

INDUSTRIAL FOR SALE

80 Raddall Avenue, Dartmouth

Industrial - For Sale

80 Raddall Avenue | Burnside, NS B3B 1L3

kw COMMERCIAL
ADVISORS®

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80 RADDALL AVENUE

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SECTION I PROPERTY OVERVIEW

PROPERTY SUMMARY

80 RADDALL AVENUE



Property Summary

PID #:	00464719
Construction Type:	Concrete tilt-up
Building Size:	20,000 SF
Available Space:	12,000 SF (Units 1, 2 & 3)
Lot Size:	1.36 Acres
Year Built:	1986
Electrical:	120/208 Volt 600 Amp 3 Phase
Heating:	Natural gas forced air
Ceiling Height:	18' Clear
Loading:	1 Dock & 4 Grade level loading
Assessed Owner:	R S MacDougall Holdings Inc.
Assessed Value:	\$1,894,200 (2023 Commercial Taxable)
List Price:	\$4,295,000

Property Overview

- 20,000 SF concrete tilt-up industrial building (currently split into 5 units)
- 8,000 SF with long term leases currently in place at market rent
- Ideal owner/occupied space or rent out remaining 12,000 SF
- Exterior signage opportunities
- Public transportation available
- Nearby many local amenities

Location Overview

80 Raddall Avenue is a high profile location in Burnside Business Park near the corner of Burnside Drive and Wright Avenue with exposure to over 20,000 cars per day. Wright Avenue is a main artery of Burnside, connecting Windmill Road to old Burnside, the City of Lakes Business Park, and ending at Dartmouth Crossing.

Burnside is the largest business park in Atlantic Canada with over 1,500 enterprises and over 15,000 employees. It is a centrally located urban business park with excellent transportation links and located adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to downtown Halifax, the Halifax International Airport, and the Port of Halifax.

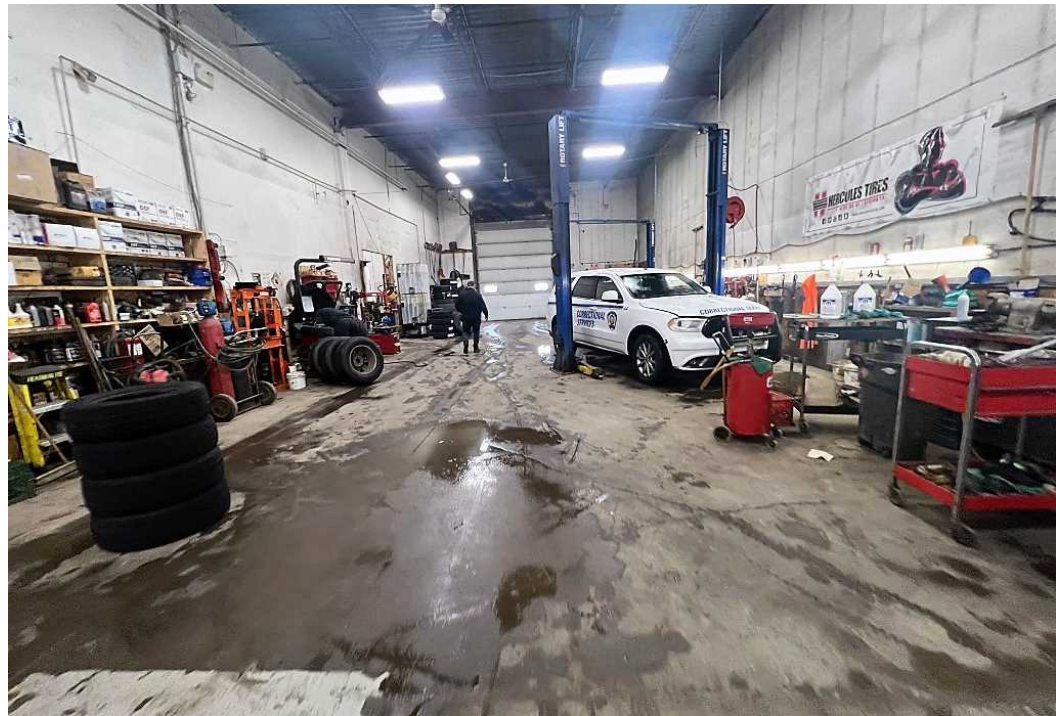
PROPERTY PHOTOS

80 RADDALL AVENUE



PROPERTY PHOTOS

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PROPERTY PHOTOS

80 RADDALL AVENUE

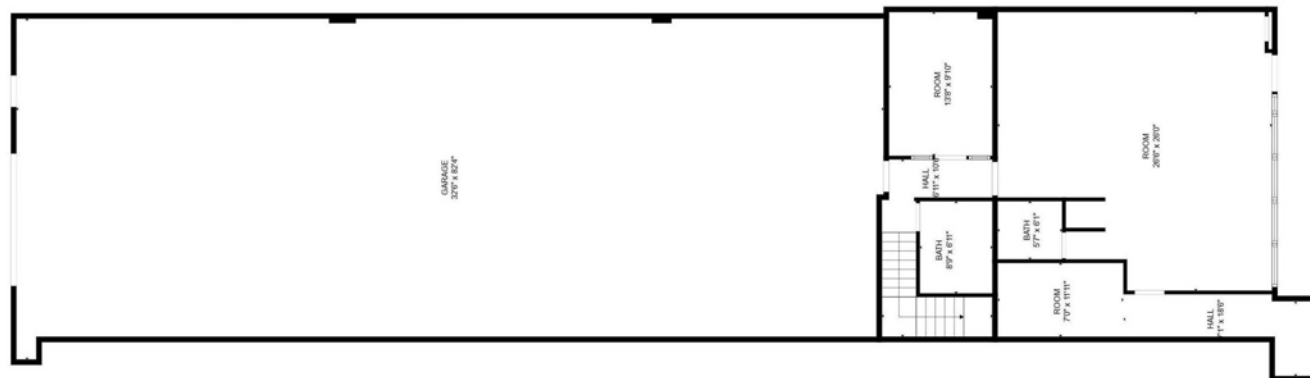


BUILDING FLOOR PLAN

80 RADDALL AVENUE



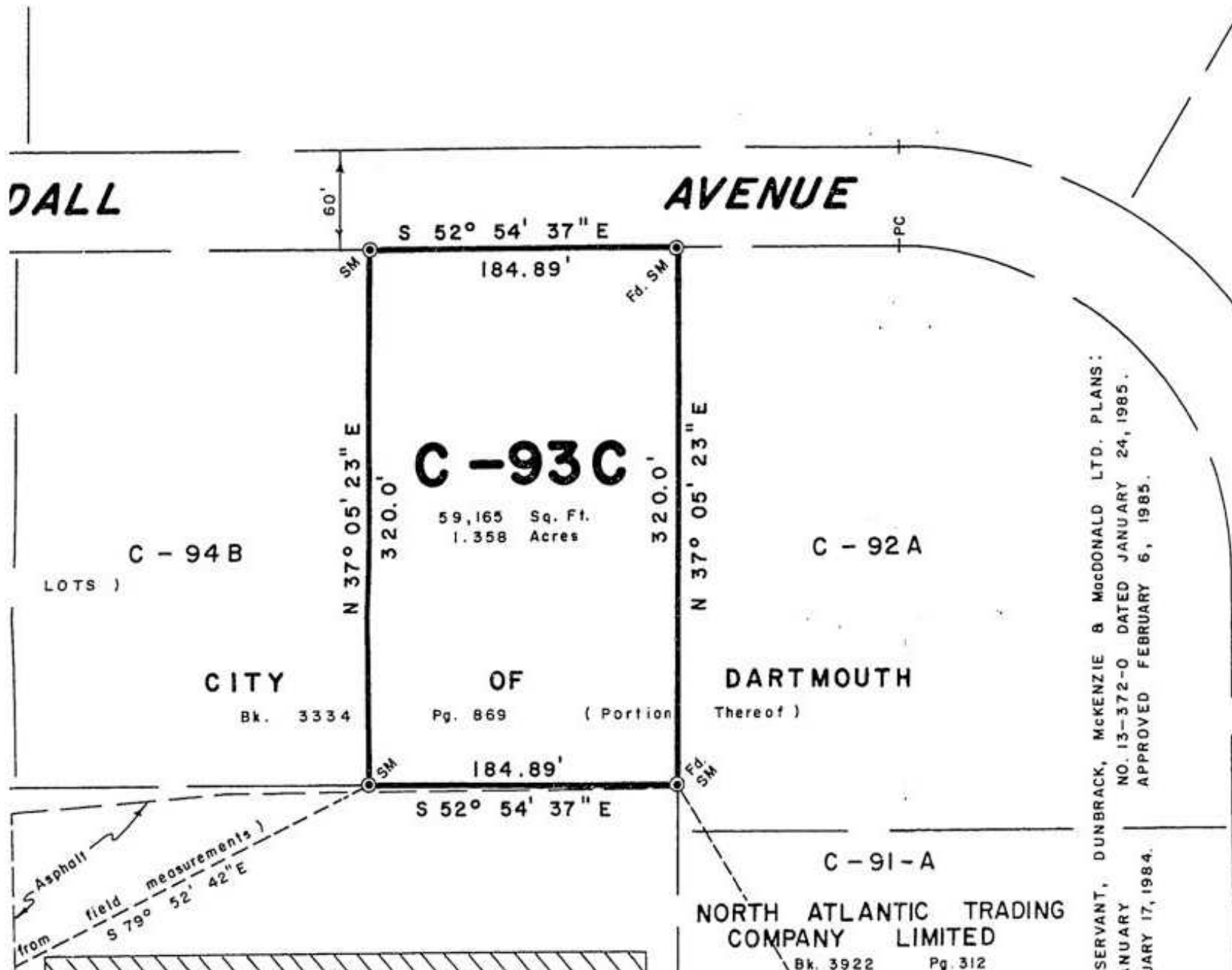
Unit 1 & 2



Unit 3

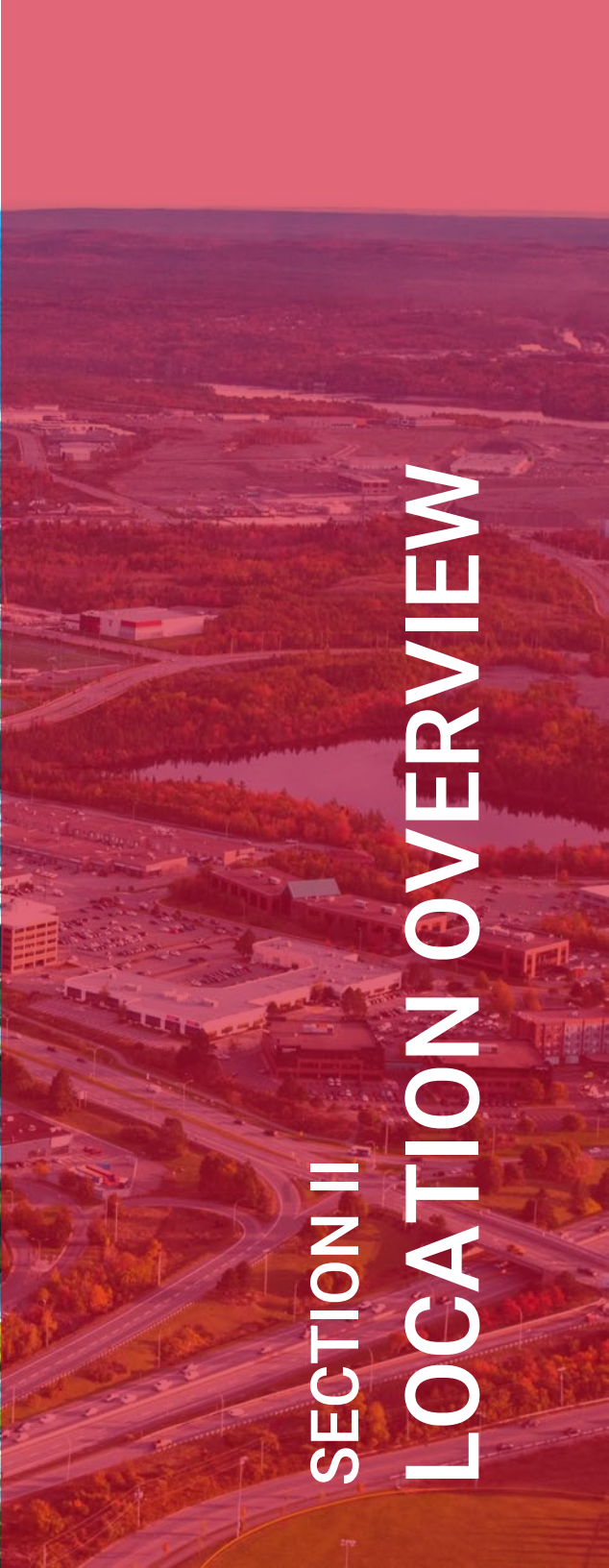
SURVEY MAP

80 RADDALL AVENUE



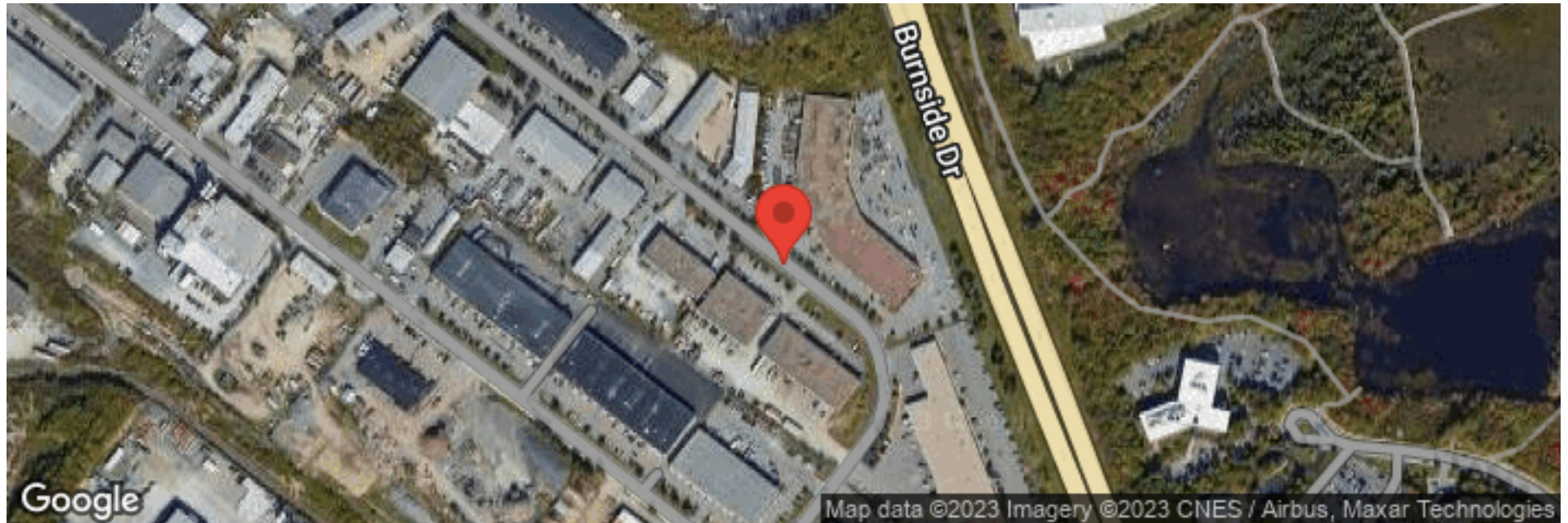


SECTION II LOCATION OVERVIEW



LOCATION MAPS


80 RADDALL AVENUE



BUSINESS MAP


80 RADDALL AVENUE



 Petro-Canada Truck Stop

 Habitat ReStore Dartmouth

Peppereka

 Goodlife Fitness

Happy Harry's Dartmouth

 Mark's 

 LANE & CO.

 Tim Hortons 

 Mainline Mart
 DELECTABLE
DESSERTS INC.

 Propeller Brewing Company — Windmill Cold Beer Store and Head Office

 Choice Health Centre - Dartmouth

CONTACT INFORMATION

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