

INDUSTRIAL FOR SALE

277 Lower Truro Road

Industrial - For Sale



277 Lower Truro Road | Truro, NS B2N 1B2

kw COMMERCIAL
ADVISORS[®]

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277 LOWER TRURO ROAD

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Nova Scotia

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KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

PROPERTY SUMMARY

277 LOWER TRURO ROAD



Property Summary

Property Type:	Industrial
PID #:	20241659
Construction:	Wood frame
Year Built:	1988
Available Space:	3,740 SF
Lot Size:	31,850 SF
Parking:	Gravel graded
Zoning:	C4 (General Commercial)
Assessed Owner:	Boakye Holdings Limited
Assessed Value:	\$79,200 (2023 Commercial Taxable)
List Price:	\$449,000

Property Overview

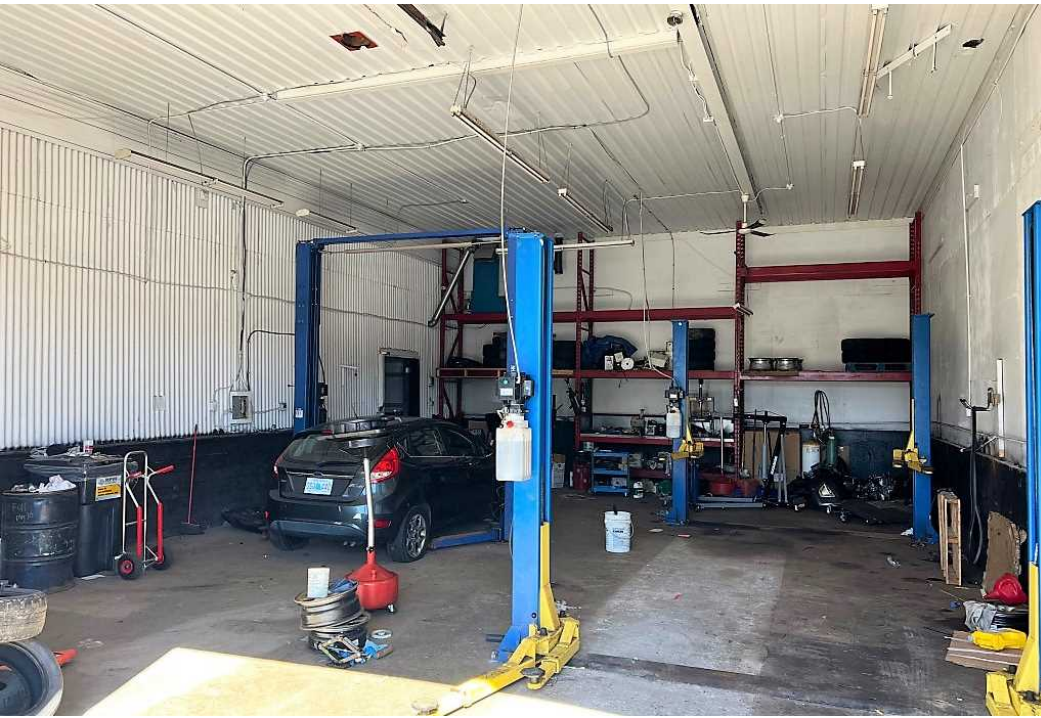
Wood frame construction
16' - 20' Clear height
2 Grade level loading doors
120/208 3 Phase power
5 Hoists
Tire Machines (mounting & balancing)
Compressor
Warehouse racking

Location Overview

Located directly outside of the Truro Business Park that is home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to highways, this is an excellent hub for businesses servicing the entire province. 277 Lower Truro Road offers a 3,740 square foot turnkey automotive facility situated on 31,851 square feet of land, only 1.7 km from the Highway 102

PROPERTY PHOTOS

277 LOWER TRURO ROAD



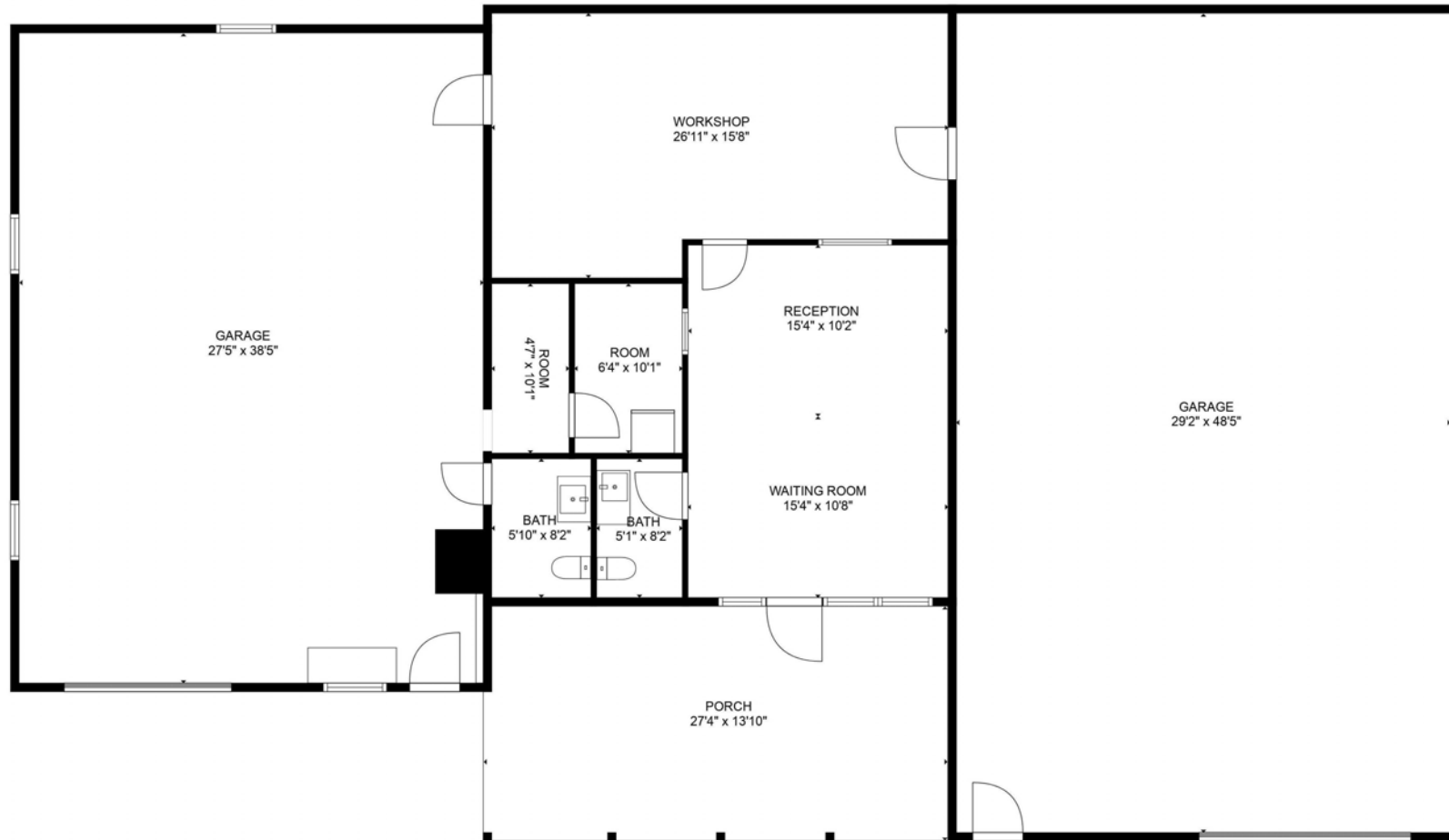
PROPERTY PHOTOS

277 LOWER TRURO ROAD



FLOOR PLAN

277 LOWER TRURO ROAD

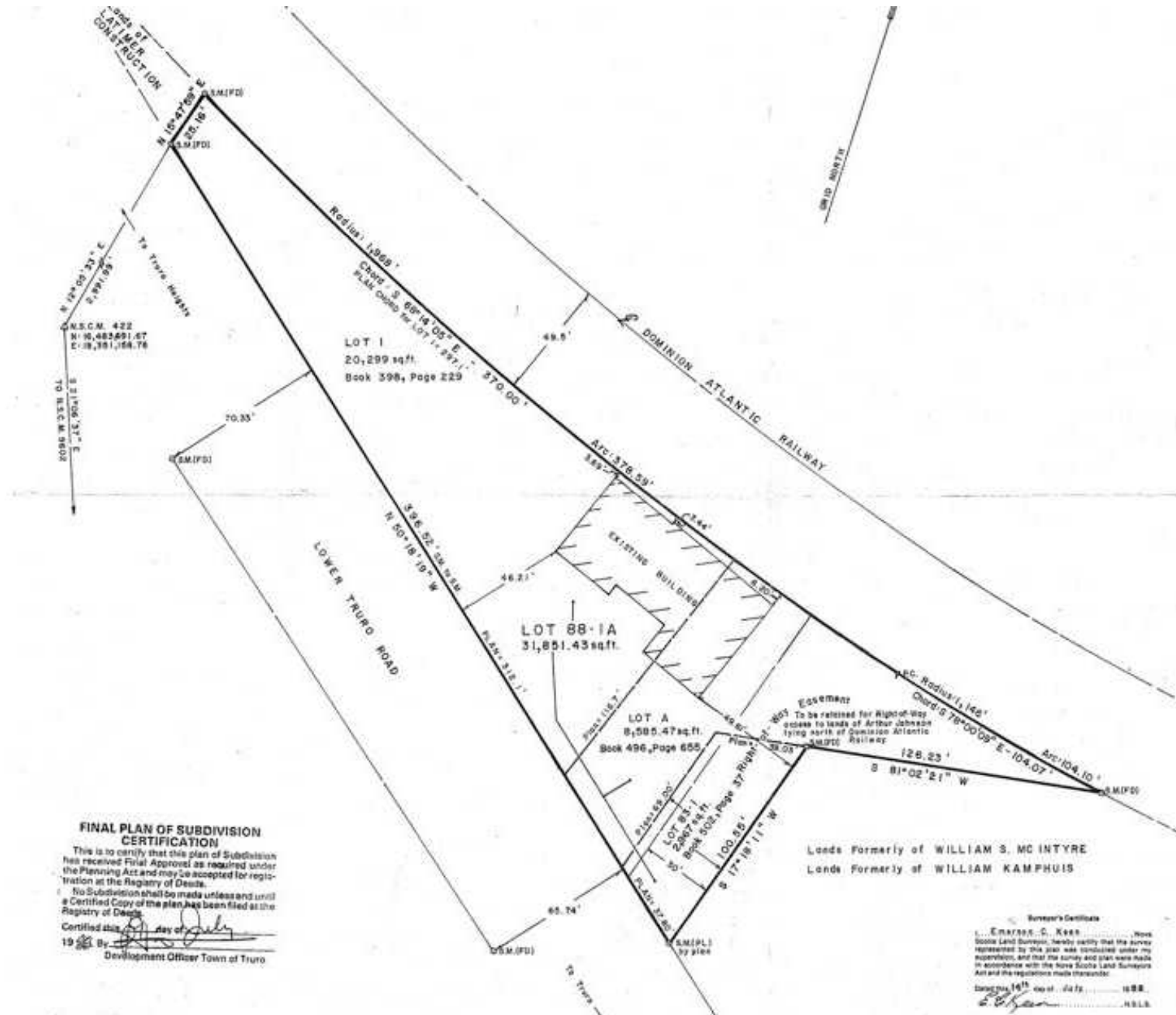


Total scanned area: 3948 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

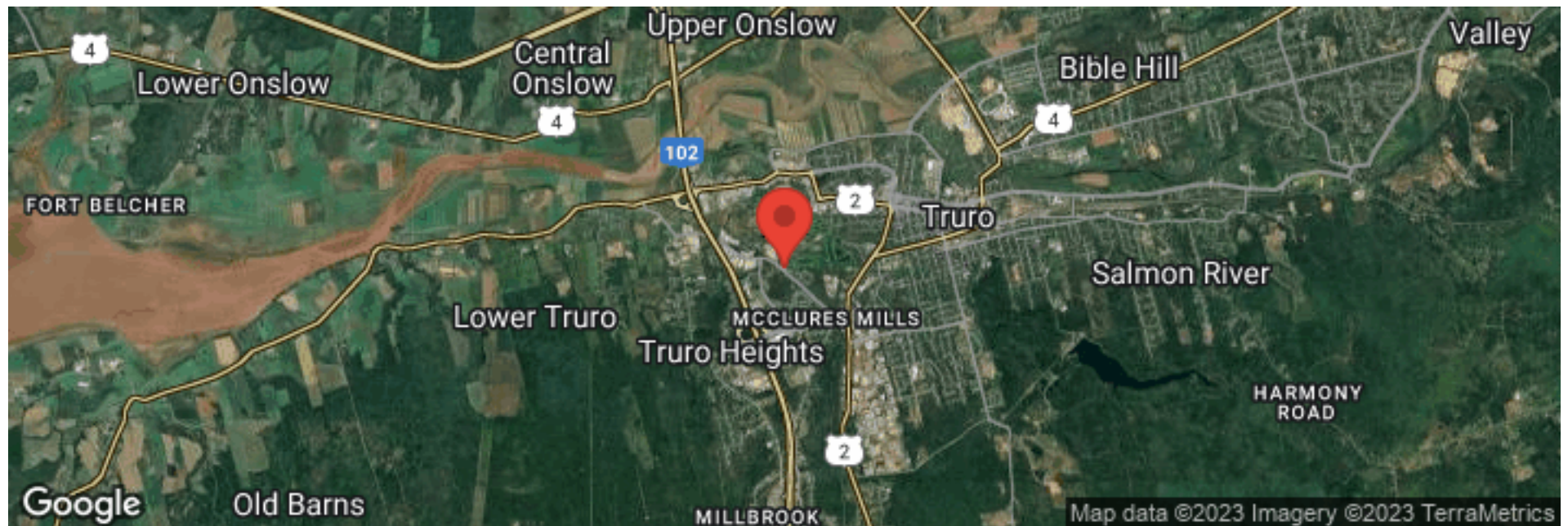
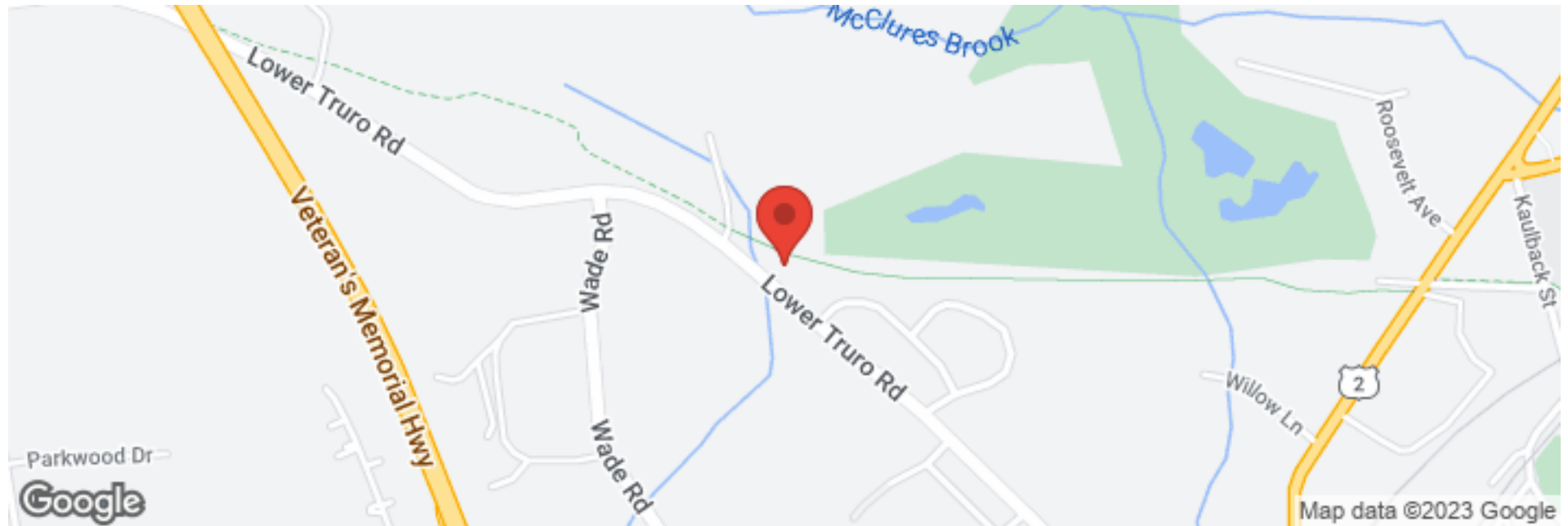
SURVEY PLAN

277 LOWER TRURO ROAD



LOCATION MAPS

277 LOWER TRURO ROAD



BUSINESS MAP

277 LOWER TRURO ROAD



C4 (GENERAL COMMERCIAL) ZONE

277 LOWER TRURO ROAD

Commercial Zones

C1	Downtown Commercial	C3	Local Commercial	C5	Adult Entertainment
C2	Limited Commercial	C4	General Commercial		

Permitted Uses Table¹

Use	Zones Permitted					Development Agreement Only
Accommodations	C1	C2	C4	C5		
Adult Entertainment	C5					
Animal Hospitals and Shelters	C1	C2	C4	C5		
Automobile Sales and Rentals	C1	C2	C4	C5		
Automobile Service	C1	C2	C4	C5		
Banks and Financial Institutions	C1	C2	C4	C5		
Bed & Breakfasts	C1	C2				
Beverage Room, Lounge, Cabaret,	C1	C4	C5			
Car Wash	C1	C2	C4	C5		
Commercial Schools	C1	C2	C4	C5		
Community Centres	C1	C2	C4	C5		
Construction Industries	C4	C5				
Convenience Stores	C1	C2	C4	C5	C3	
Day-care Centre	C1	C2	C4			
Dressmaking and Tailoring	C1	C2	C3	C4	C5	
Dry-cleaning and Laundry	C1	C2	C3	C4	C5	
Educational Uses	C1	C2	C4	C5		
Emergency Services	C1	C2	C4	C5		
Funeral Homes	C1	C2	C4	C5		
Garden and Nursery Sales and Supplies	C1	C2	C4	C5		
Governmental	C1	C2	C4	C5		
Health Care	C1	C2	C4	C5		
Homes for Special Care	C1	C2	C4	C5		
Industrial Equipment Sales and Service	C5					
Manufacturing, Processing, and Assembly	C5					
Medical Clinics	C1	C2	C3	C4	C5	
Office and Professional	C1	C2	C3	C4	C5	

Use	Zones Permitted					Development Agreement Only
Parking Lots and Structures	C1	C2	C4	C5		
Parks	C1	C2	C4			
Personal Service Shop	C1	C2	C3	C4	C5	
Photographic and Artist Studios	C1	C2	C3	C4	C5	
Places of Assembly	C1	C2	C4	C5		
Places of Worship	C1	C2	C4	C5		
Playgrounds	C1	C2	C4			
Printing Establishments	C1	C2	C3	C4	C5	
Private Clubs	C1	C2	C4	C5		
Recreational Vehicle Sales and Service	C1	C4	C5			
Recycling Depot	C4	C5				
Repair Shop	C1	C2	C3	C4	C5	
Residential Care Facilities	C1	C2	C4	C5		
Residential Uses (multiple units)						C1 C2 C3 C4
Residential Uses (1-4 units)	C1	C2				
Residential Uses (1-3 units)	C1	C2	C3			
Residential Uses (1-2 units)	C1	C2	C3			
Restaurant	C1	C2	C4	C5		
Retail Lumber and Building Supplies	C1	C2	C4	C5		
Retail Stores	C1	C2	C4	C5		
Service Clubs and Fraternal Organizations	C1	C2	C4	C5		
Sports Fields & Courts	C1	C2	C4	C5		
Stadia and Auditoria	C1	C2	C4	C5		
Taxi and Bus Station	C1	C2	C4	C5		
Television, Radio, and Communications	C4	C5				
Transportation Facilities and Depots	C1	C2	C4	C5		
Warehousing, Moving & Storage	C4	C5				
Wholesale Uses	C4	C5				

CONTACT INFORMATION

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