

# FOR SALE

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## 57 DUKE STREET | BEDFORD, NS

INDUSTRIAL | 2,400 SF



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land and building located at 57 Duke Street, Bedford, NS B4A 2Z2

<b>Civic Address:</b>	57 Duke Street, Bedford, NS B4A 2Z2
<b>Property Type:</b>	Industrial
<b>PID #:</b>	40315632
<b>Age:</b>	40 Years
<b>Current Use:</b>	Sheet metal fabrication shop
<b>Building Size:</b>	2,400 SF
<b>Construction Style:</b>	Concrete block
<b>Premises Breakdown:</b>	Reception / open office area, two private offices, washroom storage closet and open warehouse.
<b>Lot Size:</b>	9,980 SF
<b>Parking:</b>	Five (5) asphalt paved
<b>Zoning:</b>	IHI Heavy Industrial Zoning - Bedford Plan Area, HRM
<b>Assessed Owner:</b>	Duke Street Holding Limited
<b>Assessed Value:</b>	\$237,200 (2020 Commercial Taxable)
<b>List Price:</b>	\$625,000



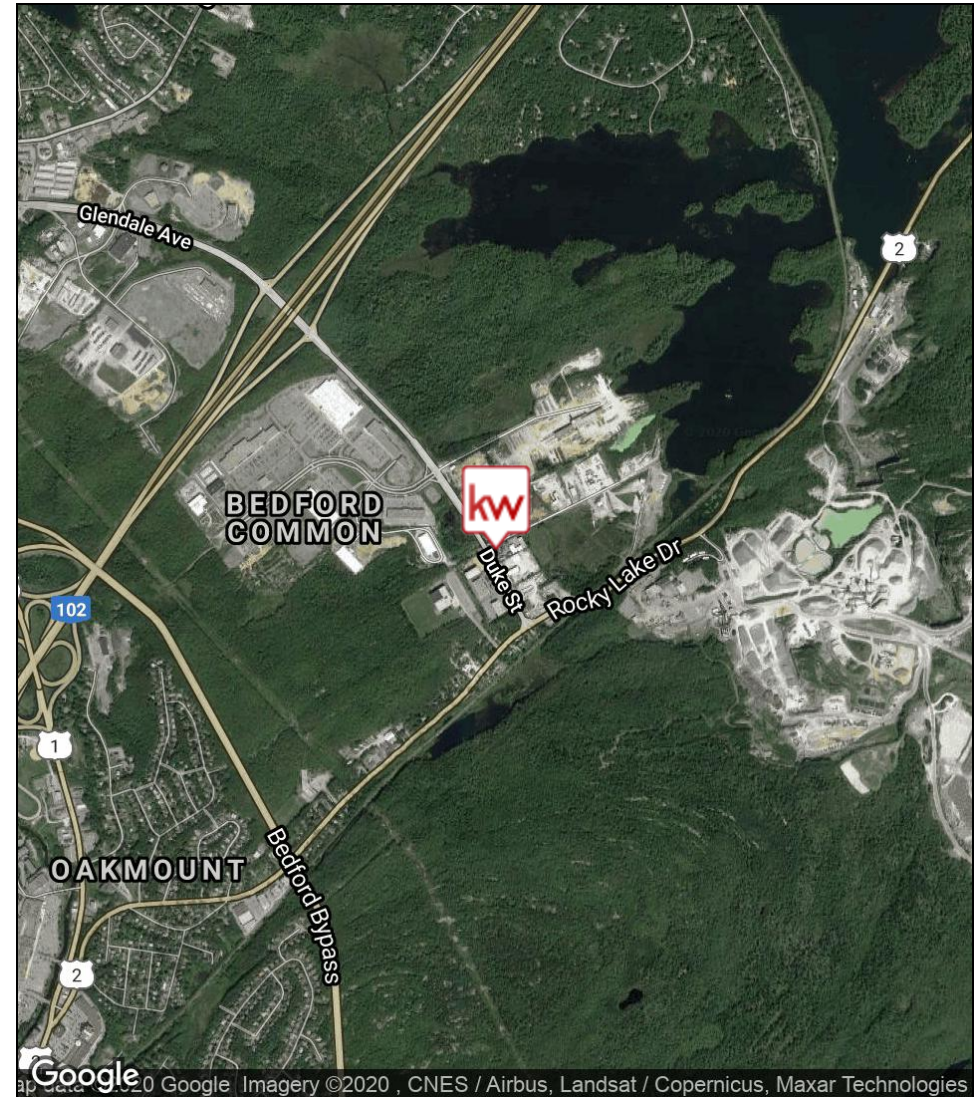


# AREA OVERVIEW

Located adjacent Bedford Commons in the Bedford Industrial Park, Duke Street is a centrally located main thoroughfare with easy access to Highway 102, the Sackville Industrial Park, Cobequid Road, Highway 101 and the Bedford Highway via Rocky Lake Road.

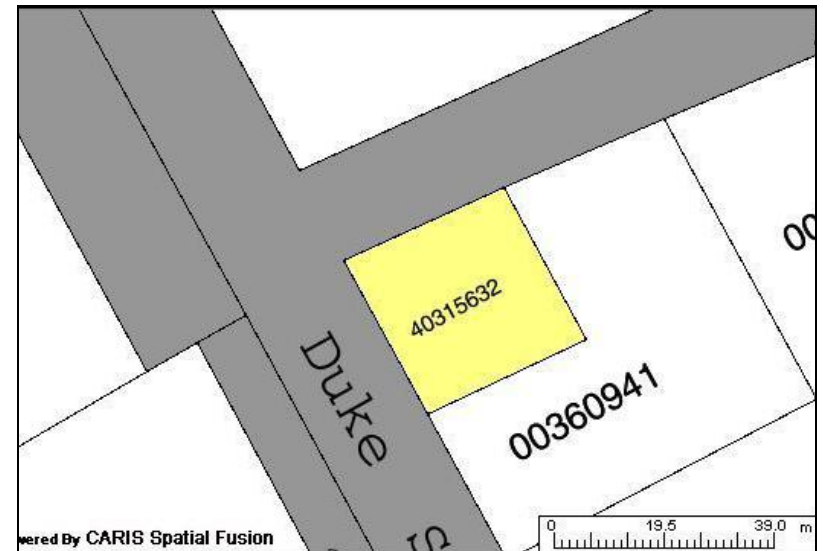
The 100 acre Bedford Industrial Park established in 1972 historically consisted of heavy industrial sites with CN rail siding access for many tenants, however the high visibility and nearby population density has spurred retail development on higher profile streets such as Duke Street, leaving minimal industrial space availability.

The development of the Burnside Connector is set to run from 102 behind 57 Duke, adding high visibility and additional convenience to the subject property.

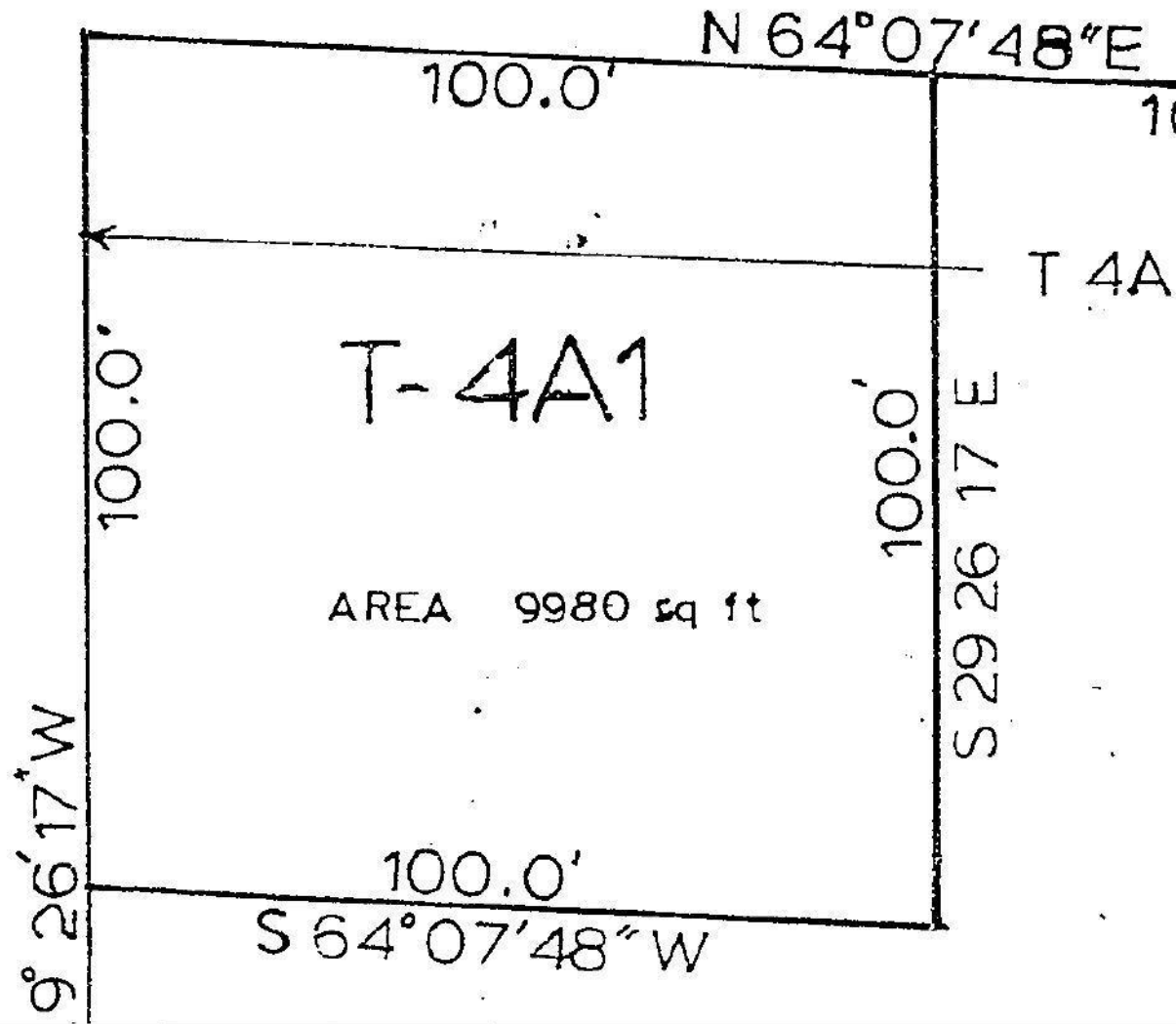


# SITE SPECIFICATIONS

<b>Civic Address:</b>	57 Duke Street Bedford, NS B4A 2Z2	
<b>PID #:</b>	40315632	
<b>Lot Size:</b>	9,980 SF	
<b>Site Dimensions:</b>	Duke Street Frontage (South Western Boundary):	100'
	Mann Street Frontage (North Western Boundary):	100'
	South Eastern Boundary:	100'
	North Eastern Boundary:	100'
<b>Zoning:</b>	IHI Heavy Industrial Zoning - Bedford Plan Area, HRM	
<b>Municipal Services:</b>	Halifax water & sewer, hydro, police and fire protection	
<b>Parking:</b>	Five (5) asphalt paved	
<b>Assessed Value:</b>	\$237,200 (2020 Commercial Taxable)	



# SURVEY PLAN



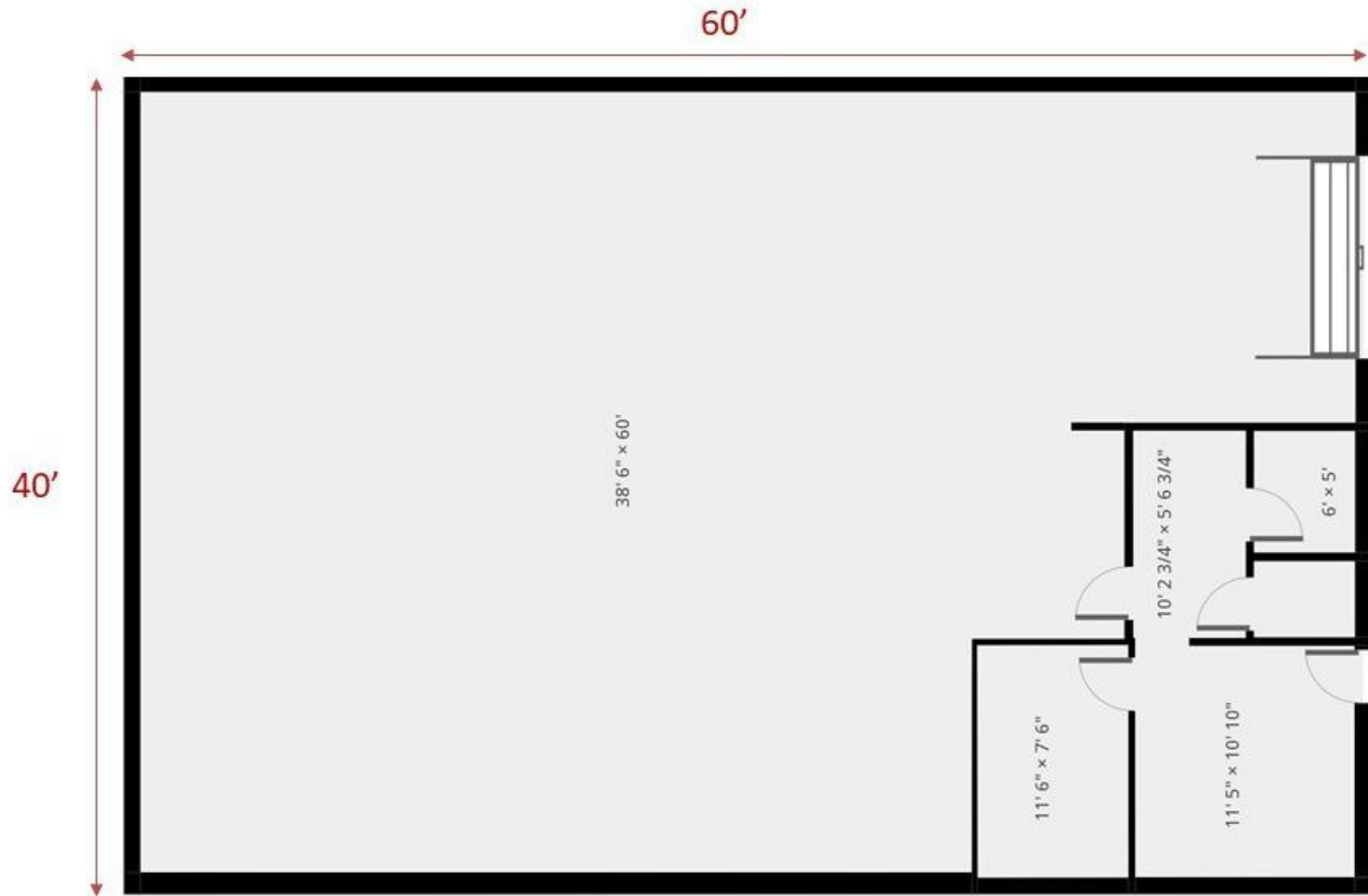


# BUILDING OVERVIEW

<b>Building Type:</b>	Industrial
<b>Building Size:</b>	2,400 SF
<b>Building Dimensions:</b>	60' x 40'
<b>Ceiling Height:</b>	12' clear
<b>Current Use:</b>	Sheet metal fabrication shop
<b>Loading:</b>	One(1) 10' Wide x 8' high grade loading door
<b>Exterior:</b>	Painted cinderblock
<b>Foundation:</b>	Poured concrete
<b>Roof Type:</b>	Asphalt shingle
<b>Heating &amp; Cooling:</b>	Propane forced air heat in warehouse Mini split heat pump in office with electric baseboard
<b>Fuel Type:</b>	Propane, Electric
<b>Electrical System:</b>	120/208 Volt 200 Amp 3 Phase
<b>Hot Water System:</b>	Electric hot water tank, municipal water
<b>Property Features:</b>	Majority asphalt paved corner site Not sprinklered



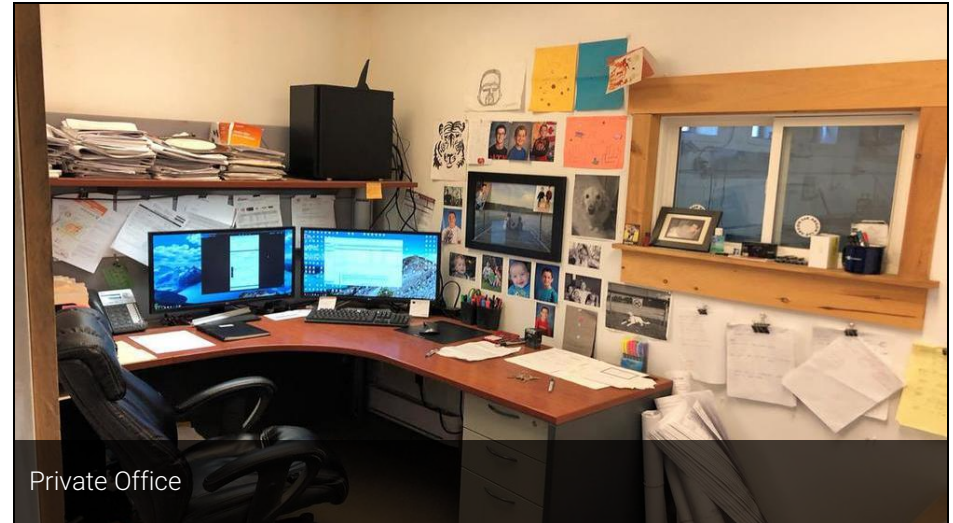
# BUILDING FLOOR PLAN



# INTERIOR PHOTOS



Reception Area



Private Office



Warehouse



Warehouse



# EXTERIOR PHOTOS





# AERIAL PHOTOS



# ZONING

## IHI – HEAVY INDUSTRIAL ZONE

No development shall be issued in a Heavy Industrial (IHI) Zone except for one or more of the following uses:

- a) warehouse and storage distribution centres;
- b) manufacturing, processing, assembly or warehousing;
- c) railway uses;
- d) parking and/or storage of industrial or commercial vehicles, equipment and similar goods;
- e) trade centres, building supplies sales and wholesalers;
- f) recycling facilities;
- g) construction industries
- h) concrete, brick and asphalt plants;
- i) utilities
- j) bulk storage facilities
- k) dry cleaning facilities;
- l) local solid waste transfer stations
- la) Auto body repair shops (NWCC/Mar 21/16;E-Apr 2/16)
- m) uses permitted in the ILI Zone, subject to the ILI Zone permissions
- n) uses accessory to the foregoing uses.

For additional information, see Bedford Land Use By-Law



# CONTACT INFORMATION



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