet above present ground level.

TOGETHER WITH AND SUBJECT TO an easement created by agreement recorded in Book 229 at Page 309 which is more particularly described as follows:

A right-of-way for persons on foot and for vehicles with ingress and egress shall henceforth be enjoyed in perpetuity by the parties hereto and each of them and by the tenants of the buildings on said lands over and along that certain piece or parcel of land running northerly from Main Street between the buildings of the parties hereto, to the rear of the buildings on said lands.

CONTACT INFORMATION



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