

Amherst, Nova Scotia

213 S. Albion Street

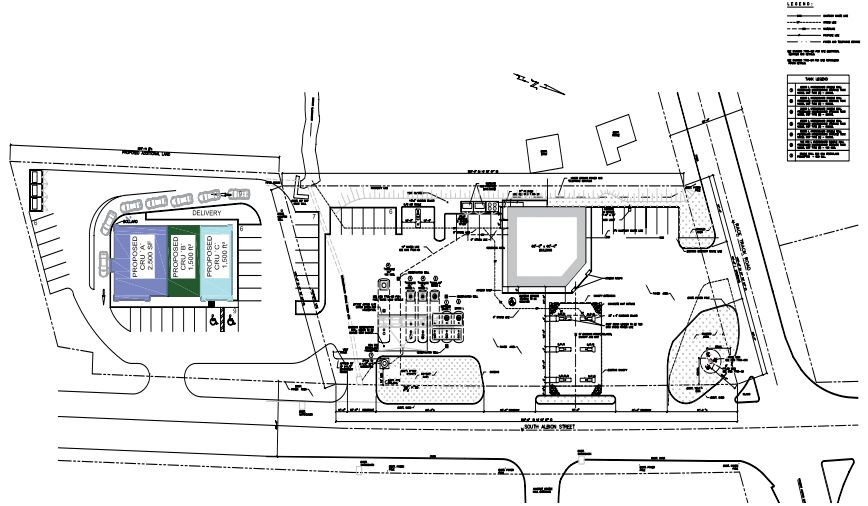


Property Highlights

- Operating petroleum site with convenience store
- Ideally located on Albion Street directly across from shopping such as Kent, Sobeys, Burger King, and Scotiabank, among others
- Located in centre of Amherst retail district; surrounding area contains residential communities

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Project Details

Property ID: 25037102, 25370354

Site Area: Approx. 1.697 acres +/-

Population

within a 10 km radius (Environics Analytics)

Amherst: 13,066

Residences in immediate area:

5,809 in 2013

Avg. Household Income:

\$61,252 in 2013

- Manufacturing industries have become the largest employer in Amherst, increasing their work force by over 49% since 1991 (Town of Amherst Economic Report)
- Approximately 40% of the population has post-secondary education (Town of Amherst Socio-economic Report)

Tenants of our properties include:

BMO, Subway, McDonald's, Tim Hortons, Canadian Tire, Dunkin' Donuts, Carquest, Dairy Queen, Circle K, A&W, Quizno's, Rogers, NL Liquor Corporation, Coast Tire & Auto, Thrifty Car Rental, Canada Post, Couche-Tard, Hogan Tire, CAT Scale, TD Bank, Harvey's, Pharmasave, Sleep Country, Pita Pit

Irving Oil is a privately owned regional refining and marketing company with a history of long-term partnerships and relationships. Our company offers significant holdings in Quebec, Atlantic Canada, and New England. With a portfolio that consists of prime real estate locations off major exits, our properties are ideal for fast food and quick service industries.

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