

# Retail / Office Investment Opportunity

## 2 Buildings / 13,740 SF - Upper Tantallon, Nova Scotia



Marketing Circular

5280 & 5288 St. Margarets Bay Road | Upper Tantallon, NS

**kww** COMMERCIAL  
ADVISORS<sup>®</sup>

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5280 & 5288 SAINT MARGARETS BAY ROAD

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## **KW COMMERCIAL ADVISORS**

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# SECTION I Property Overview



# PROPERTY SUMMARY

5280 & 5288 SAINT MARGARETS BAY ROAD



## Property Summary

# Buildings	2
# Storeys:	1 & 2
# Units (5280):	5
# Units (5288):	7
Total GLA:	13,740
Building SF (5280):	6,574 sf
Building SF (5288):	7,676 sf
Year Built:	2003 & 2005
Heating System:	Electric
Lot Size:	2.68 Acres
Parking:	65 parking spaces
Zoning:	VC (Village Centre) Zone
List Price:	\$2,095,000
CAP Rate:	7.4%
2024 Assessment:	\$1,853,100

## Property Overview

1 & 2 story wood frame Cape Cod style walk up Retail/Commercial plazas. This high exposure plaza contains 2 buildings with a total of 9 commercial units and a GLA of 13,740 SF. 5280 contains 5 x ground floor commercial units anchored by the RBC with a GLA of 6,574 SF. 5288 is a 2 storey commercial / office complex with 2 units on the ground floor and 5 offices on the 2nd level and a GLA of 7,676 SF. The project offers ample parking with 65 shared spaces out front with an additional gravel parking area located behind 5280. On site services include a drilled well and septic system. The buildings were constructed in 2003 and 2005 and have since been well maintained.

## Location Overview

Upper Tantallon is Nova Scotia's fastest growing suburban community situated approximately 30 kilometers northwest of downtown Halifax. The subject property is located on St. Margaret's Bay Road near the entrance to Highway #333. This intersection is considered a key location, as a large portion of the area population passes through this intersection on a daily basis. The area is generally comprised of single family residential housing. The community has experienced rapid residential growth over the past decade, and in the immediate area there are a number of commercial enterprises including the Superstore, Canadian Tire, Irving Gas Bar, Royal Bank, Guardian Drugs, as well as law, insurance and medical offices.



# PROPERTY PHOTOS

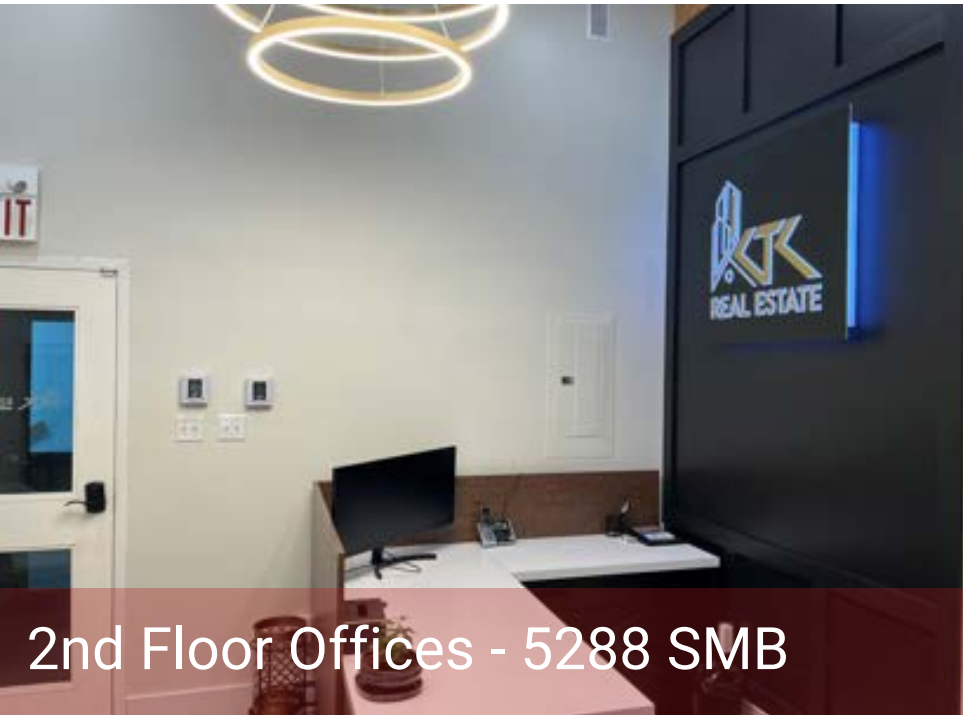
5280 & 5288 SAINT MARGARETS BAY ROAD



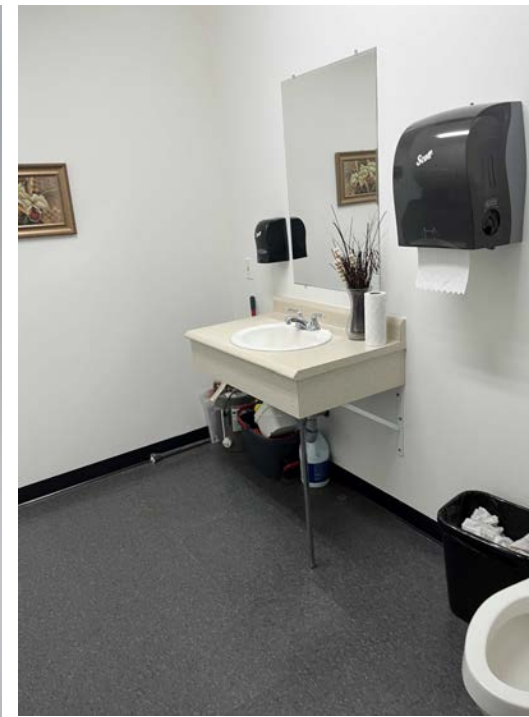
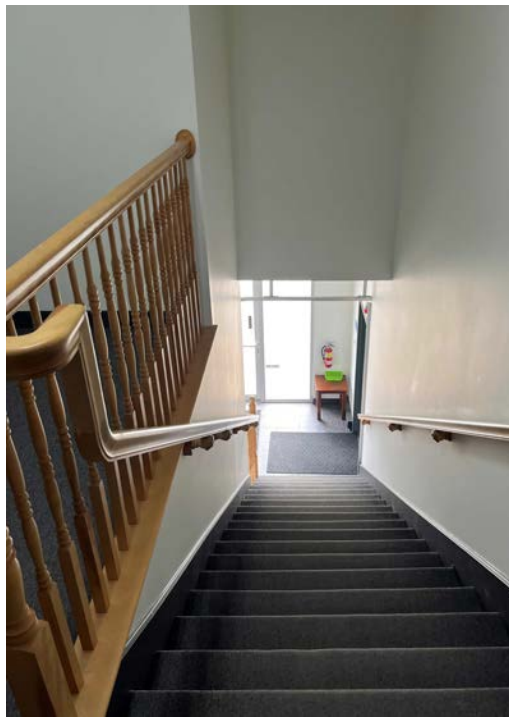


# PROPERTY PHOTOS

5280 & 5288 SAINT MARGARETS BAY ROAD



2nd Floor Offices - 5288 SMB





## PROPERTY PHOTOS

5280 & 5288 SAINT MARGARETS BAY ROAD





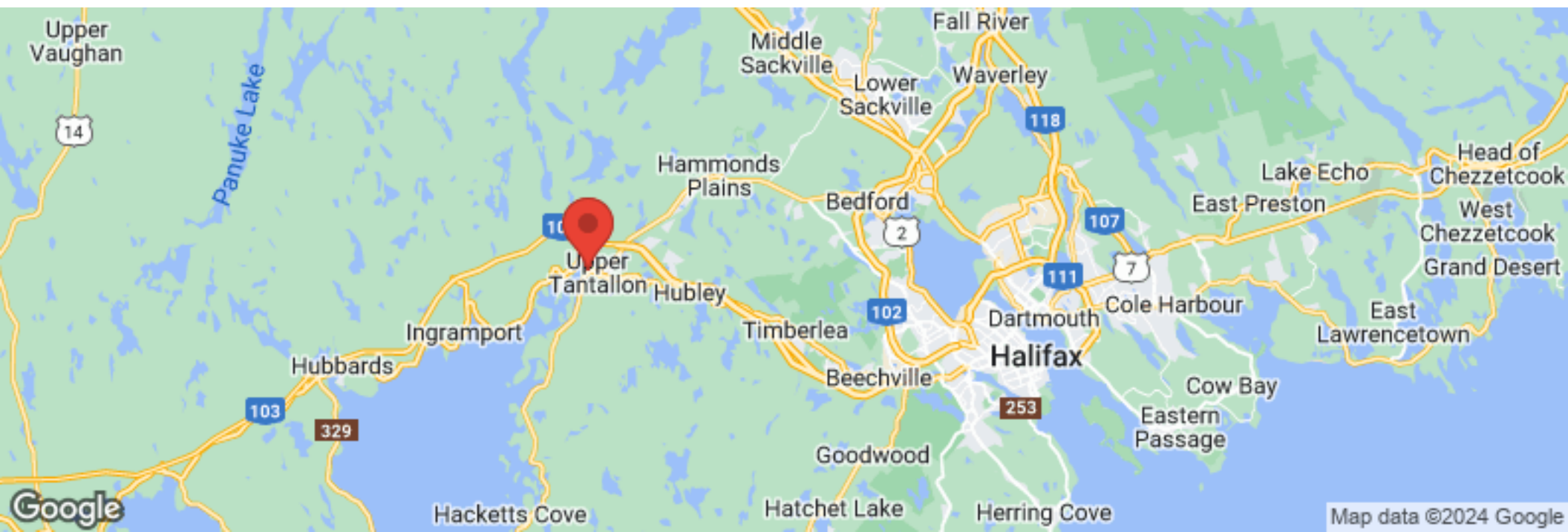
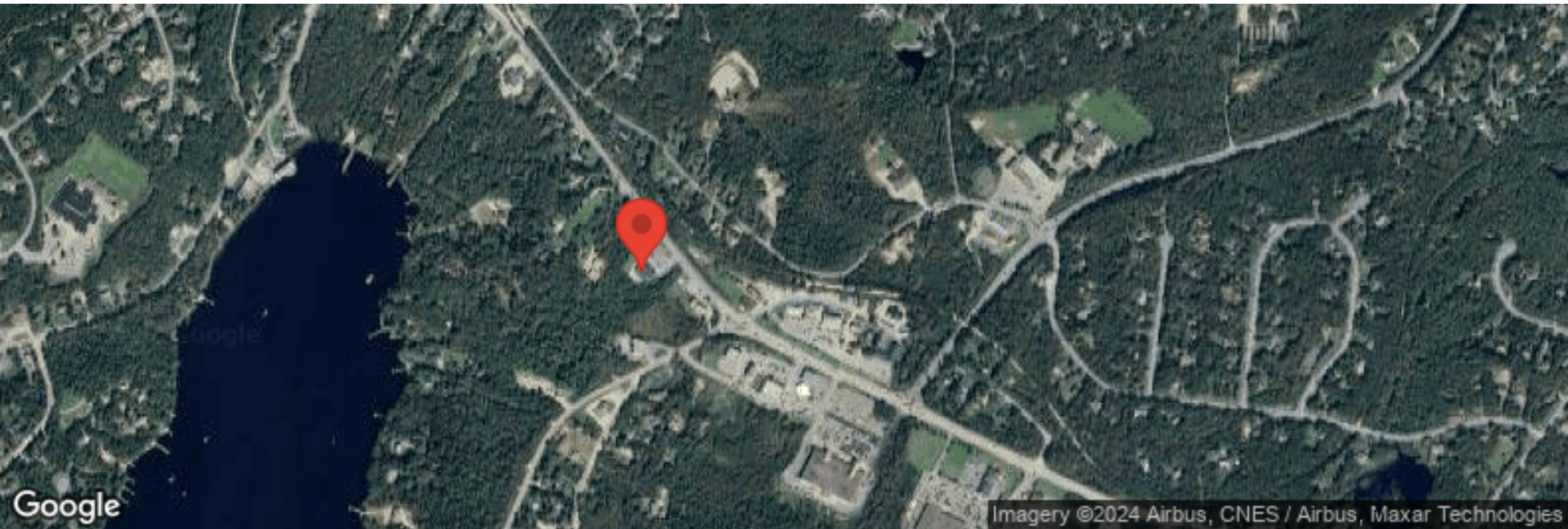


# SECTION II LOCATION OVERVIEW



# LOCATION MAPS

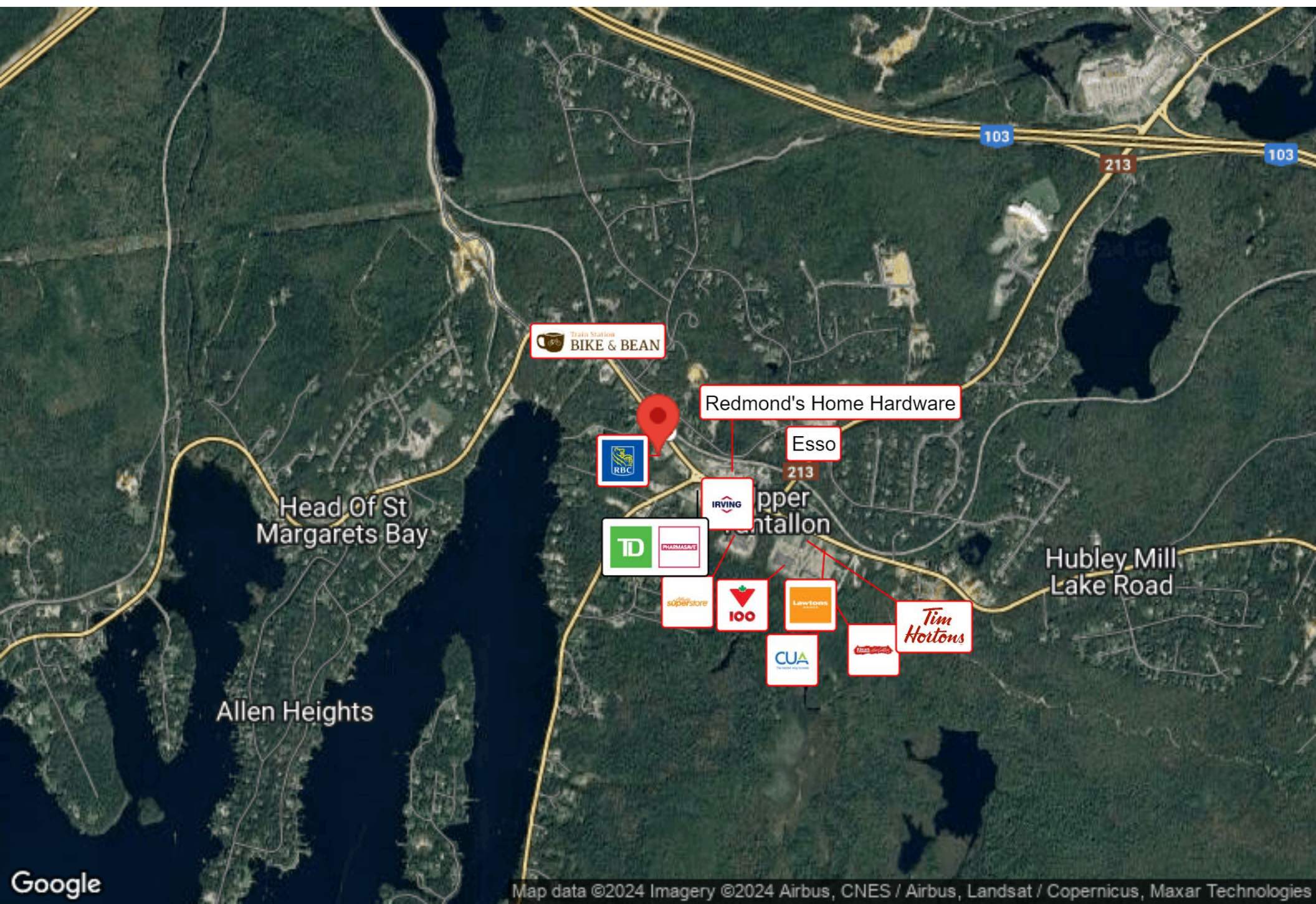
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# BUSINESS MAP

5280 & 5288 SAINT MARGARETS BAY ROAD



Train Station  
**BIKE & BEAN**

**Redmond's Home Hardware**

**Esso**

**IRVING**  
Upper  
tallon

**RBC**

**TD**  
**PHARMASAVE**

**superstore**

**100**

**Lawtons**

**CUA**  
The leader in home

**Tim Hortons**

Hubley Mill  
Lake Road

Head Of St  
Margarets Bay

Allen Heights



# PRO FORMA SUMMARY

5280 & 5288 SAINT MARGARETS BAY ROAD



## Investment Summary

Price	\$2,095,000
Year Built	2003
Tenants	12
RSF	13,740
Price/RSF	\$152.47
Lot Size	2.68 acres
Floors	2
Cap Rate	6.96%

## Tenant Annual Scheduled Income

Tenant	Actual
Totals	\$333,216

## Annualized Income

Description	Actual
Gross Potential Rent	\$333,216
- Less: Vacancy	(\$39,986)
Effective Gross Income	\$293,230
- Less: Expenses	(\$147,354)
Net Operating Income	\$145,876

## Annualized Expenses

Description	Actual
Total Expenses	\$147,354
Expenses Per RSF	\$10.72



# DISCLAIMER

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Each Office Independently Owned and Operated

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