



60 Aberdeen St. Kentville

|                           |                        |
|---------------------------|------------------------|
| <b>Price</b> \$300,000    | <b>MLS #</b> 201823123 |
| <b>Status</b> ACTIVE      | <b>PID #</b> 55267702  |
| <b>Subject to SOBP?</b> N | <b>PID #2</b> PID #4   |
| <b>Escape Clause</b>      | <b>PID #3</b>          |
| <b>Conditions</b>         |                        |

|  |
|--|
| <b>Legal Desc</b> Deed Document 86972974 January 5, 2007 |
| <b>Address</b> 60 Aberdeen Street                        |
| <b>Community</b> Kentville NS B4N 2N3                    |

|                                      |                              |
|--------------------------------------|------------------------------|
| <b>Approx Total Acres</b>            | <b>District</b> Kings County |
| <b>Lot Size</b> 8,073 Sq.Ft.         | <b>Sub-District</b> V2       |
| <b>Square Footage (MLA)</b> 6,300    | <b>Zoning</b> C1             |
| <b>Total Fin SqFt (TLA)</b> 6,300    | <b>Waterfront</b> No         |
| <b>Outside Dimensions</b>            | <b>Water Type</b>            |
| <b>Building Dimensions</b> Irregular | <b>Water Meas/Units</b> /    |
| <b>Interior Photos Allowed</b> Yes   | <b>Water Frontage</b>        |
| <b>AAN#</b> 02728192                 | <b>Water Access/View</b>     |

|                              |                  |
|------------------------------|------------------|
| <b>List Date</b> 9/19/2018   | <b>Firm Date</b> |
| <b>Acceptance Date</b>       |                  |
| <b>Closing Date</b>          |                  |
| <b>Possession</b> On Closing |                  |

**Property Overview** Centrally located in downtown Kentville, this commercially zoned 2-storey offers space for a variety of commercial uses or potential for redevelopment. The floor plan is a combination of office space of various sizes, waiting rooms, bathrooms, storage areas, a boardroom and elevator. There is also a parking lot with the building. Being sold "As Is, Where Is", with no guarantees or warranties given or implied.

**Showing Instructions** Contact Lawrence MacIsaac at 902-599-1200 or Jim Chambers at 902-690-5600

**Directions to Property** Downtown Kentville, corner of Aberdeen Street and Webster Street.

|  |   |  |
|--|---|--|
| <b>Type</b> Commercial Retail  | <b>Heat/Cool</b> Furnace                                      | <b>Bldg Features</b>                     |
| <b>Sub-Type</b> Office   | <b>Fuel Type</b> Electric                                     | <b>Driveway/Pkg</b> Paved                |
| <b>Sale/Lease</b> Building and Land  | <b>Fire Protect.</b>  | <b>Construction</b> Wood Frame           |
| <b>Title to Land</b> Freehold  | <b>Utilities</b> Cable, Electrical, Municipal Water, Telep... | <b>Bldg Amenities</b> Elevator/Escalator |
| <b>Property Size</b> Under 0.5 Acres   | <b>Rental Equip</b> None                                      | <b>Roof</b> Asphalt Shingle              |
| <b>Site Influences</b> Cleared, Public Transportation, Shopping Nearby, Visual Exposure, Corner Site, Public Parking | <b>Documents</b>  | <b>Flooring</b> Other                    |

**Inclusions**

**Exclusions**

**Instructions to Members** ALL OFFERS TO BE LEFT OPEN FOR 3 BUSINESS WORKING DAYS, EXCLUDING WEEKENDS. DEED WILL BE BY "COURT ORDER" and not a warranty deed. Deposits are to be made via bank draft, cash, e-transfer, or wire transfer only, to Mackay Real Estate In Trust.

|  |  |                                       |
|--|--|---------------------------------------|
| <b>Floors</b> 2                              | <b>HST</b> HST over and above the purchase price | <b>Garage</b> No                      |
| <b>Rental Income</b> Yes                     | <b>Lockbox</b> Yes <b>Sign</b> Yes               | <b>Details</b>                        |
| <b>Building Age</b> 103 <b>Yr Built</b> 1915 | <b>Lockbox Location</b> Main Door on Aberdeen    | <b>Parking</b> Y                      |
| <b>Year Built Unknown</b>                    | <b>Migrated</b> Yes <b>PDS</b> No                | <b>Details</b> On site parking spaces |

| # | RENTAL TYPE | NET RENTABLE AR... | RENTAL RATE | OCCUPANT | LEASE EXPIRY | WHO PAYS:      |                  |
|---|-------------|--------------------|-------------|----------|--------------|----------------|------------------|
| 1 |             |                    |             |          |              | Heating        | Structural Maint |
| 2 |             |                    |             |          |              | Electric       |                  |
| 3 |             |                    |             |          |              | Interior Maint |                  |
| 4 |             |                    |             |          |              | Property Taxes | Gross Revenue    |
| 5 |             |                    |             |          |              | Water          | Total Expense    |
| 6 |             |                    |             |          |              | Exterior Maint | Net Income       |
|   |             |                    |             |          |              | Business Taxes | Lease Type       |
|   |             |                    |             |          |              | Insurance      |                  |

|   |  |
|---|--|
| <b>Betterment Charges</b>   |  |
| <b>Seller 1 Name</b> Business Development Corporation                 | <b>Seller 2 Name</b>                       |
| <b>Listing Office</b> MacKay Real Estate Ltd. - Toll: +1 877-542-5781 | <b>List Member 1</b> Lawrence MacIsaac, CD |
| <b>List Member 2</b>  | <b>List Member 3</b>                       |
| <b>Selling Office</b>   | <b>Selling Member</b>                      |

|                      |                        |                  |                     |                               |
|----------------------|------------------------|------------------|---------------------|-------------------------------|
| <b>Selling Price</b> | <b>Acceptance Date</b> | <b>Firm Date</b> | <b>Closing Date</b> | <b>Co-Opg Brk Comp 2%+HST</b> |
|----------------------|------------------------|------------------|---------------------|-------------------------------|

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.