



For sale

6 Mills Drive, Goodwood

Unique opportunity to purchase a self-storage investment asset in the HRM

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The offering

Avison Young is pleased to present the opportunity to acquire 6 Mills Drive, Goodwood, Nova Scotia, a stabilized industrial investment asset comprising a purpose-built self-storage facility within the Halifax Regional Municipality.

The property consists of approximately 5,025 square feet situated on a 1.6-acre site, improved with a steel frame building on a slab foundation configured into 65 self-storage units. The asset is currently generating net operating income of approximately \$144,500, representing a compelling cap rate of 7.25% and offering investors immediate, durable cash flow.

In addition to the self-storage operation, the property benefits from supplementary income generated by a leased car dealership lot and a Bell communications tower located on-site. The dealership lot also presents a future value-add opportunity, as portions of the area may be suitable for the development of additional self-storage units, subject to municipal approvals.

Offered at an asking price of \$1,995,000, the property presents a rare opportunity to acquire a defensive, income-producing industrial asset within a supply-constrained segment of the market. Self-storage assets are widely recognized for their operational flexibility, low staffing requirements, and resilience across economic cycles, making them an attractive addition to both private and institutional portfolios.

Zoned I-1 (Industrial), the property benefits from permitted industrial uses and long-term functional relevance. The low site coverage relative to the 1.6-acre parcel, combined with the additional land currently utilized by the dealership operation, may provide investors with future flexibility for site optimization, expansion, or redevelopment potential, subject to municipal approvals.

With a diversified income profile, straightforward operating model, and positioning within a growing regional market, 6 Mills Drive represents a compelling opportunity to secure industrial exposure through an established self-storage investment with both current cash flow and future growth potential.

ASSET OVERVIEW

Property type	Self-storage
PID	40773129
Zoning	I-1 Industrial
Building size	5,025 sf
Lot size	1.6 acres
Units	65
Construction	Steel frame on concrete slab
Asking price	\$1,995,000



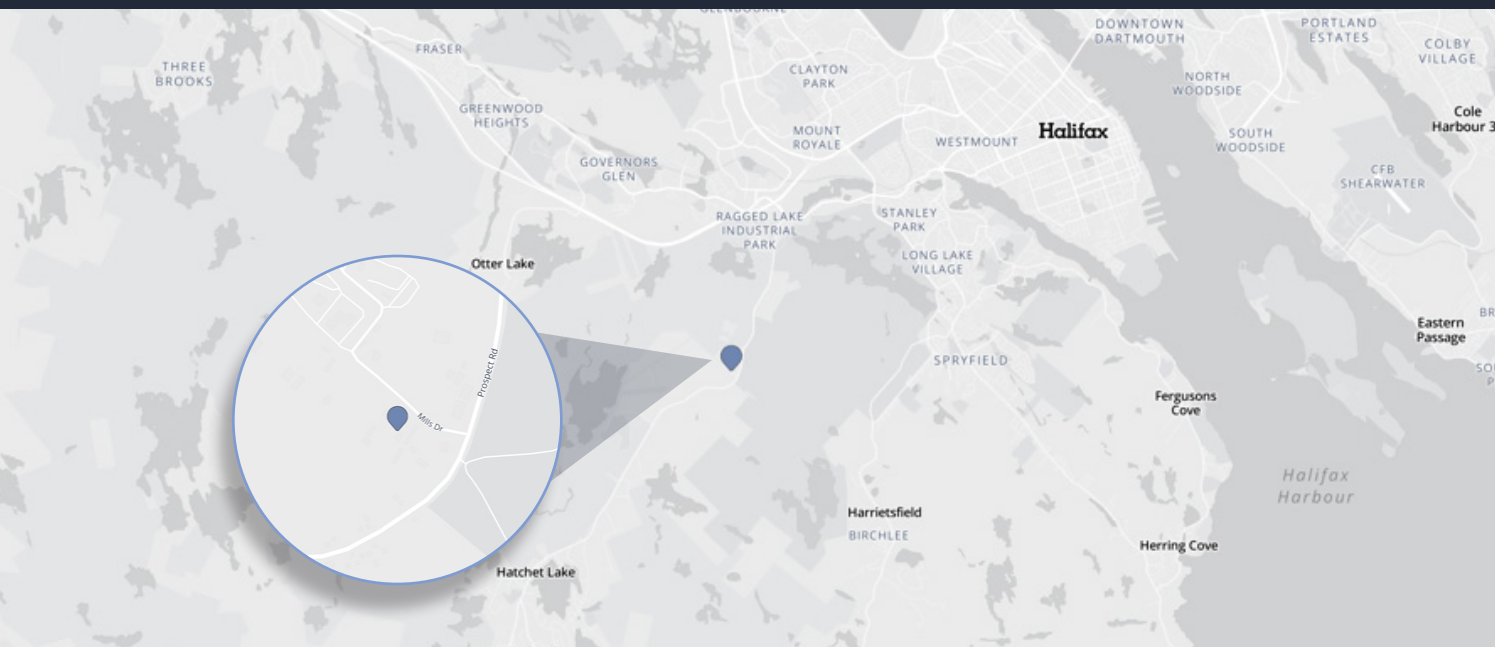
Location

6 Mills Drive is situated in Goodwood, a strategically positioned industrial node within the Halifax Regional Municipality, offering convenient access to key transportation routes and surrounding communities. The location provides efficient connectivity to Highway 103 and other major arterial roadways, supporting accessibility to downtown Halifax, suburban markets, and regional demand drivers.

The surrounding area is characterized by a mix of industrial, commercial, and service-related uses, supporting consistent demand for storage solutions from both residential and business users. The property benefits from proximity to growing suburban populations and expanding residential communities throughout the greater Halifax area, a key demand drivers for self-storage assets.

Halifax continues to experience steady population growth and in-migration, contributing to increased demand for flexible storage solutions as housing densifies and business activity expands. This macroeconomic backdrop supports long-term occupancy stability and rental growth potential within the self-storage sector.

The property's location within a well-connected industrial corridor, paired with strong regional fundamentals, positions 6 Mills Drive as a durable income-generating asset with exposure to one of Atlantic Canada's most stable and growing markets.





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Get in touch

For detailed information on this offering, please contact:

William Hachey
Sales Associate
902 448 8988
william.hachey@avisonyoung.com

Visit us online
avisonyoung.com