

INDUSTRIAL - FOR SALE / LEASE

48 Ragus Road
Woodside Industrial Park

Industrial - For Sale / Lease

48 Ragus Road, Dartmouth, NS B2Y 4W4

kw COMMERCIAL
ADVISORS[®]

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48 RAGUS ROAD

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

48 RAGUS ROAD



OFFERING SUMMARY

CURRENT USE:	Light industrial workshop / storage / office
PID #:	40432825
BUILDING SF:	5,590 SF
LOT SIZE:	2.64 Acres
CEILING HEIGHT:	12' Clear
ZONING:	LI Light Industrial Zone (Regional Centre LUB)
ASSESSED OWNER:	3258525 NOVA SCOTIA LIMITED
ASSESSED VALUE:	\$1,177,300 (2023 Commercial Taxable)
PRICE:	\$2,590,000
LEASE RATE:	\$16.667 Net / Month

PROPERTY OVERVIEW

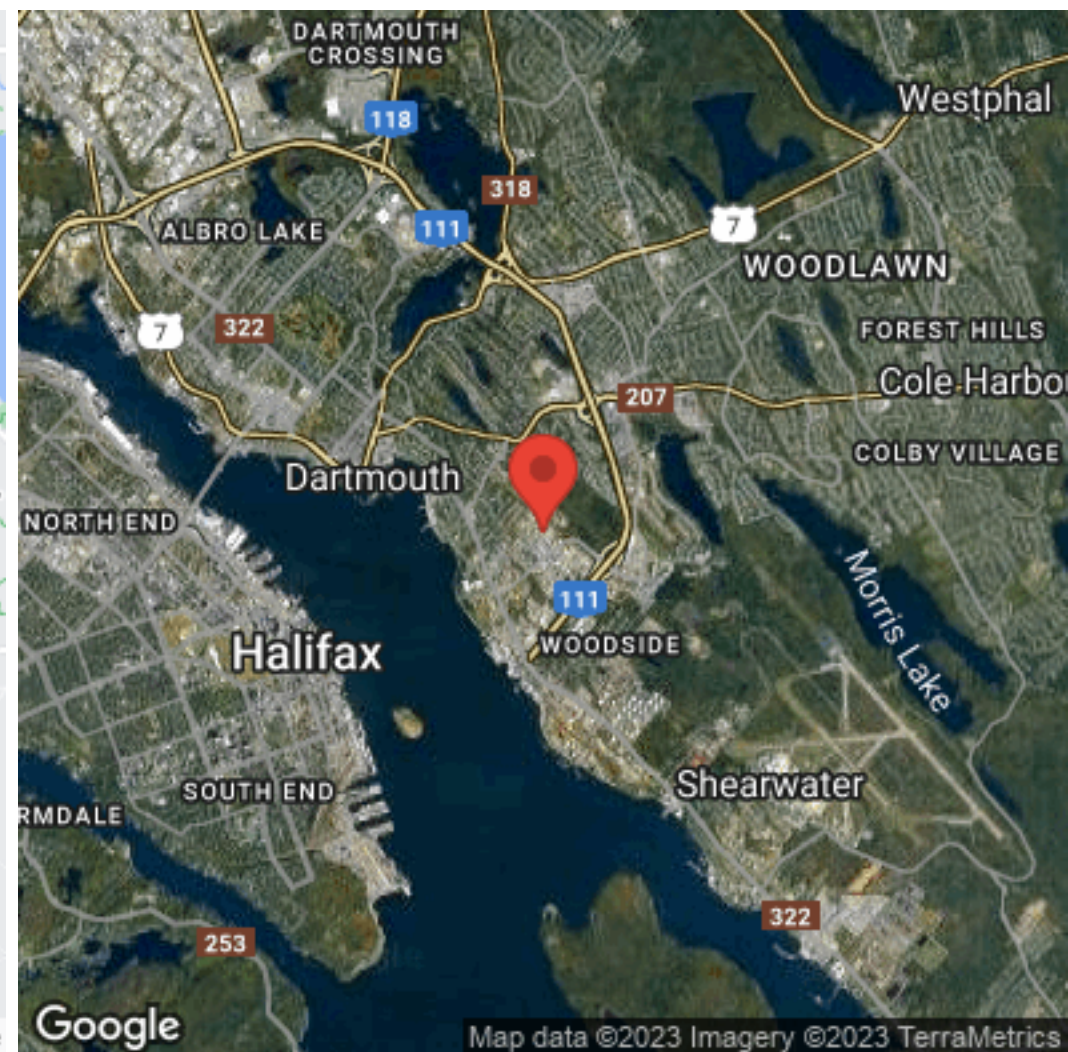
- Building 1: Light industrial wood framed workshop / warehouse (4,440 SF)
Building 2: Wood framed office building (1,150 SF)
Building 3: Wood frame paneled shed (288 SF)
- Building 1: Three (3) 10' x 10' grade loading doors and one (1) dock height loading ramp in yard
- Building 1: 200 amp, 120/208 volt, 3 phase, 4 wire breaker system, with 480 volt step up transformer
- 3 concrete pad parking | Ample gravel graded parking
- Easy access to Highway 111
- Property Features: Security system, exterior mounted yard lighting, security cameras, accessibility ramp for the office
- Available: January 2024

LOCATION MAP

48 RAGUS ROAD

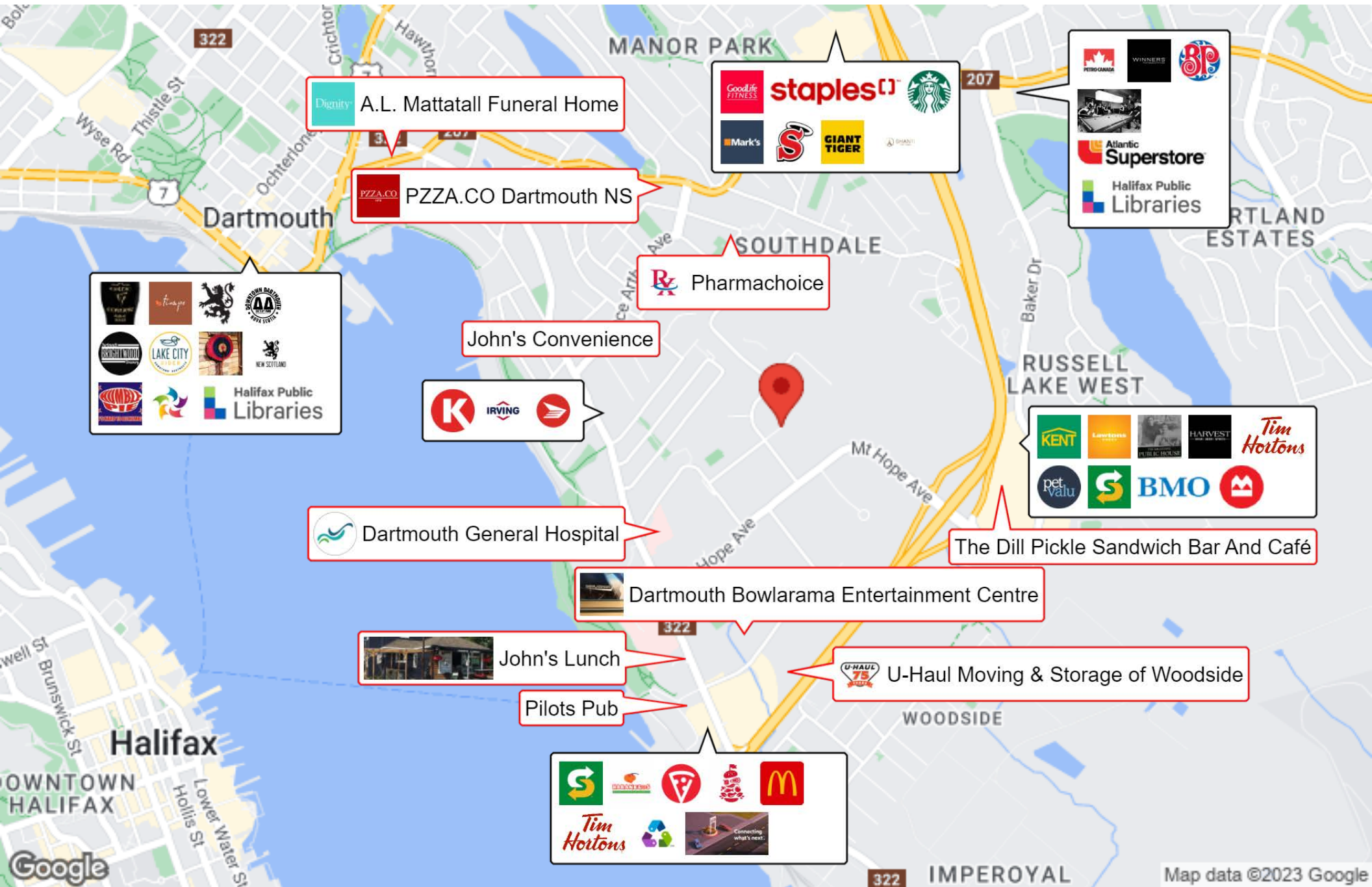
LOCATION OVERVIEW

The subject property is conveniently located on Ragus Road in the Woodside Ocean Industries Industrial Park and is accessed via Neptune Crescent from Mount Hope Avenue which now has direct access to the circumferential Highway (Highway 111) and Pleasant Street. Woodside is a 425 acre light and heavy industrial park with emphasis on ocean industries, light manufacturing and technology development. Located at the southern terminus of Highway 111, Woodside Industrial Park offers excellent highway accessibility. The Park has the added attraction of a 750 feet common user dock facility on the Harbour directly across from the main entrance to the Park off Pleasant Street.



BUSINESS MAP

48 RAGUS ROAD



SITE PLAN

48 RAGUS ROAD



BUILDING OVERVIEW - BUILDING 1

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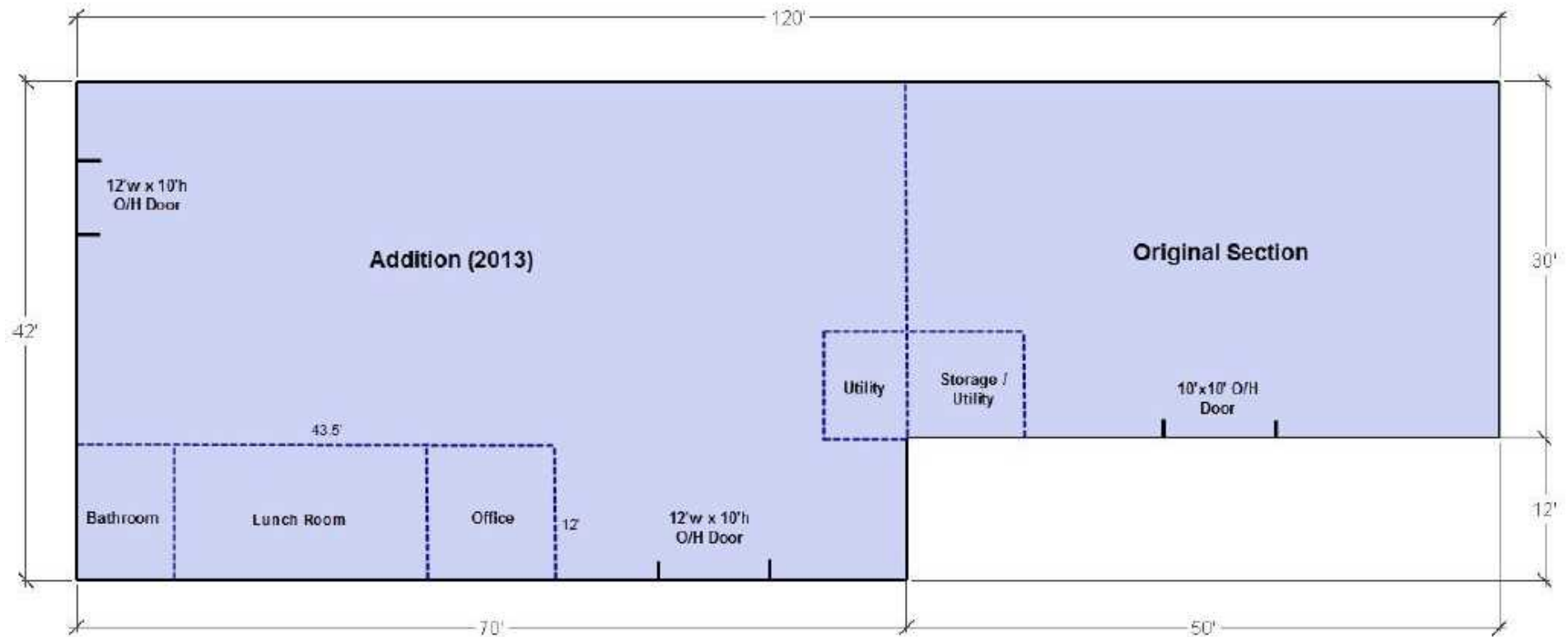


BUILDING 1

Building Type:	Light industrial workshop / warehouse
Building Size:	4,440 SF
Structure:	Wood frame
Age:	2007 original, 2012 expansion
Layout:	Two large open workshop areas, 1 office, 1 lunch room, 1 bathroom, 2 utility/storage rooms
Dimensions:	30' x 50' (2007 Original) 70' x 42' (2013 Addition)
Exterior:	Corrugated metal & hard plank siding
Windows:	Vinyl thermopane
Roof Type:	Pitched asphalt shingle
Ceiling Height:	12' Clear
Loading Doors:	Three (3) 10' x 10' grade loading doors One (1) dock height loading ramp in yard
Heating & Cooling:	Ceiling mounted electric projection heaters & baseboards
Electrical System:	200 amp, 120/208 volt, 3 phase, 4 wire breaker system, with 480 volt step up transformer
Property Features:	Security system, exterior mounted yard lighting, security cameras

BUILDING 1 - FLOOR PLAN

48 RAGUS ROAD



Workshop / Warehouse: 4,440 SF

BUILDING OVERVIEW - BUILDING 2

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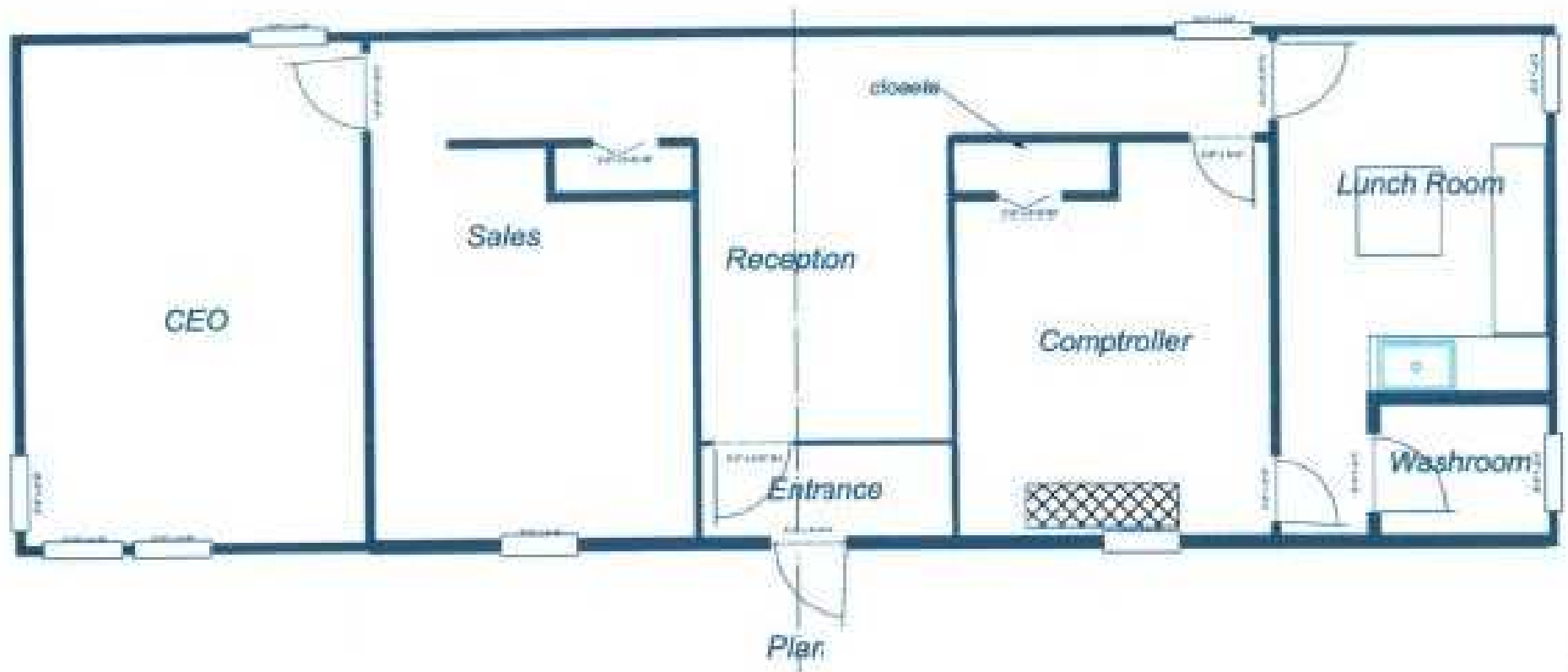


BUILDING 2

Building Type:	Office building
Building Size:	1,150 SF
Structure:	Wood frame
Age:	Built in 2014
Layout:	Offices, reception, sales, lunch room, entrance and washroom
Dimensions:	20' x 60' (approx.)
Exterior:	Metal siding
Interior::	Painted drywall walls & ceiling, ceramic tile flooring
Roof Type:	Asphalt shingle
Windows:	Vinyl thermopane
Heating:	Electric baseboard heating
Electrical System:	200 amp, 240 volt single phase
Property Features:	Concrete wheel chair ramp

BUILDING 2 - FLOOR PLAN

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Office: 1,150 SF

BUILDING OVERVIEW - BUILDING 3

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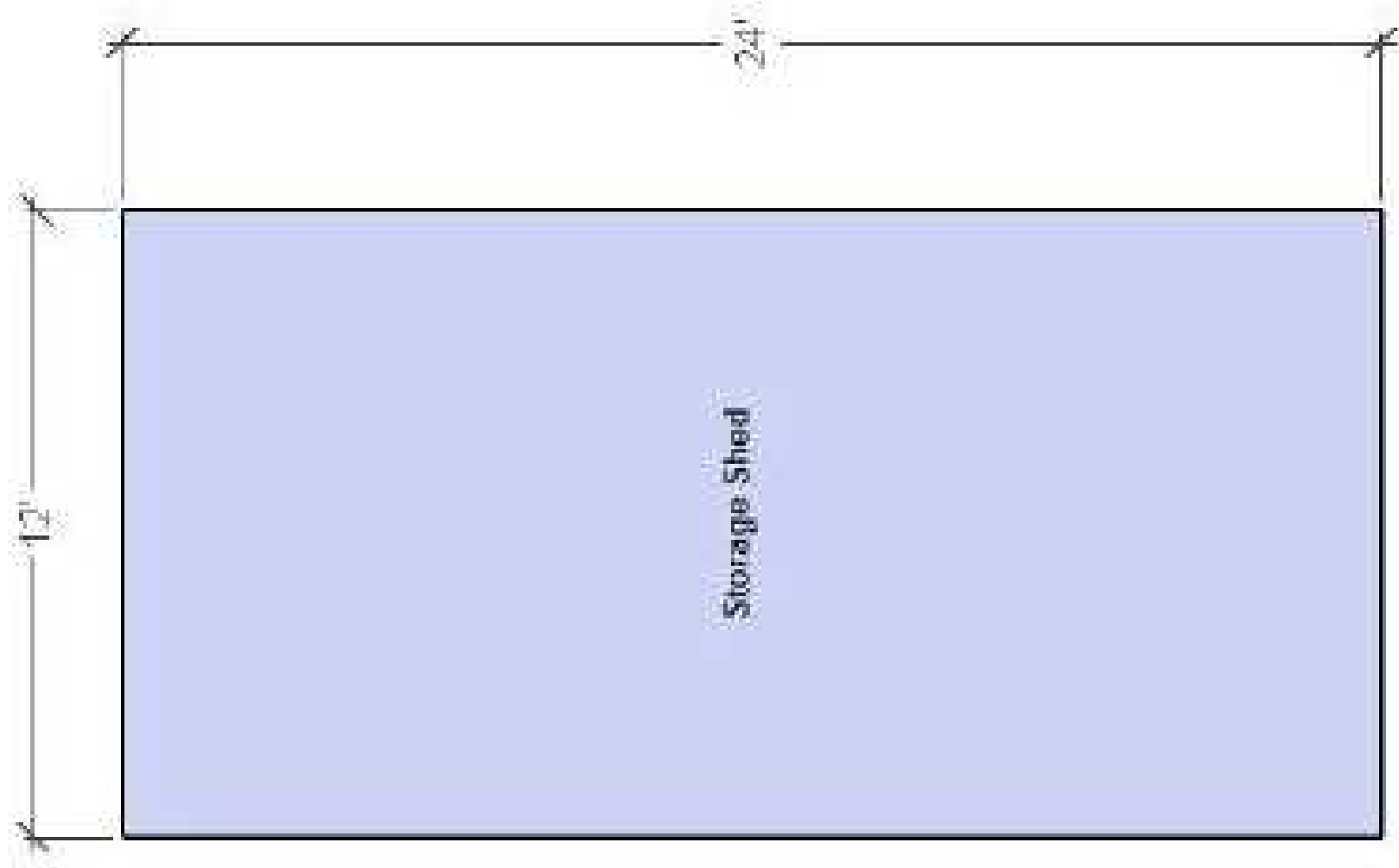


BUILDING 3

Building Type:	Existing storage shed
Building Size:	288 SF
Structure:	Wood frame
Age:	2013
Dimensions:	12' x 24'
Exterior:	Metal siding
Interior:	Plywood walls and ceilings
Roof Type:	Asphalt shingle
Loading Doors:	One (1) double man door
Heating & Cooling:	Ceiling mounted electric projection heater
Electrical System:	100 amp breaker panel, powered from Building 1

BUILDING 3 - FLOOR PLAN

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Exterior Shed / Storage: 288 SF

PROPERTY PHOTOS

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CONTACT INFORMATION

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DISCLAIMER

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