

42-50 GERRISH STREET WINDSOR, NOVA SCOTIA

MIXED-USE INVESTMENT OPPORTUNITY

FOR SALE



**CUSHMAN &
WAKEFIELD**
Atlantic

OPPORTUNITY OVERVIEW

42-50 Gerrish Street brings together stable commercial income and residential tenancy in a format that's straightforward and proven.

A provincial healthcare tenant anchors the ground floor under a net lease structure, while two residential units above provide steady supplemental income. The building has been consistently maintained and improved, and still offers a clear path to create additional value through the unfinished upper level.

Positioned in downtown Windsor, with on-site parking and direct adjacency to a pharmacy, the property sits within a service-oriented corridor that continues to support long-term tenancy and daily activity.

HIGHLIGHTS



MIXED-USE INCOME

Commercial and residential components positioned within a single downtown asset



GOVERNMENT BACKED TENANCY

Healthcare-focused occupancy with long-term operational integration



FLEXIBLE UPPER LEVEL

Unfinished third floor with future potential

42-50 GERRISH STREET, WINDSOR, NS

LIST PRICE: \$1,650,000.00



PROPERTY OVERVIEW & HIGHLIGHTS

CONFIGURED FOR STABILITY TODAY, WITH FLEXIBILITY OVER TIME

The building layout supports a strong commercial anchor at street level while maintaining residential income above. Remaining unfinished space creates a clear opportunity to introduce additional value over time without disrupting existing occupancy.



HEALTHCARE ANCHOR

Purpose-built clinic space occupied by a provincial healthcare tenant with long-term operational integration next door.



RESIDENTIAL INCOME

Two residential units providing dependable supplemental revenue within the same asset.



EXPANSION POTENTIAL

Approximately 2,024 sq ft of unfinished upper-level space offering future flexibility.



DOWNTOWN PARKING

A rare feature within Downtown Windsor, the property offers ample on-site parking accessed from Stannus Street, providing added convenience for both commercial and residential users.



CENTRAL WINDSOR POSITIONING

Located within a walkable downtown corridor surrounded by essential services and daily activity.

42-50 GERRISH STREET, WINDSOR, NS

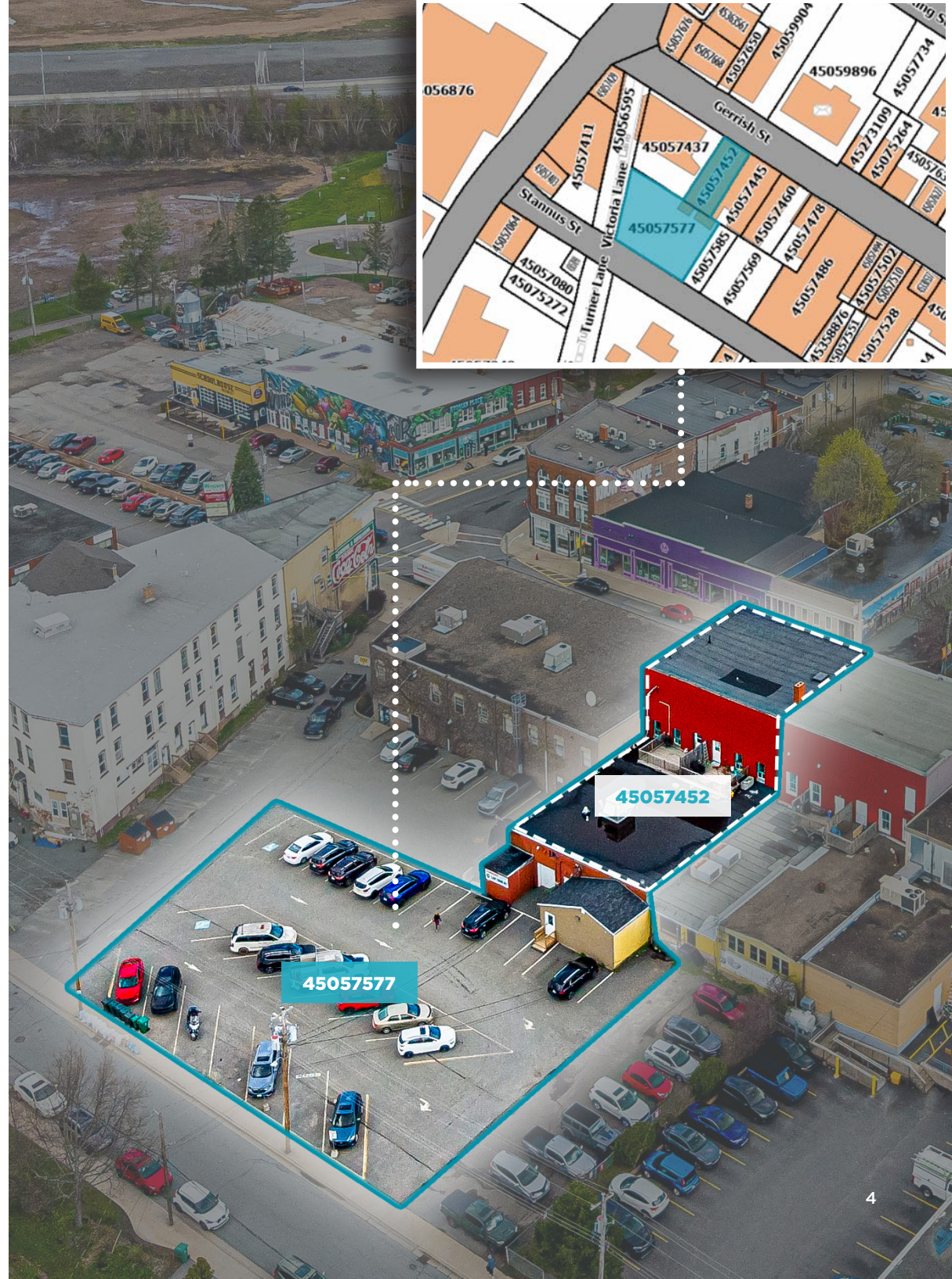


PROPERTY DETAILS

13,796 SF MIXED-USE BUILDING

The building combines commercial, residential, and support space within a downtown mixed-use configuration that has evolved over time to support long-term occupancy and operational flexibility.

ASSET TYPE	Mixed-Use (Commercial + Residential)
TOTAL BUILDING AREA	• Ground Floor: 4,400 sf • Second Floor: Two (2) 2-bedroom units • Third Floor: 2,024 sf • Basement: 5,373 sf (Approx.)
LOT SIZE	16,157 sf (2 PID's)
ZONING	Town Centre TC
PARKING	Ample on-site stalls to the rear
CONFIGURATION	Commercial at grade with residential above
PID 45057452	Main building parcel
PID 45057577	Rear parking parcel



INCOME PROFILE

The property benefits from a balanced income structure anchored by long-term commercial occupancy and supported by residential tenancy above.

At street level, the building is occupied by a provincial healthcare tenant operating from purpose-built medical space that has seen significant investment over time, including operational integration with the neighbouring pharmacy. The commercial lease is structured to allow for recovery of operating and common area costs, helping support long-term income stability.

The residential component includes two upper-floor apartments that provide additional monthly revenue and contribute to the property's overall income mix. Combined with the unfinished third-floor space, the asset also retains future flexibility beyond its current configuration.

Select financial and lease information is available to qualified parties upon request.

COMMERCIAL TENANCY

- Provincial healthcare-related occupancy
- Purpose-built medical clinic configuration
- Net lease structure with recoverable operating costs
- Long-term operational presence within the building

RESIDENTIAL INCOME

- Two residential units located on the second floor
- Stable supplemental rental income
- Straightforward operational profile

FUTURE FLEXIBILITY

- Approximately 2,024 sq ft of unfinished upper-level space
- Potential for future expansion or reconfiguration, subject to approvals

RECENT IMPROVEMENTS & INVESTMENT

BUILDING ENVELOPE

- Brickwork and facade repairs
- Roof membrane replacement
- Window replacements

INTERIOR & SYSTEMS

- Major medical fit-up & pharmacy integration
- Apartment renovations & upgrades
- Heat pump replacement

SITE IMPROVEMENTS

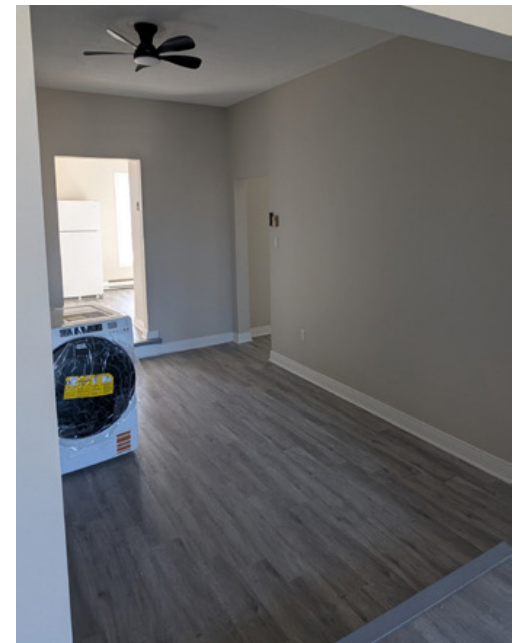
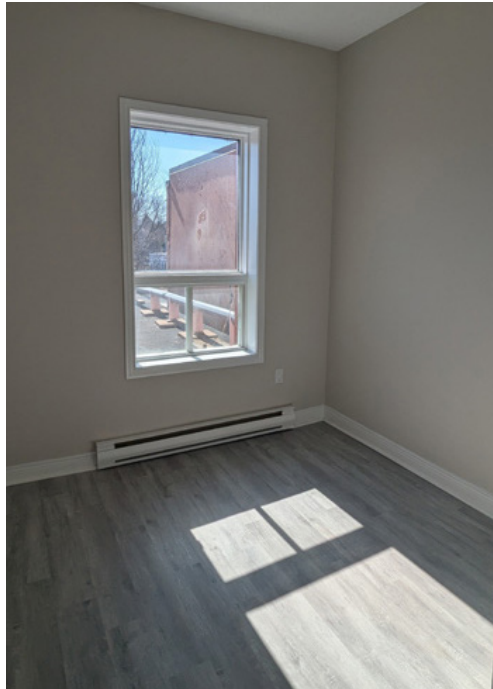
- Rear parking resurfacing

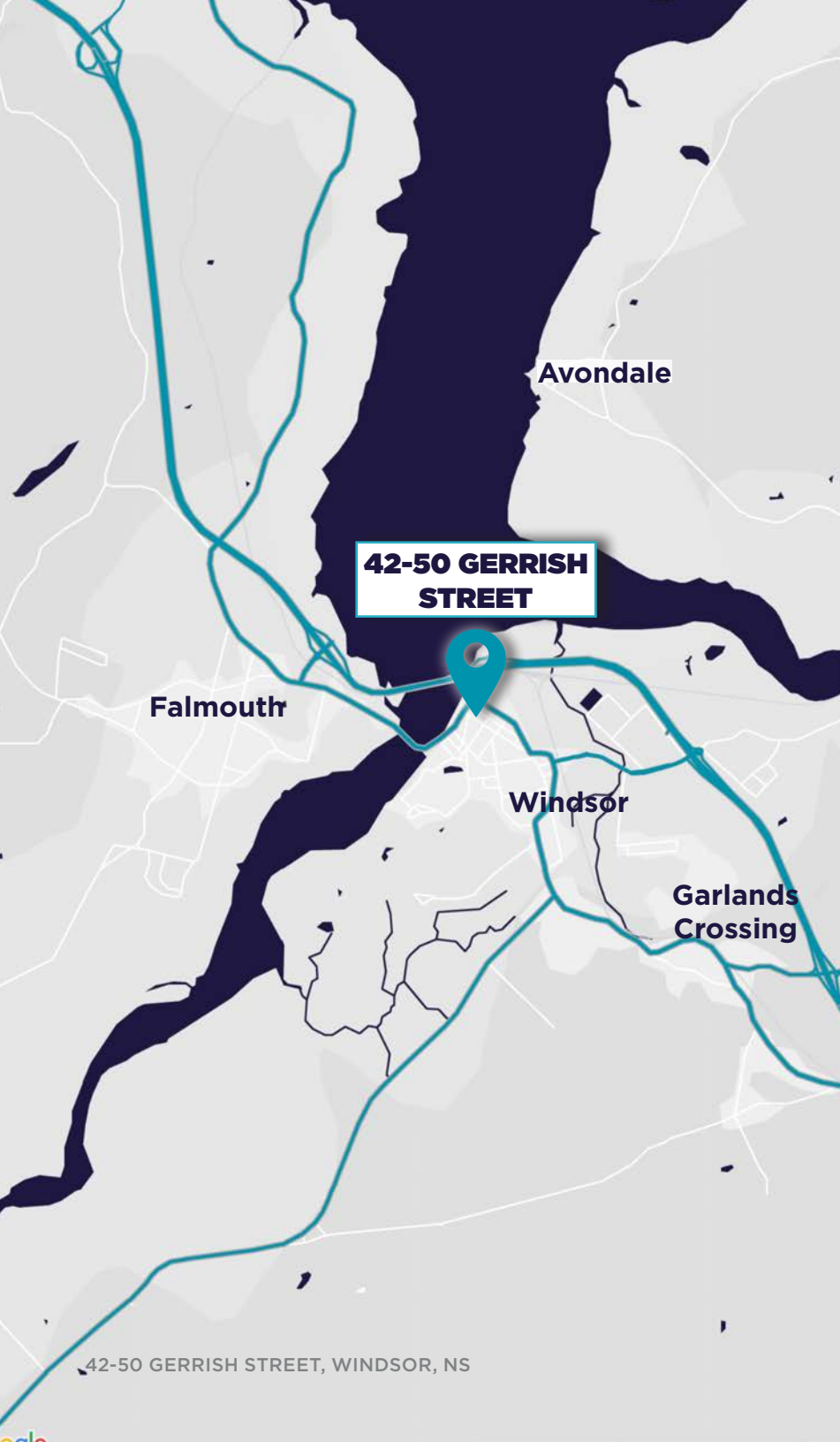


COMMERCIAL PHOTOS



RESIDENTIAL PHOTOS





LOCATION OVERVIEW

In the Centre of Downtown Windsor

42-50 Gerrish Street sits within one of Windsor's most established commercial corridors, surrounded by healthcare services, local businesses, retail, and everyday amenities.

The property benefits from direct adjacency to Pharmasave and a walkable downtown setting that continues to support daily traffic and long-term tenancy. Highway 101 is only minutes away, providing convenient access throughout the Annapolis Valley and into Halifax.

Windsor and the surrounding area have also continued to see nearby residential and commercial development in recent years, contributing to ongoing activity and investment throughout the broader region.

DOWNTOWN WINDSOR
LOCATION

MINUTES FROM
HIGHWAY 101

WALKABLE COMMERCIAL
CORRIDOR

REGIONAL HEALTHCARE
& SERVICE HUB

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