

FOR SALE

543 O'BRIEN STREET WINDSOR, NOVA SCOTIA

Exciting commercial investment
opportunity in heart of Windsor



Geof Ralph

📞 (902) 877-9324

✉️ geof@partnersglobal.com

partnersglobal.com

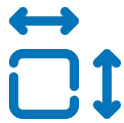


Exciting commercial investment opportunity in heart of Windsor

Discover a fantastic opportunity to own or invest in a premium retail property in Windsor, Nova Scotia! This exceptional building, completed in 2023, enjoys a prime location in the centre of Windsor. It is conveniently close to the town's pedestrian-friendly downtown, residential neighbourhoods, schools, and the local hospital, with easy access to Nova Scotia Highway 101.

This +/- 10,000 sq. ft. multi-tenanted property sits on a 1.40-acre lot and features an attractive exterior with a carefully planned layout. The building is currently home to two national retail chains and one local business, with one vacant space available for a new long-term tenant.

Adjacent to the property lies a 2.95-acre parcel with an existing development agreement permitting two buildings, with up to 112 residential units, along with other options. The properties are available for purchase separately, but there is a unique opportunity to acquire both the development land and commercial property together.



+/- 10,000 sq. ft.
Retail Property



Recently Built in
2023



Well-Located,
High Exposure

LISTING ID	10412
ADDRESS	543 O'Brien Street, Windsor, Hants County, Nova Scotia
PROPERTY TYPE	Retail Plaza
PID	45055928
LOT SIZE	60,984 sq. ft. (1.40-acres)
BUILDING SIZE	+/- 10,000 sq. ft.
NO. OF FLOORS	One (1)
YEAR BUILT	2023
PARKING	On-site parking
OFFERING PRICE	\$4,200,000

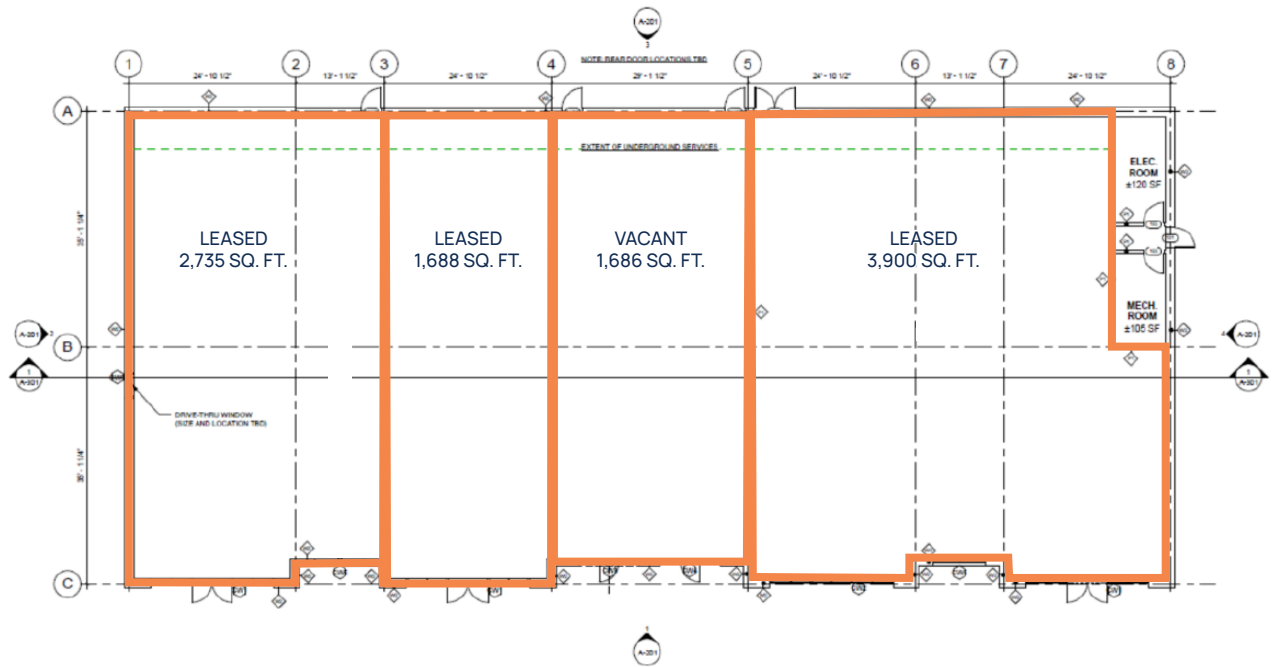
ADDITIONAL NOTES

Adjacent development land, located at 549 O'Brien Street, for sale. Unique opportunity to acquire both properties together. [Click here to view the property listing for 549 O'Brien Street, Windsor](#)



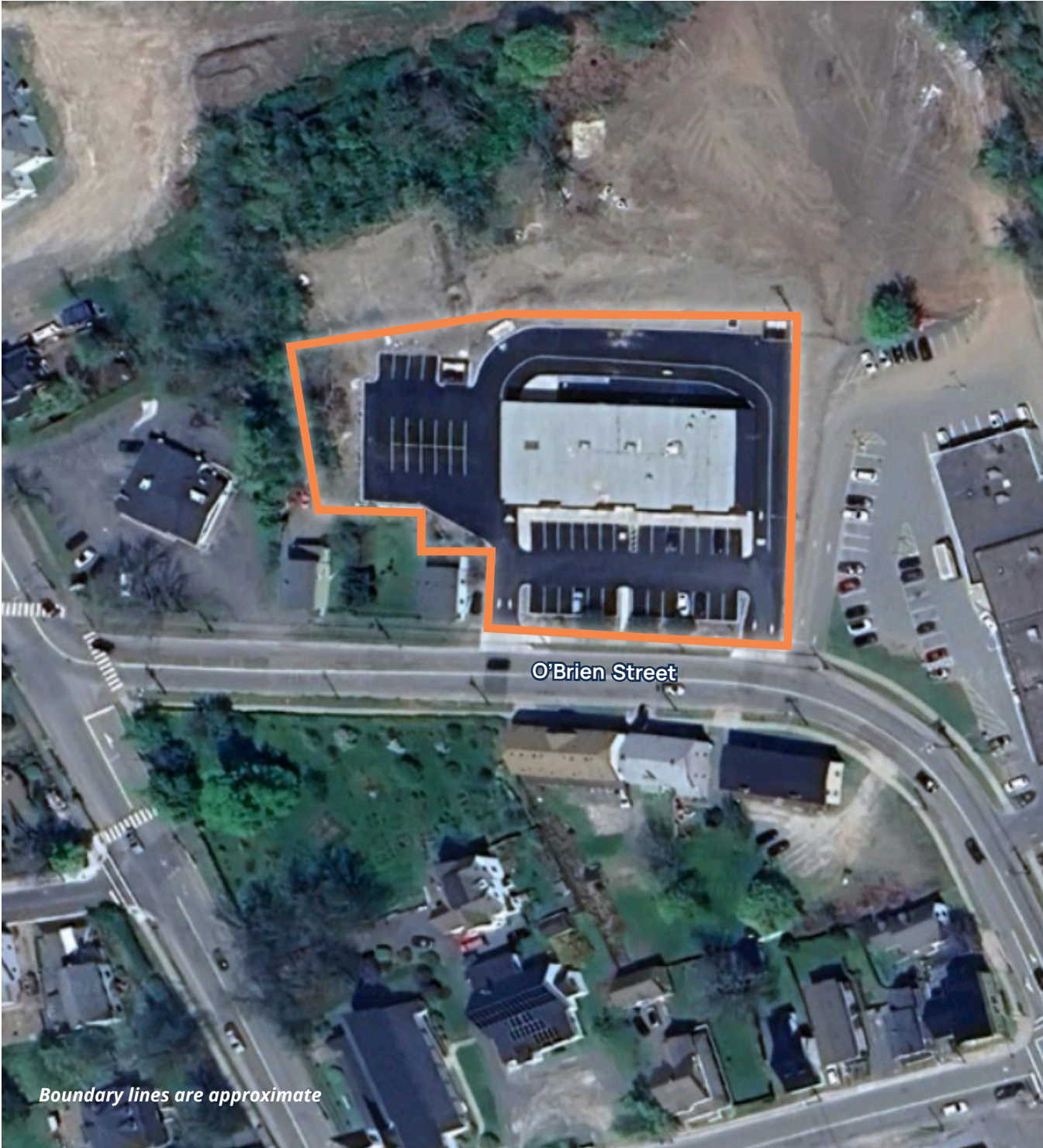
Site Plan

Building Size: +/- 10,000 sq. ft.



Aerial View

543 O'Brien Street, Windsor



Boundary lines are approximate



AERIAL FRONT VIEW



RETAIL TENANT SPACE



FRONT EXTERIOR



AERIAL REAR VIEW



RETAIL TENANT SPACE

Surrounding Area



Wolfville, Nova Scotia
DRIVE TIME: 20 MINUTES

Halifax, Nova Scotia
DRIVE TIME: 40-50 MINUTES

Chester, Nova Scotia
DRIVE TIME: 45 MINUTES

Halifax Stanfield Intl' Airport
DRIVE TIME: 45 MINUTES

Location Overview

Nestled in the heart of south central Nova Scotia, Windsor is a charming small town at the scenic junction of the Avon and St. Croix Rivers. As the largest community in western Hants County, Windsor proudly holds the title of “the little town of big first” and it is celebrated as the Birthplace of Hockey.

Located less than an hour from Halifax en route to the Annapolis Valley, Windsor offers a favourable climate, a full-service hospital, and more affordable housing options. The town experienced a population growth of over 5% between 2016 and 2021.



Windsor offers the perfect blend of leisure and adventure. Its charming, pedestrian-friendly downtown area features cozy accommodation, delightful eateries, a trendy brewery, charming cafes, and a national historic site. The town's proximity to the world's highest tides, hiking trails, and Ski Martock ensures plenty of outdoor activities.

The town is located just twenty minutes from Wolfville, a vibrant university town and popular tourist destination. Here, visitors can explore local wineries, visit Grand-Pré National Historic Site, and enjoy renowned restaurants.

Source: Statistics Canada, Nova Scotia Tourism, Windsor Township, Visit Wolfville



Geof Ralph

📞 (902) 877-9324

✉ geof@partnersglobal.com

partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

