

INDUSTRIAL FOR SALE

105 JOSEPH ZATZMAN DRIVE

105 JOSEPH ZATZMAN DRIVE, BURNSIDE, NS B3B 1N3

kw COMMERCIAL
ADVISORS



FOR SALE

KW COMMERCIAL ADVISORS

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PID #:	40495442
BUILDING SF:	2,480 SF
LOT SIZE:	10,237 SF
CEILING HEIGHT:	14' - 16' Clear
HOT WATER SYSTEM:	Electric hot water
ELECTRICAL SYSTEM:	120/240 Volt, 200 Amp single phase
HEATING & COOLING:	Natural gas forced air
LOADING:	One (1) 10' wide x 8' high grade loading
ZONING:	BGI (Burnside General Industrial)
ASSESSED OWNER:	SMITCO Holdings Limited
ASSESSED VALUE:	\$396,900 (Commercial Taxable 2023)
PRICE:	\$1,075,000

PROPERTY OVERVIEW

- Industrial clear span warehouse with open area office and reception
- Metal cladding and brick exterior
- Drywall, VCT and laminate flooring interior
- 14' - 16' ceiling height
- Municipal water and sewer, natural gas and hydro
- 5 Asphalt paved plus additional gravel graded area
- BGI (Burnside General Industrial) zoning

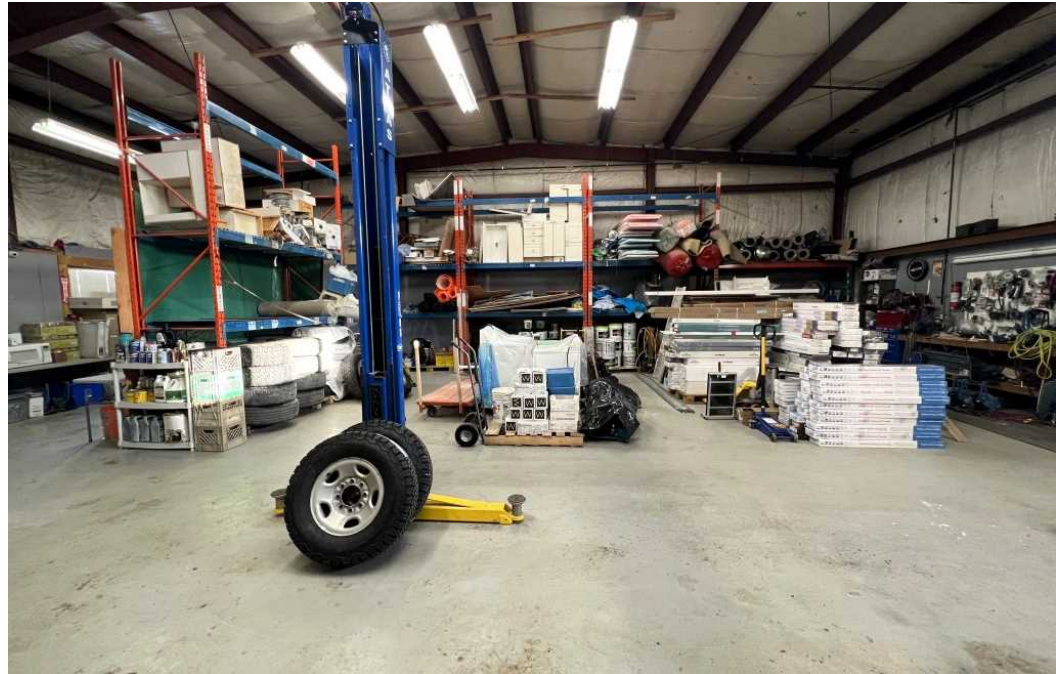
PROPERTY PHOTOS

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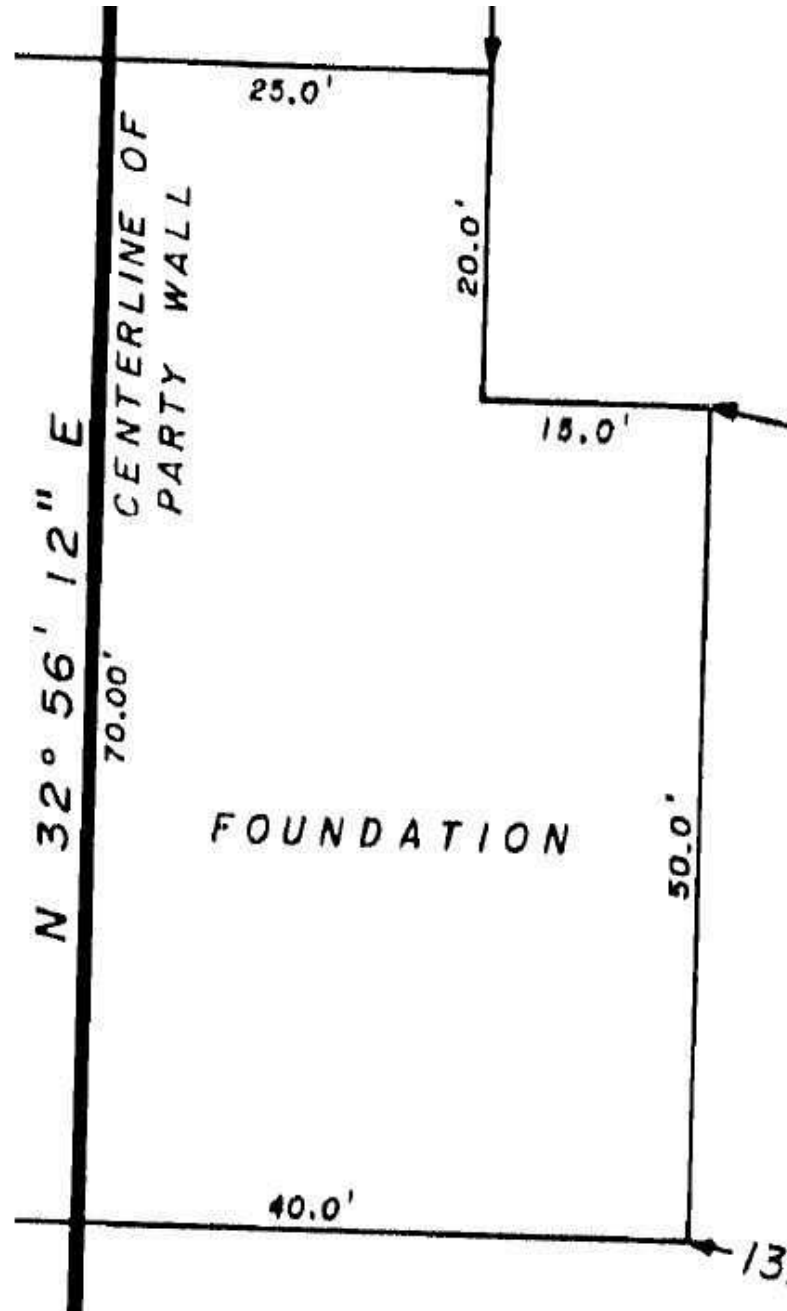
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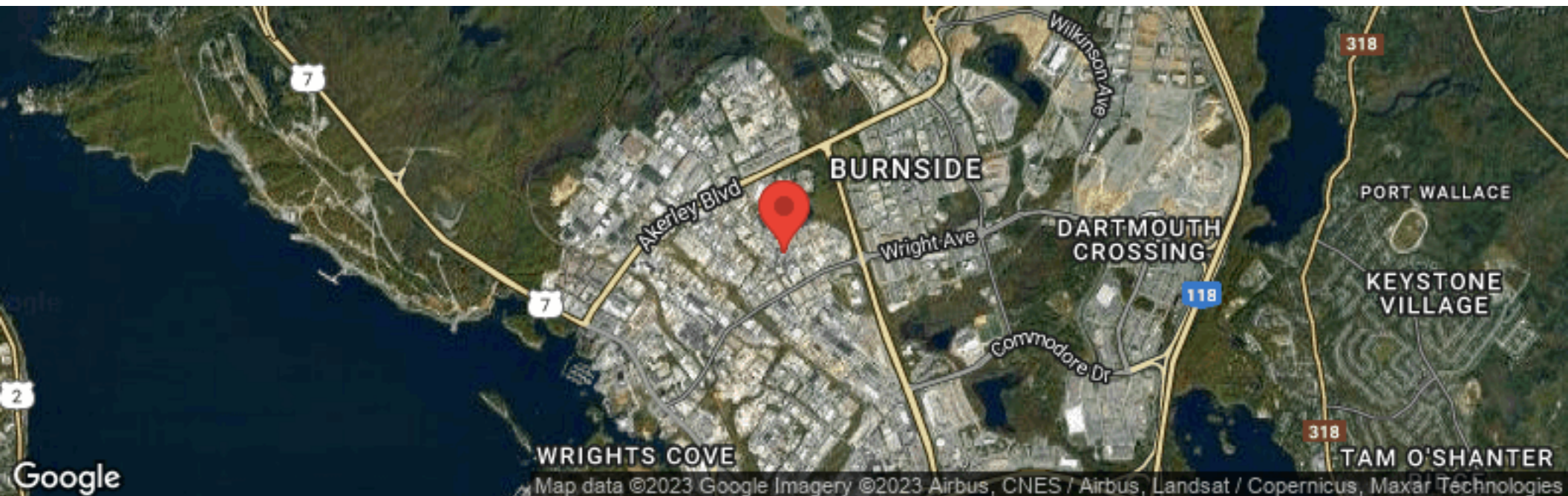
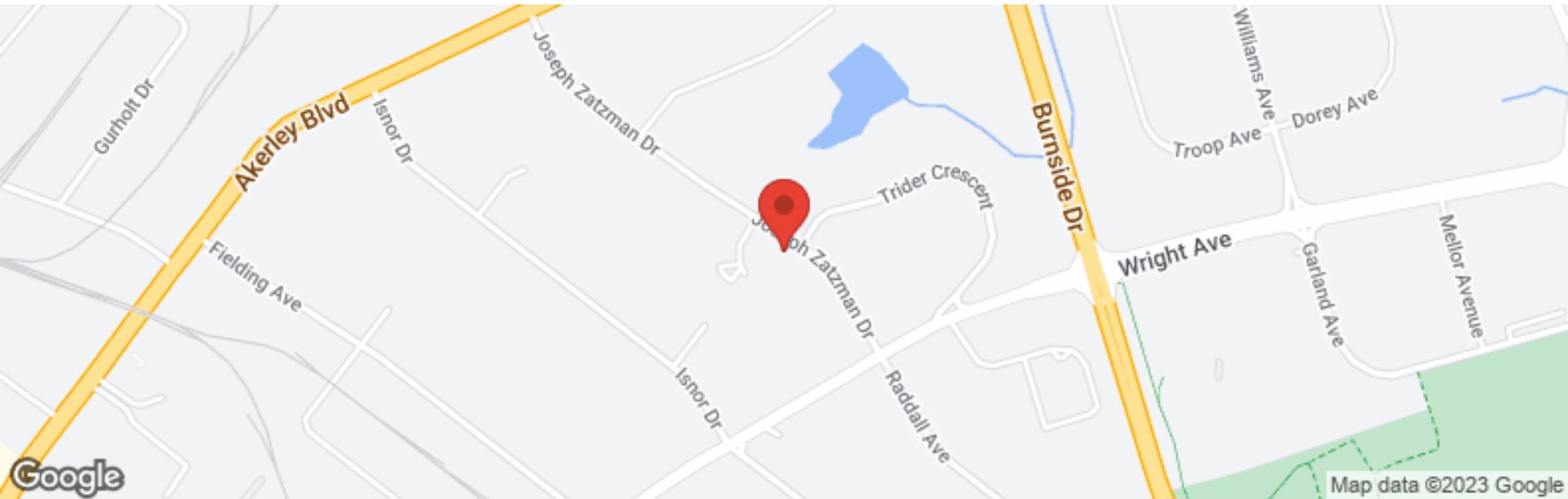
EXTERIOR BUILDING DIMENSIONS

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LOCATION MAPS

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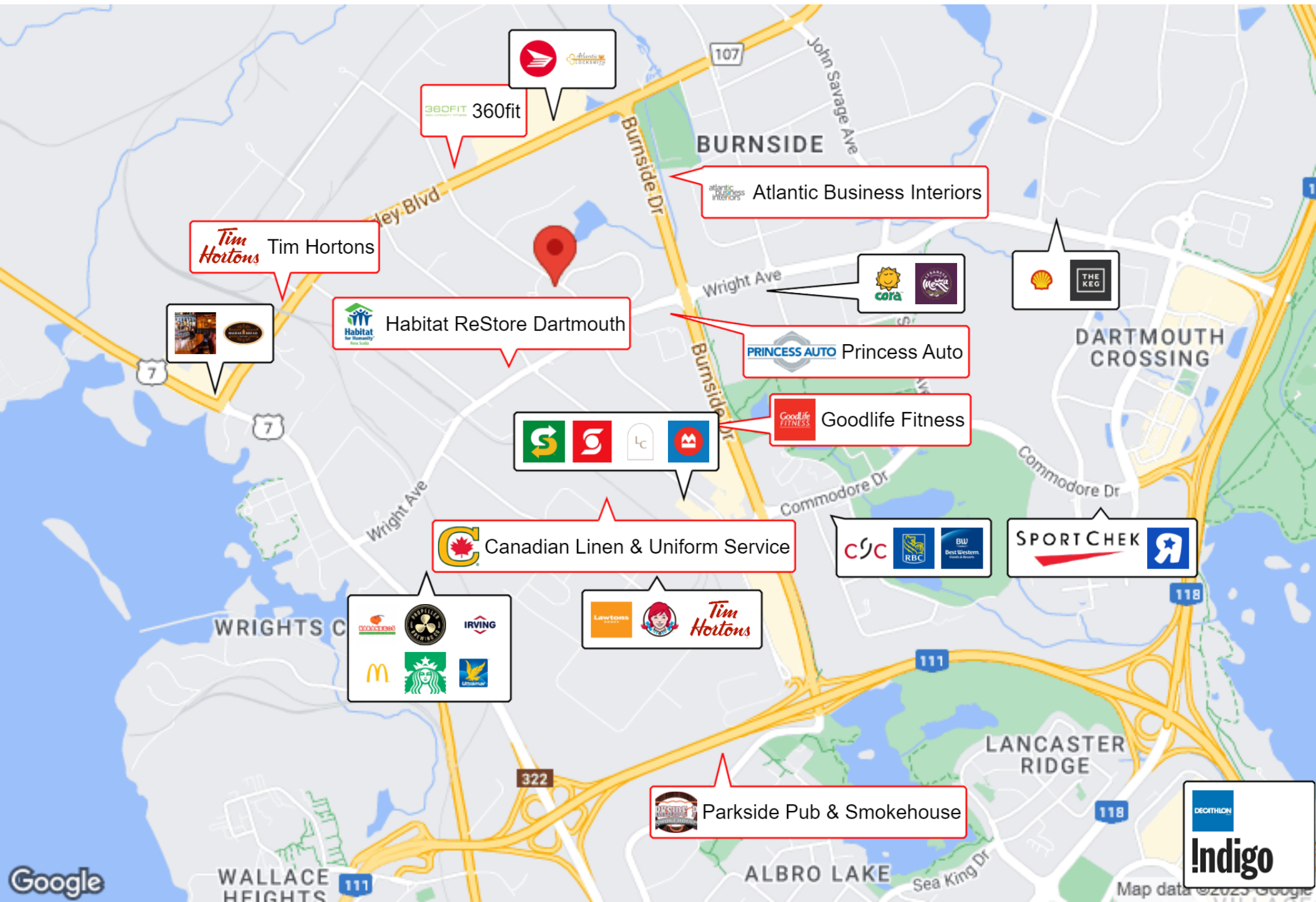
SURVEY PLAN

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BUSINESS MAP

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CONTACT INFORMATION

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DISCLAIMER

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