

FOR SALE

kw COMMERCIAL
ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

660 ONSLOW ROAD | UPPER ONSLOW, NS

INDUSTRIAL/OFFICE | 3,606 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land and buildings located at 660 Onslow Road, Upper Onslow, NS B6L 5L5

Civic Address:	660 Onslow Road, Upper Onslow, NS B6L 5L5
Property Type:	Office/Industrial with accessory 1-Bedroom apartment
PID #:	20315107
Year Built:	1999
Building Size:	3,606 SF
Construction Style:	Wood frame with asphalt shingle roof
Premises Breakdown:	Ground Floor: 3,606 SF Office/Warehouse/Workshop 2nd Floor: 800 SF 1-Bedroom apartment
Lot Size:	1.14 Acres
Parking:	12 Asphalt paved parking out front Additional gravel parking along side
Zoning:	C-2 Industrial Zoning
Assessed Value:	\$156,700 (2021 Commercial Taxable)
List Price:	\$395,000 (\$110.00 PSF)
Property Overview:	High exposure office/industrial building located in Upper Onslow only 2km from Highway 102 and 3 km from downtown Truro. The property features approximately 3,600 SF of ground level office/industrial space and an accessory 800 SF 1-bedroom apartment on the second floor. Excellent opportunity for an owner occupier looking to operate in a fast growing residential and business district.



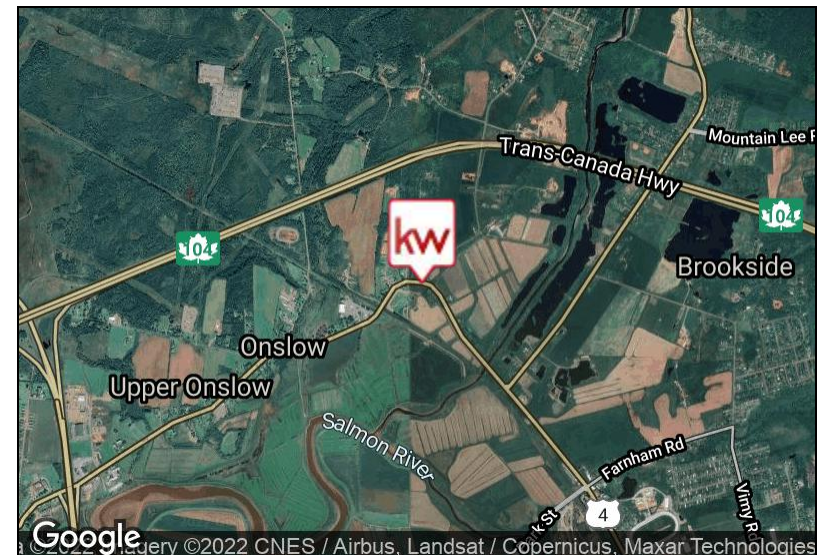
AREA OVERVIEW

The subject property is located in Upper Onslow, a rural community in central Colchester County. It is located along the north bank of the Salmon River, opposite the town of Truro, approximately 2 kilometers from Exit 14A from Highway 102 and 3 kilometers from downtown Truro.

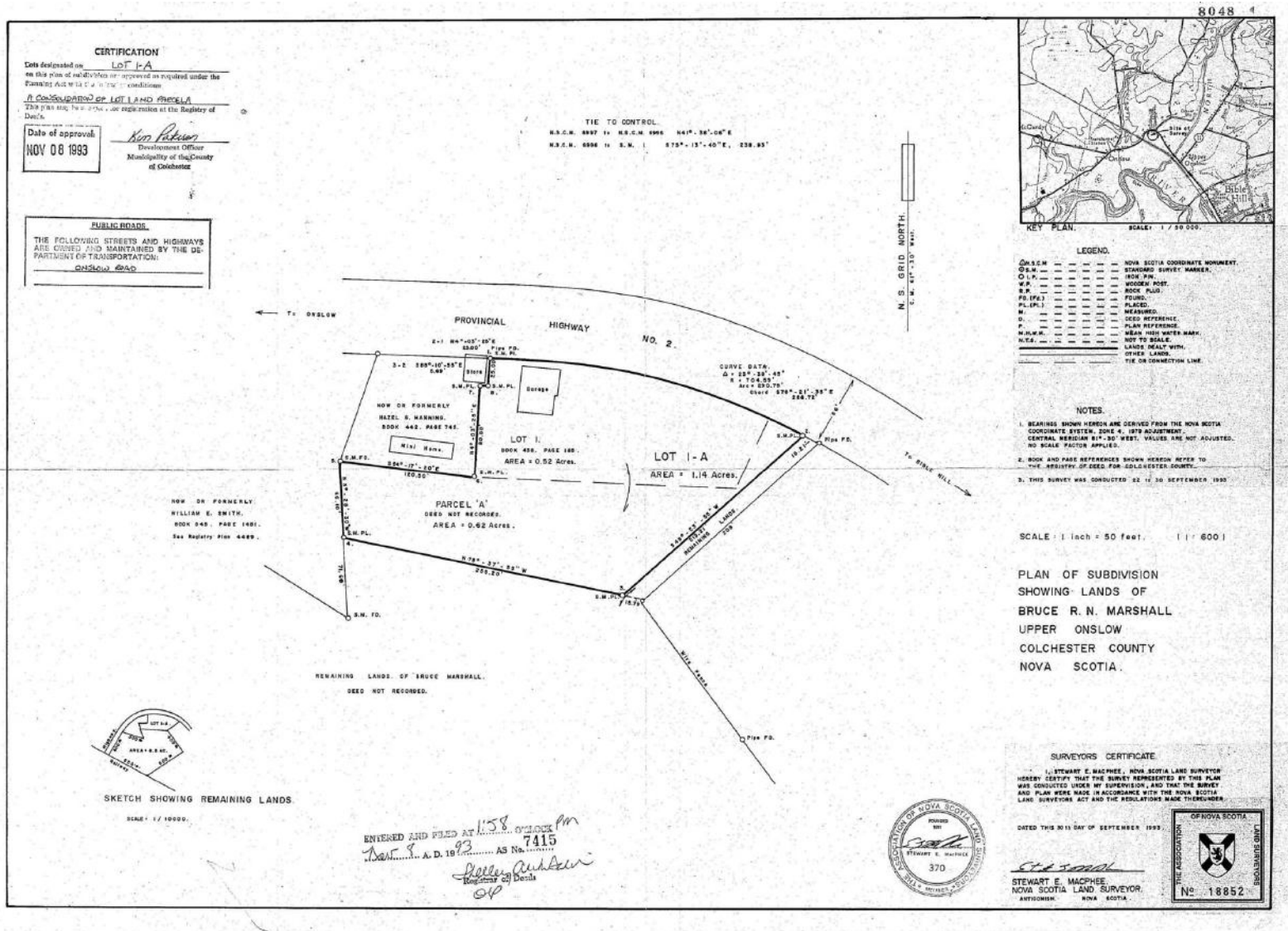


SITE SPECIFICATIONS

Civic Address:	660 Onslow Road Upper Onslow, NS B6L 5L5
PID #:	20315107
Lot Size:	1.14 Acres
Zoning:	C-2 Industrial Zoning
Municipal Services:	Sewer
Parking:	12 Asphalt paved parking out front Additional gravel parking along side
Assessed Value:	\$156,700 (2021 Commercial Taxable)



SURVEY PLAN



BUILDING OVERVIEW

Building Type:	Office/Industrial/Workshop
Building Size:	3,606 SF
Structure:	Wood frame with asphalt shingle
Year Built:	1999
Electrical:	240V 400 Amp 3 phase
Loading:	1 Grade loading door
Ceiling Height:	10'
HVAC:	Mini split / forced air
Sprinkler System:	Not sprinklered
Property Features:	Exterior lighting Security cameras



FLOOR PLAN



WAREHOUSE/WORKSHOP



OFFICE



APARTMENT



EXTERIOR



AERIAL



C-2 HIGHWAY COMMERCIAL ZONING

Commercial Uses	Zones			
	C-1	C-2	C-3	C-4
Veterinary Clinics	X	X	X	
Animal Shelters		X		
Automobile Sales, Repair & Service Stations	X	X		
Accessory Trade Shops	X			
Banks & Financial Institutions	X	X	X	
Business & Professional Offices	X	X	X	
Commercial Dog Care and Kennel Facilities		X		
Commercial Schools	X	X	X	
Courier & Delivery Services	X	X		
Craft Shops & Studios	X	X	X	
Daycare Centres	X	X	X	X
Drive-in Restaurants	X	X		
Drycleaning & Laundry Establishments	X	X		
Farm Machinery/ Heavy Equip. Sales & Service		X		
Funeral Homes	X	X	X	
Garden & Nursery Sales	X	X	X	
Hotels & Motels	X	X		
Laundromats & Drycleaning Depots	X	X	X	X
Light Industrial Uses		X		
Medical Clinics	X	X	X	
Mini-Malls	X	X	X	
Manufactured Home Sales & Display		X		
Night Clubs, Lounges, & Beverage Rooms	X	X		
Open Storage	X	X		
Outdoor Commercial Displays	X	X		
Parking Lots	X	X		

Parks & Open Space	X	X	X	X
Places of Entertainment, Recreation, & Assembly	X	X		
Private & Service Clubs & Fraternal Orgs.	X	X	X	
Printing Establishments	X	X		
Rental Outlets	X	X		
Repair Shops	X	X		
Restaurants	X	X		
Retail Lumber & Building Supplies	X	X		
Retail Stores	X	X	X	
Neighbourhood Convenience Stores	X	X	X	X
Institutional Uses	X	X	X	
Service & Personal Service Shops	X	X	X	X
Service Industries		X		
Shopping Centres	X	X		
Taxi & Bus Stations	X	X	X	
Trailer & Recreational Vehicle Sales & Service	X	X		
Warehouse, Personal Storage	X	X		
Warehousing / Wholesale		X		
Accessory Residential Use		X		
Existing Low Density Residential Uses	X	X	X	X
Low Density Residential Uses			X	X
Residential R-3 & R-4 Uses (3. to 12 units)	X		X	
Residential R-4 Uses (more than 12 units)	X			
Commercial & Residential Uses Within a Structure	X		X	X

CONTACT INFORMATION



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