

# INVESTMENT & DEVELOPMENT OPPORTUNITY

558 HIGH STREET & 59 PROSPECT STREET  
NEW GLASGOW, NOVA SCOTIA



558 HIGH STREET



59 PROSPECT STREET



# NESTLED IN THE HEART OF NEW GLASGOW, NS

**THIS EXCEPTIONAL INVESTMENT PACKAGE  
COMBINES STABLE INCOME GENERATION  
WITH PROMISING DEVELOPMENT POTENTIAL.**

The portfolio includes a fully leased, modern 16-unit multi-unit residential complex and 1.3 acres of development-ready residential land.

558 High Street is a turnkey opportunity for investors seeking reliable returns, with contemporary units and sought-after amenities. Meanwhile, 59 Prospect Street offers a blank canvas for developers to create a new multi-unit residential property in a growing community, pending municipal approval.

Positioned in a strategic location with easy access to major highways and local amenities, this offering presents the perfect blend of immediate revenue and future growth potential.





# PROPERTY OVERVIEWS

This investment package combines a stable, income-producing residential complex with prime development land, providing a balanced portfolio for both immediate returns and long-term potential. Each property complements the other, offering opportunities for diverse strategies, from managing an existing rental income stream to developing a new multi-unit residential project. The two properties are ideally located to take advantage of the demand for quality housing in New Glasgow, a growing community in Nova Scotia.

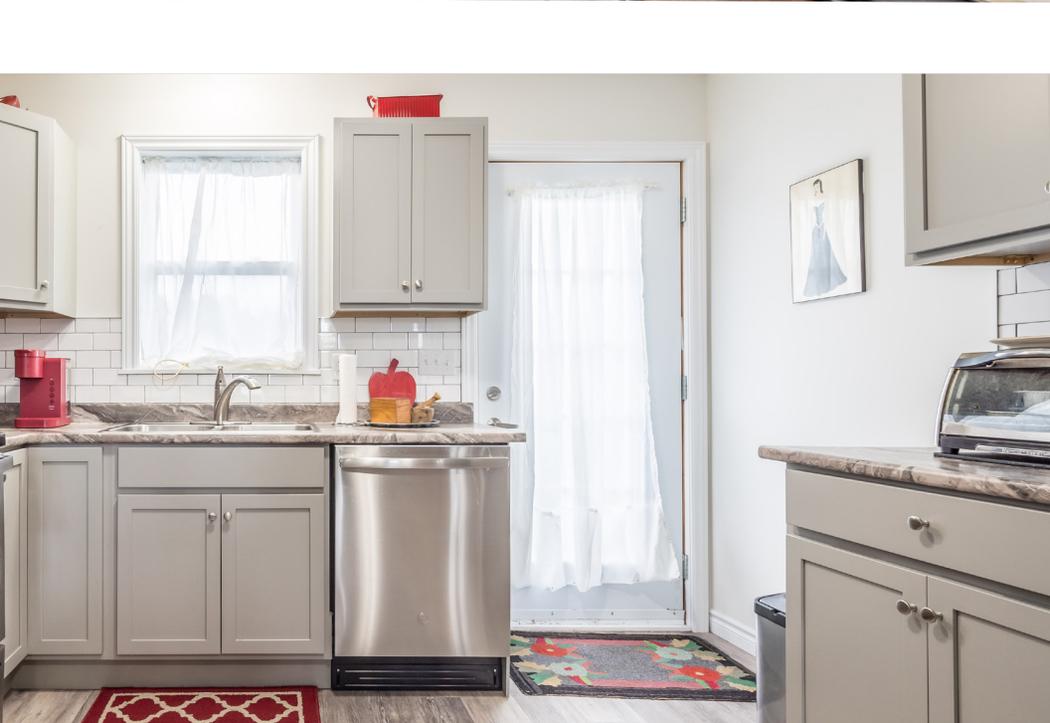
## HIGHLIGHTS

### 558 High Street

- **Ground-level multi-unit complex:** Accessible and tenant-friendly design.
- **16 modern, 2-bedroom units:** Contemporary layouts attract long-term renters.
- **Backyard access space and near amenities:** Private outdoor spaces close to shopping and services.
- **Heat pumps in all units:** Energy-efficient systems for year-round comfort.
- **Fully leased:** Reliable cash flow from established tenants.

### 59 Prospect Street

- **1.3 acres of development land:** Ideal for a new multi-unit project.
- **Proposed apartment building:** Subject to municipal approval
- **Strategic location:** Growing demand for rental housing in New Glasgow.
- **Convenient access:** Close to highways, amenities, and services.



# LOCATION OVERVIEW

34,397

**POPULATION**

\$64,000

**MEDIAN  
HOUSEHOLD  
INCOME**

49

**MEDIAN AGE**

2.8

**AVERAGE  
HOUSEHOLD  
SIZE**

Located in New Glasgow, within the vibrant Pictou County, these properties are ideally situated amidst a mix of residential, commercial, and recreational amenities. Residents and tenants benefit from proximity to shopping, restaurants, and essential services, all within a short drive.

With less than a 10-minute commute to the Trans-Canada Highway interchange, the properties provide quick and convenient access to major centres such as Antigonish and Truro. The area is a gateway to Nova Scotia's picturesque North Shore, making it an attractive location for both residents and developers



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