



# NEW GLASGOW

MULTI-RESIDENTIAL  
PORTFOLIO & DEVELOPMENT  
SITE FOR SALE





***SALE PRICE: \$20,000,000***

# PROPERTY HIGHLIGHTS

This unique opportunity offers, local, national, and institutional investors a chance to own four (4) income producing properties within New Glasgow. The portfolio is comprised of multi-residential, and townhouse properties, that provide an appealing place to live for adults, young professionals, and seniors. This portfolio is ideally located and primed to benefit from the high demand and low supply of quality housing. The fifth property is currently vacant land, suitable for a variety of residential developments

These properties are strategically located within Pictou County, and provide the town of New Glasgow with functional and modern housing options.

- Fully leased, 100 % occupancy with wait list
- 4 buildings
- 118 units

## PROPERTIES:

- 56 Willow Avenue, New Glasgow (PID 0095827)
- 22-24 Marie Street, New Glasgow (PID 6501622)
- 138-140 North Avenue, New Glasgow (PID 01005941)
- 558 High Street, New Glasgow (PID 65063844)
- 59 Prospect Street, New Glasgow (PID 00943902)





## KEY DETAILS

- 4 buildings comprising 118 units will be sold only as a package and not individually.
- Efficient operations with optimized expense ratio.
- Stabilized income of (\$TBC) in NOI.
- All of the properties are functional for any demographic including young families, working professional, seniors, and single person.
- Favorable market conditions for multi-unit housing.
- Strong ROI with supply of this type of housing not meeting the current market demand.
- Potential for future annual rental increases.

# *THE WILLOW*

## LUXURY APARTMENTS



PID # 0095827

56 WILLOW AVENUE

- 4-storey multi-unit residential property.
- 60 units offering 16 unique style/layout options.
- First class luxury apartment building.
- Beautiful on-site amenities room.
- Large underground parking available
- Specifically designed apartments with seniors in mind.
- Spacious balcony on all units.
- High end finishes with modern in-suite appliances throughout.



AMENITIES ROOM



PID # 6501622

22-24 MARIE STREET



- 2 townhouse complexes
- total of 18 units (9 per building)
- Paved on-site parking
- On-site laundry facility.

PID # 65063844

558 HIGH STREET



- Ground level multi-unit complex.
- Total of 16 units.
- Modern 2-bedrooms units.
- Access to backyard space, and close to nearby amenities.
- All units are equipped with a heat pump.

PID # 01005941

138-140 NORTH AVENUE



- 2 multi-unit residential buildings
- 24 units total with 12 per property.
- Secure entry.
- Paved parking lot
- 1 & 2 bedroom units

PID # 00943902

59 PROSPECT STREET



- 1.3 acres of residential development land
- Proposed multi-unit apartment building - subject to municipal approval.

# LOCATION INFORMATION

## *ABOUT THE AREA*

Located in the town of New Glasgow, Nova Scotia, within Pictou County. The area surrounding the properties are comprised of a mixture of residential, commercial business, restaurants, and financial institutions.

The properties are situated less than 10 minutes from the Trans-Canada Highway interchange. Strategically located with quick and easy access to major highways and thoroughfares leading to Antigonish & Truro. All properties offer access to paved on-site parking. Located with convenient access to a wide variety of amenities on Nova Scotia's North Shore.

**#1** 56 Willow Avenue

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**#2** 22-24 Marie Street

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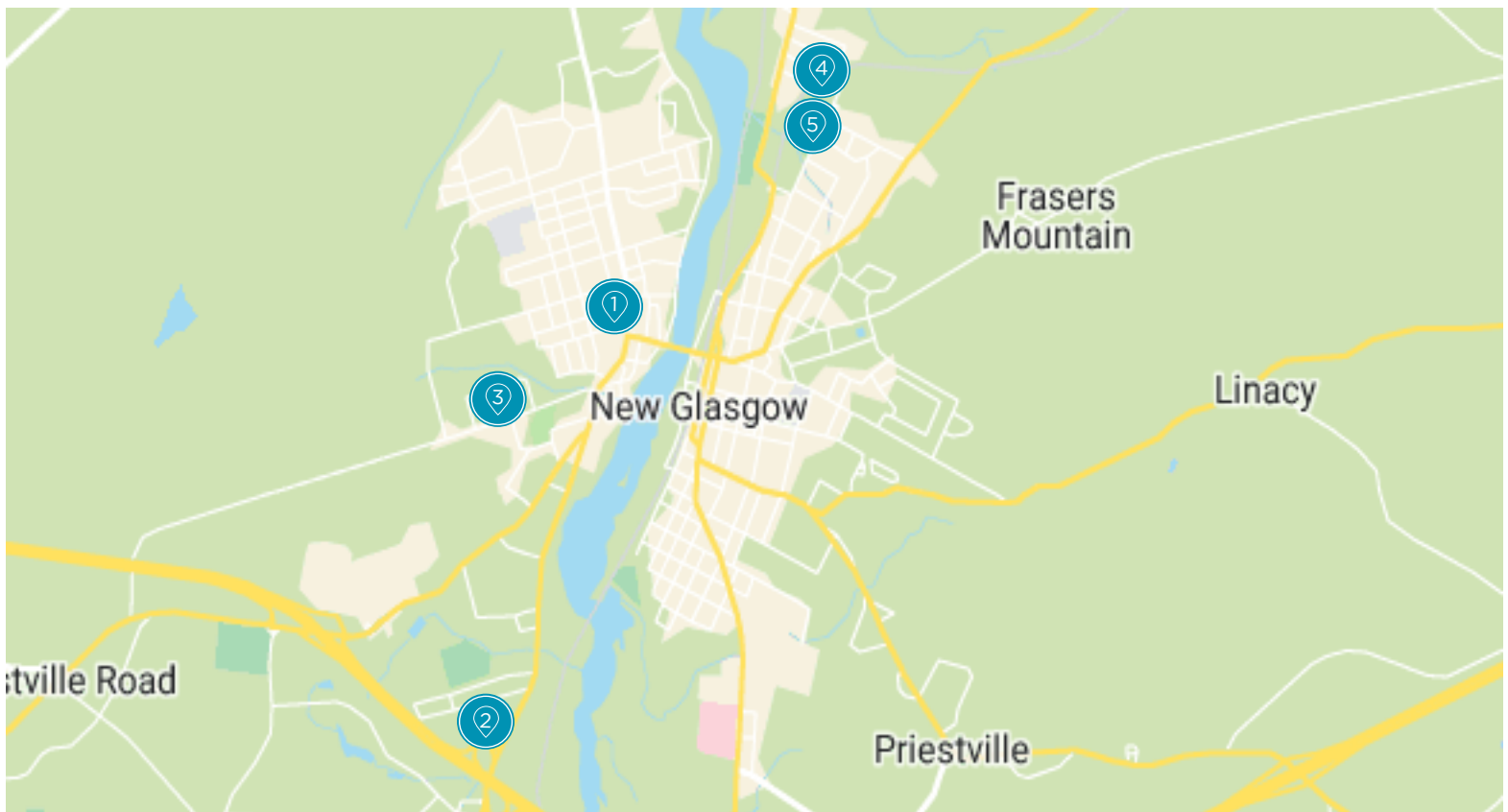
**#3** 138-140 North Avenue

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**#4** 558 High Street

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**#5** 58 Prospect Street





## DEMOGRAPHICS

**18,665**

Population

**\$50,405**

Median Household Income

**46**

Median Age





**Jamie Ferguson**

Commercial Real Estate Advisor

+1 902 209 5123

[jferguson@cwatlantic.com](mailto:jferguson@cwatlantic.com)



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