

# FOR SALE

## 98 ABERDEEN STREET

Kentville, Nova Scotia



**\$1,449,000**  
PRICE



**7,611 SF**  
TOTAL BUILDING SIZE



**11,782 SF**  
LOT SIZE



**On-Site Parking**  
15 PARKING STALLS



**Newly**  
RENOVATED

**01** THE OPPORTUNITY

**02** LOCATION SUMMARY

**03** SITE INFO

**04** BUILDING INFO

**05** FLOOR PLANS



**CIVIC ADDRESS**

98 Aberdeen Street, Kentville, NS

**BUILDING DESCRIPTION**

2 Storey office building

**PID**

55267769

**YEAR BUILT**

1972 / renovated 2022

**CURRENT USE**

Newly renovated office building

Ground Floor: 4,611 SF

Second Floor: 903 + 2,097 SF

**Total Rentable Area: 7,611 SF**

Plus +/- 3,500 basement

**TOTAL LOT SIZE**

11,782 SF

**LOT COVERAGE RATIO**

40%

**PARKING**

15 exterior parking spots

**ZONING**

C-1 (General Commercial)

CBRE Limited has been retained by the vendor to coordinate the sale of 98 Aberdeen Street ("the property") in Halifax, Nova Scotia.

This recently renovated office building is centrally located in the town centre of Kentville, Nova Scotia on the corner lot facing Aberdeen Street and River Street. The building will be sold vacant on possession and will provide a unique opportunity for an owner/occupier or investor to purchase a 7,611 square foot standalone building located on a 11,782 square foot lot in the heart of Kentville.

This two storey building with a basement was recently extensively renovated to be professional offices on the main floor, additional offices on the second floor and ample storage in the basement level. The building is turnkey for an owner/occupier looking to own vs rent with plenty of growth opportunities within the building.

**LIST PRICE**

**\$1,449,000**



# 02 LOCATION SUMMARY



The subject property is located in the province of Nova Scotia on Canada's eastern coast, which resides within Kings County Regional Municipality, and has approximately 12,616 residents. The community of Kentville has been undergoing many positive changes in the recent years. The immediate neighborhood has grown with major industries such as the Michelin Tire Plant, Greenwood and Aldershot Armed Forces Base, Valley Regional Hospital and Acadia University.

98 Aberdeen Street is located in the central downtown core of Kentville, within the main business area. This portion of Aberdeen Street funnels all traffic coming into the town from the north side of the Cornwallis River. Within the downtown core there is Chartered Banks, Investment Businesses, Professional Offices, and several retail stores. There is free municipal parking located nearby.

Nearby amenities include Canada Post, Paddy's Irish Pub, Wheelhouse Coffee Co, Lawtons, Maritime Express Cider Co, Half Acre Cafe, King's Arm Pub, Tim Hortons and NSLC.



2023  
AVG. **\$79K**

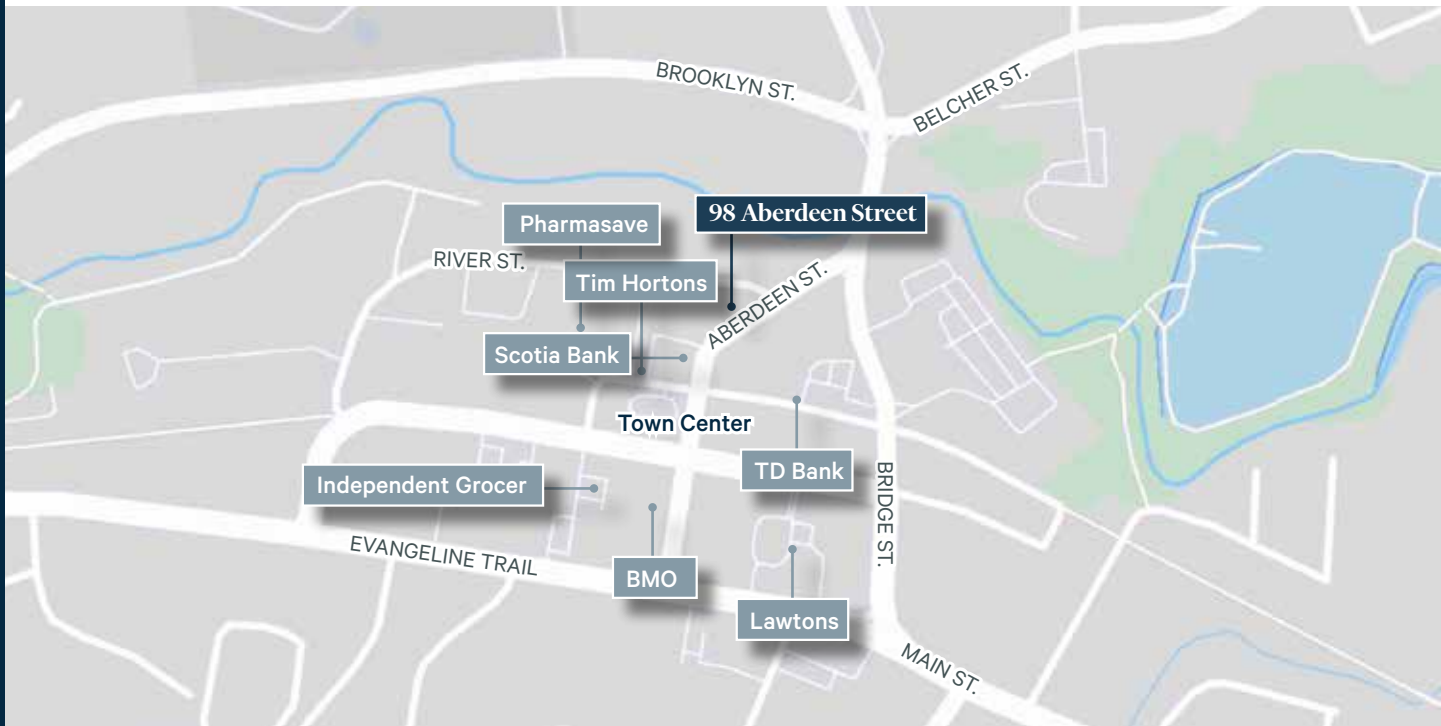
HOUSEHOLD INCOME  
2023 AVERAGE HOUSEHOLD INCOME



ESTIMATED  
POPULATION

**13K**

KENTVILLE POPULATION  
2023 Estimated population in Kentville.



<b>Address</b>	98 Aberdeen Street, Kentville NS
<b>City</b>	Kentville
<b>Legal Description (PID)</b>	55267769
<b>Site Area (SF)</b>	11,782
<b>Site Area (AC)</b>	0.27
<b>Topography</b>	Level at street grade to rear
<b>Access</b>	Aberdeen Street
<b>Ground Cover</b>	Paved driveway & parking lot, refer to the following maps for visual details

#### Services

The site is serviced by municipal water and sewer. Other services such as electricity, telephone and the usual municipal services including police and fire protection, garbage collection, street maintenance and snow clearing in the winter are also readily available to the subject site.

#### Zoning

The C1 General Commercial Zone permits commercial uses like banks, public hall, offices, restaurants, service stations, appliances, repair shops, and personal service shops (barber/beauty parlour etc.)



**TYPE**

Office

**YEAR BUILT / RENOVATED**

1990 / 1999 / 2007 / Extensively renovated in 2022

**NET AREA**

Ground Floor: 4,611 SF

Second Floor: 903 + 2,097 SF

**Total Rentable Area: 7,611 SF**

plus +/- 3,500 basement

**CONSTRUCTION**

2-Storey wood frame and cinder block with a basement

**EXTERIOR**

Vinyl, metal, and brick

**HEATING/COOLING**

Baseboard electric, 2 central air/heat

**ACCESSIBILITY**

Wheelchair accessible ramp off parking lot

**ROOF**

Gable and asphalt



The subject property recently underwent a comprehensive renovation converting the building from a warehouse/ auto supply shop to a professional office building. Below is a summary of the configuration of the floors:

**Main Level**

The main level is accessible from the parking lot on Aberdeen St. or from the front of the building from Aberdeen St./ River St. The building is wheelchair accessible by a newly installed wheelchair ramp from the parking lot area that connects to the main entrance of the building that is greeted by a reception area when first entering the building. There is a large central hallway connecting the offices and common area on the main floor. There are multiple private offices with connecting support rooms, a boardroom, two washrooms and multiple closets for storage. There is also a storage unit connected to the main floor at the rear of the building.

**Second Level**

The second level consists of 903 SF of additional finished office space and a meeting area and connects to a 2,097 SF partially finished area that could be converted to additional office space or an open work space.

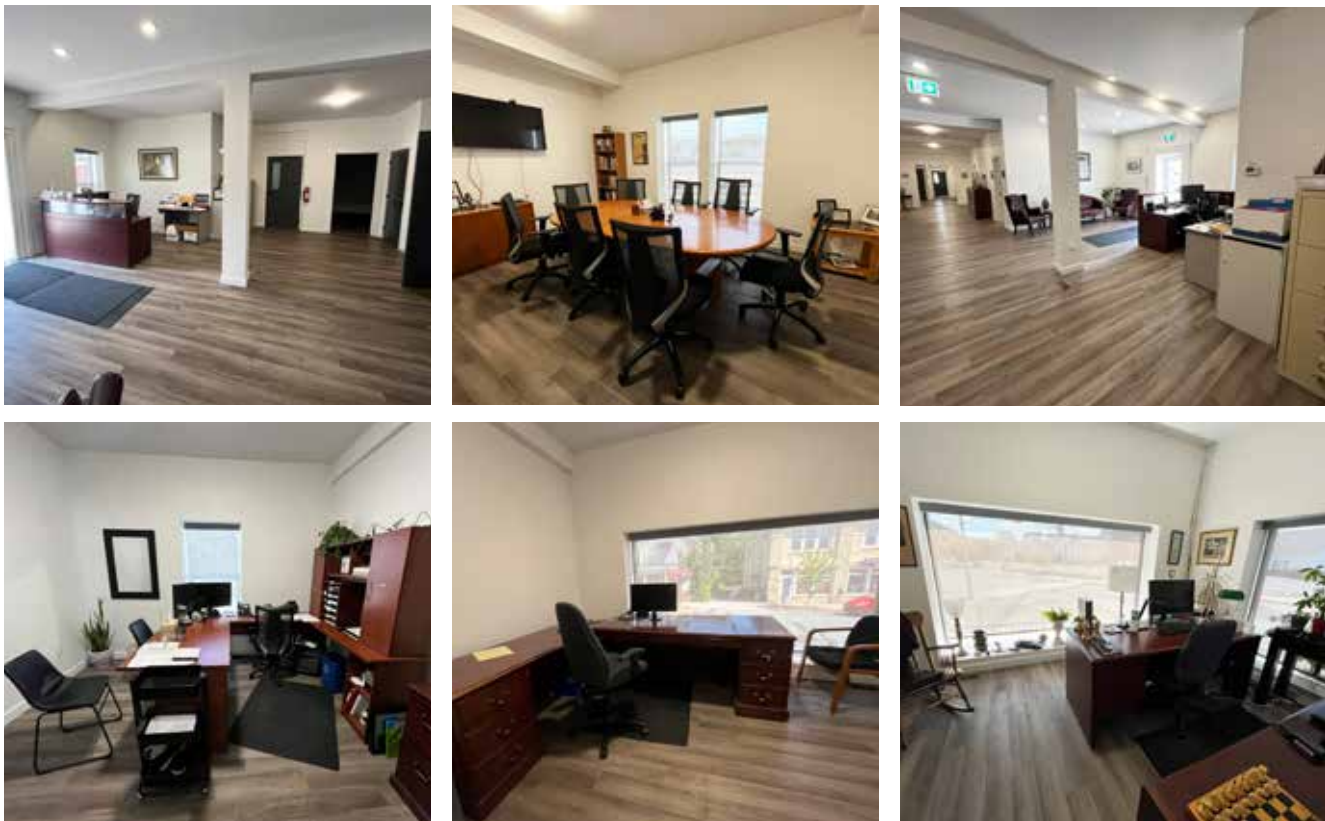
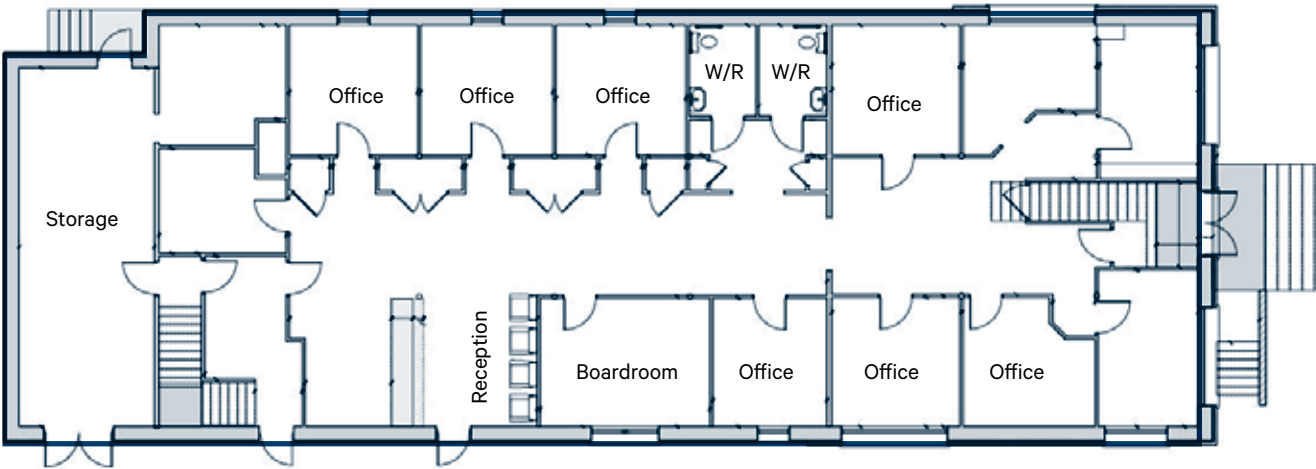
**Basement**

The basement square footage is not included in the total building area and would be considered "bonus" space. The basement consists of a large open area, currently being utilized as gym space as well as mechanical systems and a washroom.



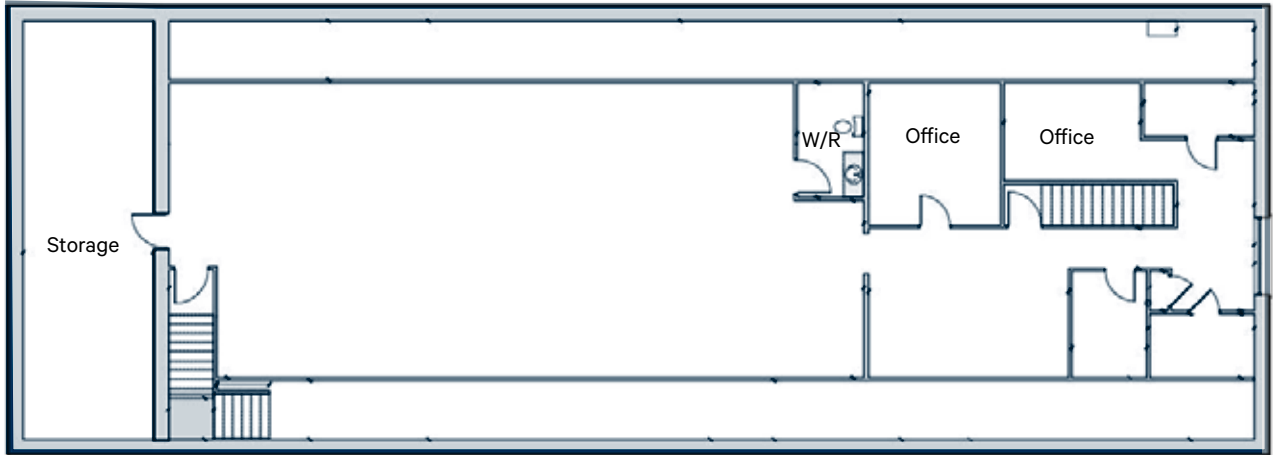
MAIN FLOOR

4,611 SF | Reception, 7 offices, board room, closing room, kitchenette, 2 washrooms, unheated storage.



## SECOND FLOOR

903 SF (finished area) + 2,097 SF (partially finished) | 2 offices, closing room, 1 washroom, large open partly developed area for future office.





## BASEMENT

+/- 3,500 Unfinished | Open storage area, currently being used as a gym.



# 98 ABERDEEN STREET

Kentville, Nova Scotia

PLEASE CONTACT FOR MORE INFO

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