

# INDUSTRIAL - FOR SALE

## 3470 Intercolonial Street

Industrial / Warehouse - For Sale

3470 Intercolonial Street | Halifax, NS B3K 0B7

**kw** COMMERCIAL  
ADVISORS®



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3470 INTERCOLONIAL STREET

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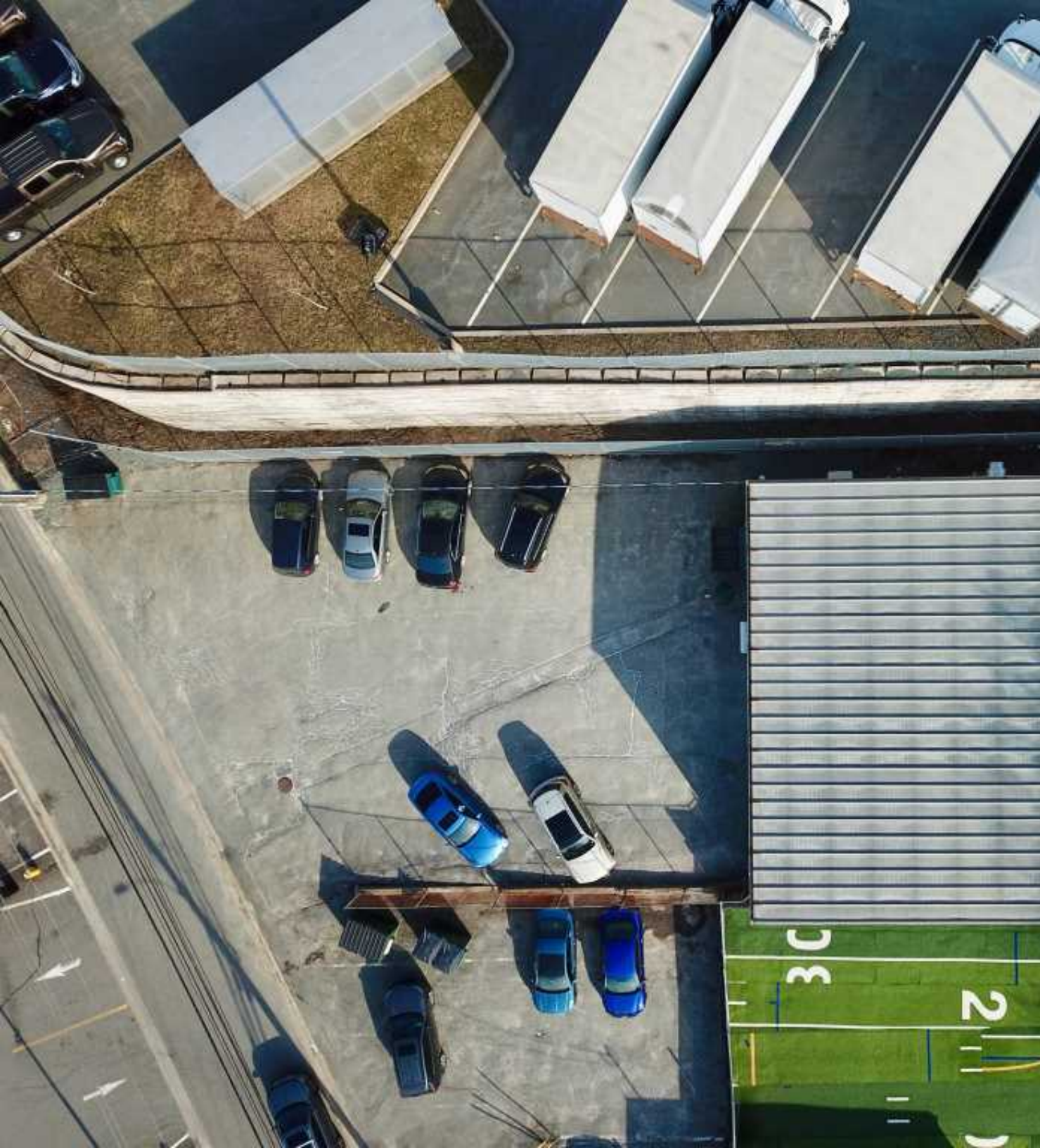
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# SECTION I PROPERTY OVERVIEW



# PROPERTY SUMMARY

3470 INTERCOLONIAL STREET



## Property Summary

PID #:	00018556
Property Type:	Industrial
Building Size:	5,830 SF
Building Dimensions:	80.25' x 52.5'
Lot Size:	9,973 SF
Ceiling Height:	18' Clear
Loading:	14' x 12' Grade Loading
Roof:	Corrugated Metal Roof
Zoning:	C-3 (Business Service) Zone
Electrical:	600 Volt 200 Amp 3 Phase Power - 120/240 Volt Tran
Assessed Owner:	2273933 NS Ltd Trading as Eurowerks
Assessed Value:	\$586,500 (2023 Commercial)
List Price:	\$2,299,000

## Property Overview

Industrial Warehouse with 5,830 SF (4,190 SF Main Level + 1,640 SF 2nd Level)  
Exhaust Fume Make-up Air System  
Oil Water Separator & Trench  
Oil Fired In-Floor Heat  
3 Mini-Split Heat Pumps  
Two Washrooms  
Paved Parking Available  
Public Transportation Available  
Nearby Many Local Amenities

## Location Overview

The subject property is located on Intercolonial Street, on the southern side of Kempt Road, Halifax. It is conveniently located near Windsor Street in the North End of Halifax, providing quick and convenient access to Burnside Business Park, Bedford, Downtown Dartmouth, Fairview, and Halifax's Downtown Core. It has become a vibrant and desirable area for professionals young and old with a number of commercial projects proposed, nearing completion, and completed.

# PROPERTY PHOTOS

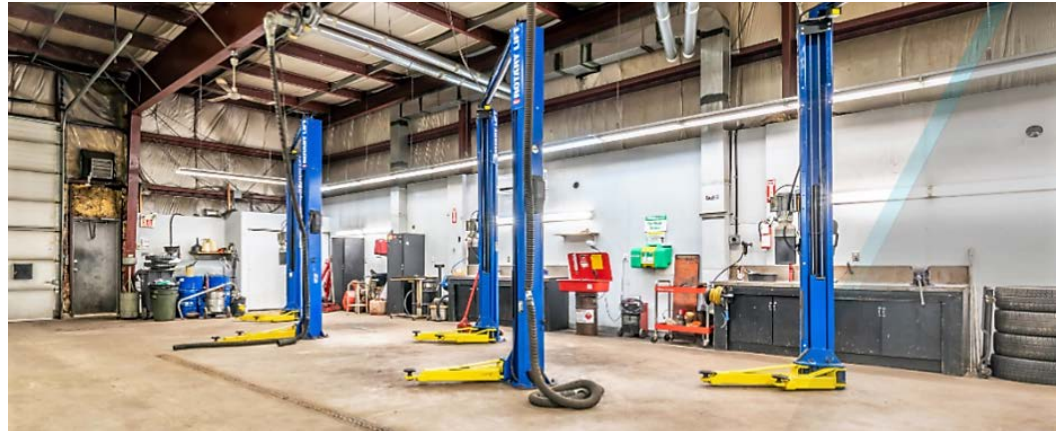
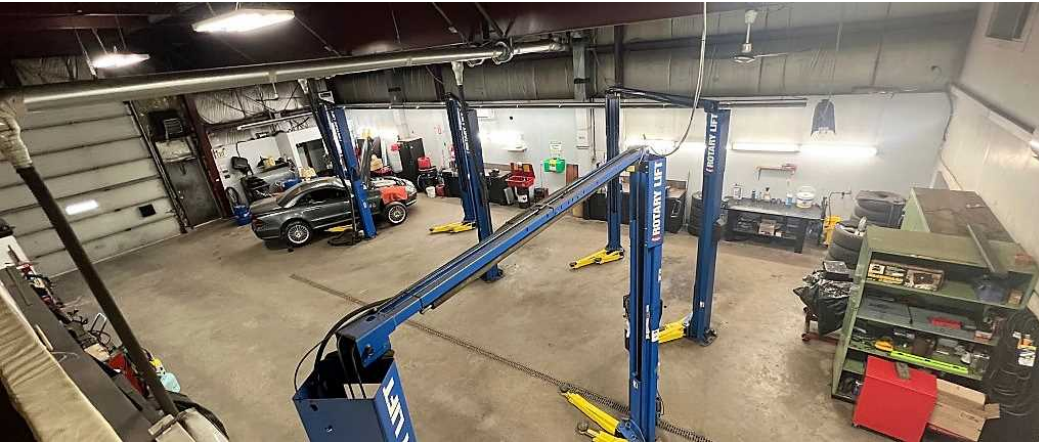
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# PROPERTY PHOTOS

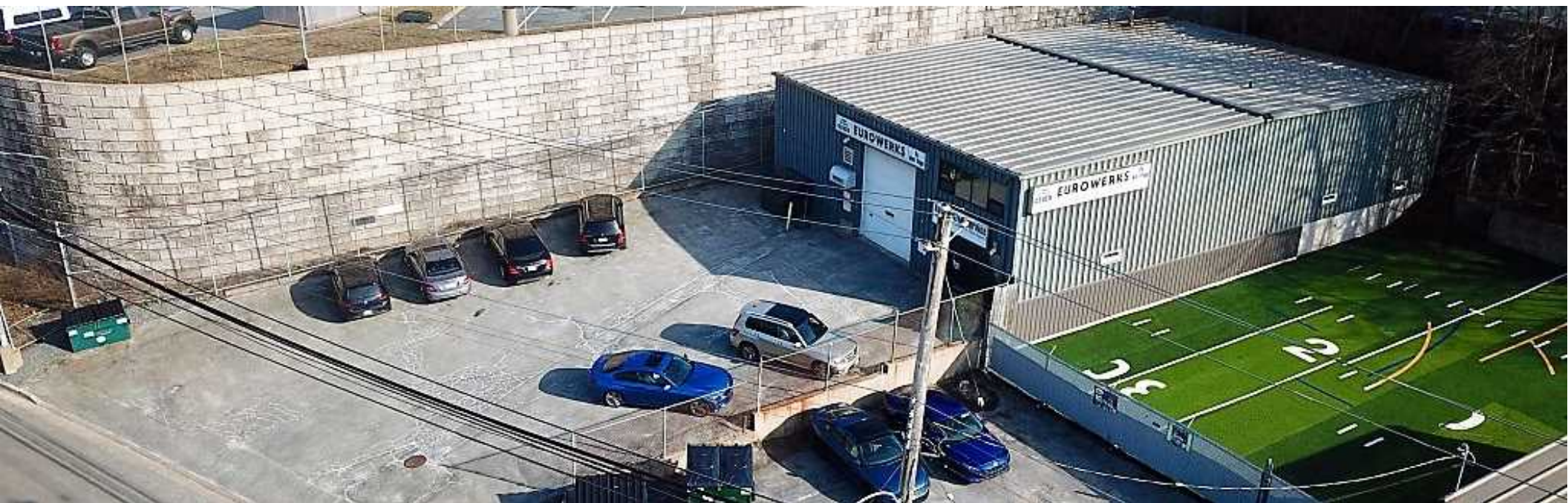
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# PROPERTY PHOTOS

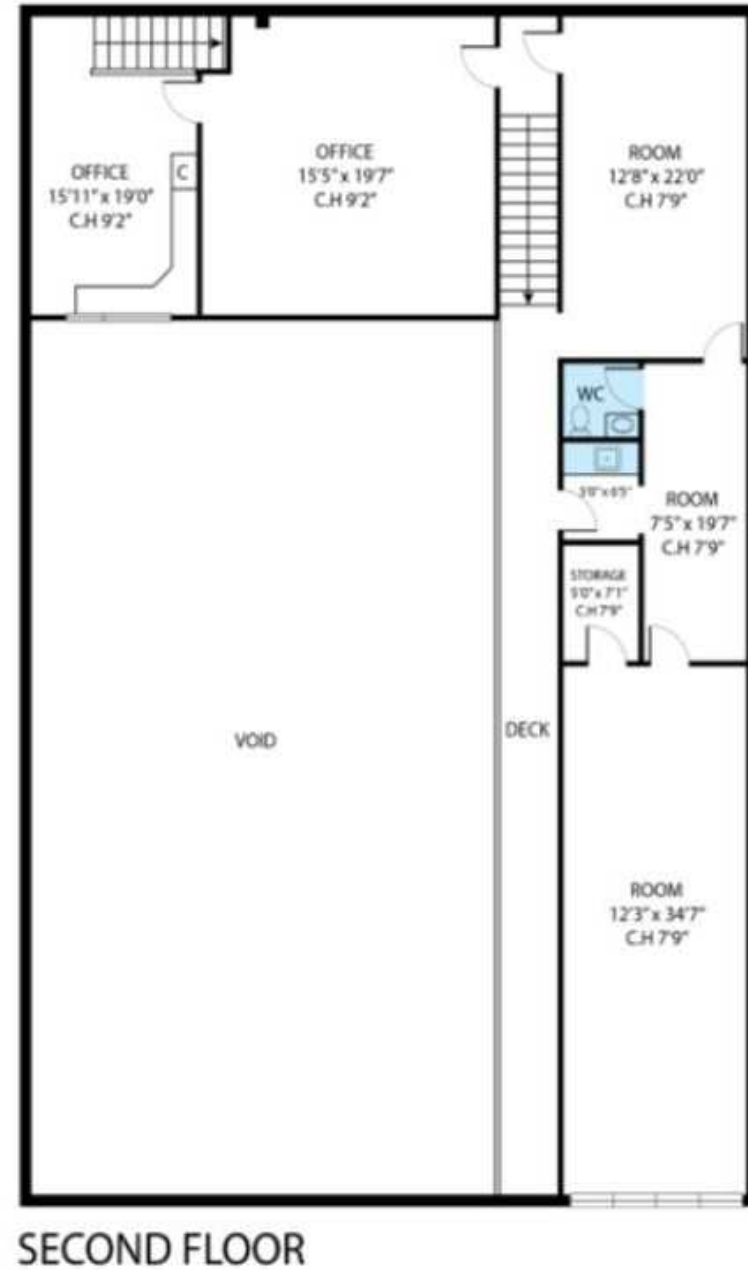
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# FLOOR PLAN

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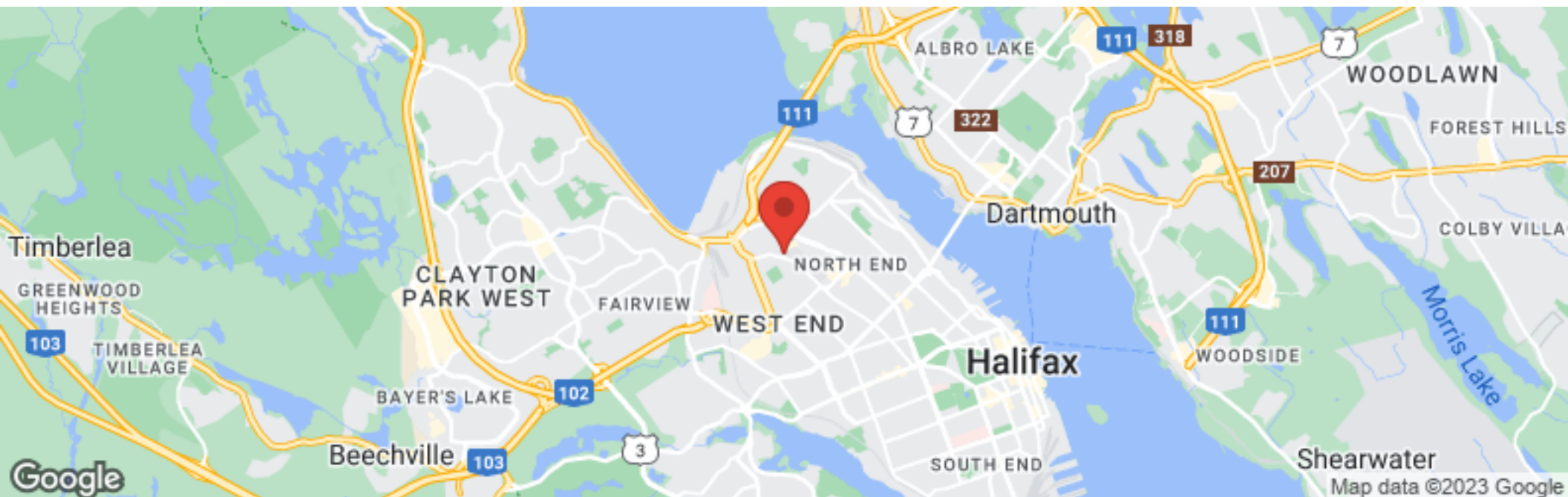
## SECTION II

# LOCATION OVERVIEW



## LOCATION MAPS

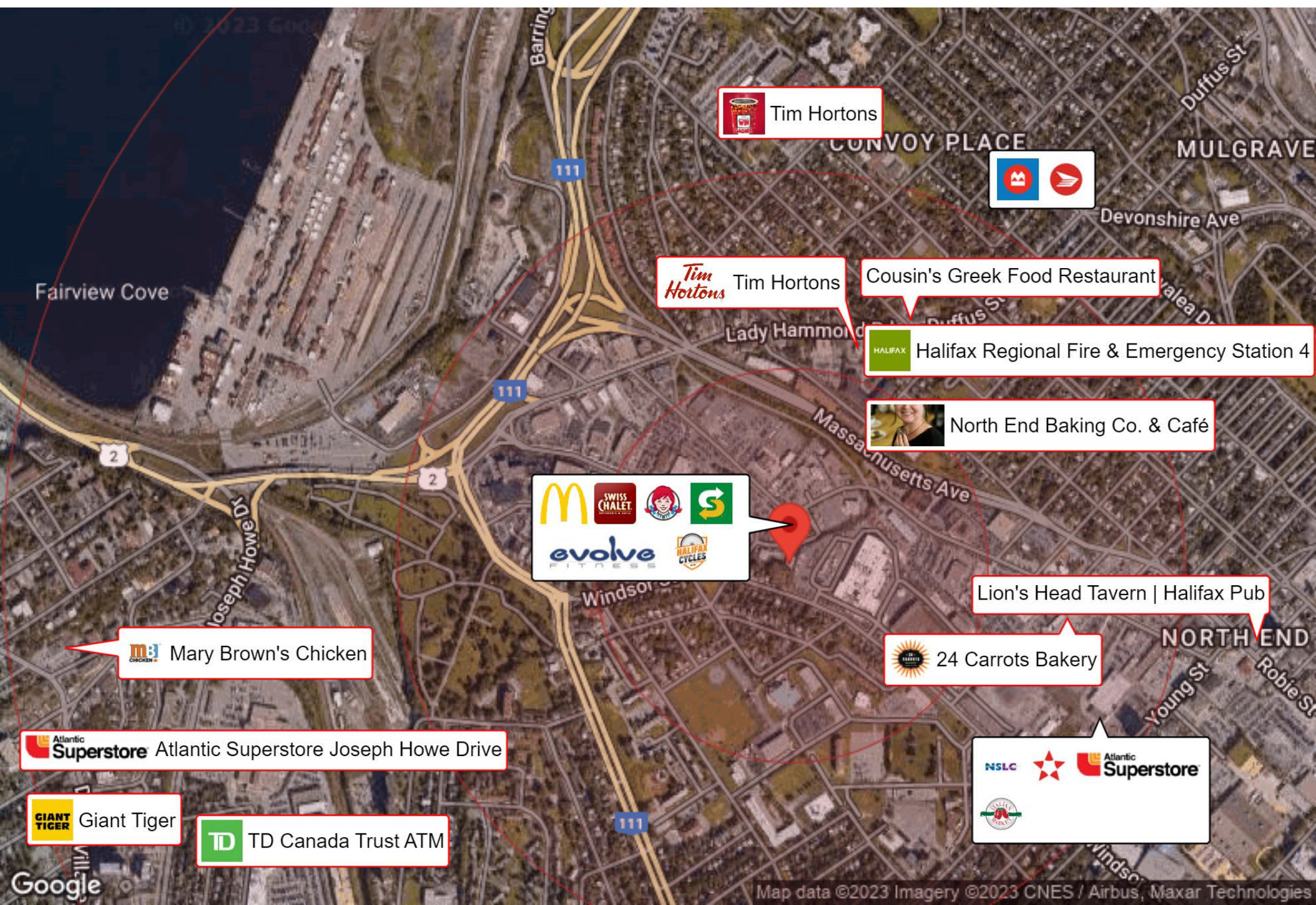
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# BUSINESS MAP

3470 INTERCOLONIAL STREET




 Tim Hortons




*Tim Hortons* Tim Hortons


Cousin's Greek Food Restaurant

 Halifax Regional Fire & Emergency Station 4


 North End Baking Co. & Café




 Mary Brown's Chicken

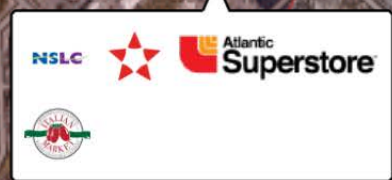
 Atlantic Superstore Atlantic Superstore Joseph Howe Drive

 Giant Tiger

 TD Canada Trust ATM

Lion's Head Tavern | Halifax Pub

 24 Carrots Bakery





### **C-3A ZONE**

#### **BUSINESS SERVICE ZONE**

- 59R(1) The following uses shall be permitted in any C-3A Zone:
- (a) R-1, R-2, R2-T, R-2A and P uses;
  - (b) commercial schools;
  - (c) offices, public halls and municipal buildings;
  - (d) research and development facilities;
  - (e) wholesale and distribution businesses;
  - (f) electronic and print publishing firms and multi-media production firms;
  - (g) plumbing and electrical contracting businesses;
  - (h) electrical and electronic repair and assembly businesses;
  - (i) warehousing, except for the storage of chemicals or other hazardous materials;
  - (j) equipment rental stores;
  - (k) commercial recreation uses;
  - (l) a store for the purpose of personal services including shoe repair shops, barber and beauty shops, dry cleaners, funeral services, and exempting massage parlours and adult entertainment uses and amusement centres;
  - (m) accessory uses.
- 59R(2) No person shall in any C-3A Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 59R(3) No person shall in any C-3A Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in Subsection (1).



## CONTACT INFORMATION

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