

INDUSTRIAL FOR SALE & LEASE

3777 Highway 4

Industrial - For Sale or Lease

3777 Highway 4, Central West River, NS B0K 1P0

kW COMMERCIAL
ADVISORS[®]

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



Each Office Independently Owned and Operated



LOW BAY 3
5,400 SF

LOW BAY 2
5,000 SF

HIGH BAY 1
5,000 SF

OFFICE /
SHOWROOM
2,500 SF



SECTION I PROPERTY OVERVIEW

EXECUTIVE SUMMARY

HIGHWAY 4



OFFERING SUMMARY

PID #:	65069825
BUILDING SIZE:	17,910 SF
CEILING HEIGHT:	16' - 22' Clear
LOADING:	Four (4) Drive-thru bays
LOT SIZE:	11.99 Acres
POWER:	3 Phase 600 Amp 600 Volt Power
LIST PRICE:	\$695,000
PRICE / SF:	\$38.80
LEASE RATE:	\$5.00 Net

PROPERTY OVERVIEW

Explore the vast potential of this 17,910 SF commercial space on 11.99 acres in Antigonish County. The property features upgraded electrical and building code compliance, a new water well, and includes a 50' x 50' (2,500 SF) showroom with office facilities, all equipped with ductless heating and cooling. With 381' of road frontage, gravel drives for trailer shunting, and 3-phase power, this property offers the infrastructure for robust commercial operations, enhanced by convenient front entry parking.

LOCATION OVERVIEW

Discover the tranquility of rural living at 3777 Highway 4, Central West River, Nova Scotia. This property offers 17,910 SF of versatile space on nearly 12 acres, perfect for those seeking a blend of country charm and modern convenience. With direct highway access, you're minutes from New Glasgow's amenities yet surrounded by the natural beauty of Pictou County, ideal for outdoor enthusiasts. This location not only provides a serene lifestyle but also holds significant investment potential. Embrace a life where peace, community, and opportunity converge.

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PROPERTY PHOTOS

HIGHWAY 4



PROPERTY PHOTOS

HIGHWAY 4



PROPERTY PHOTOS

HIGHWAY 4



Property Outline

BUILDING OVERVIEW

HIGHWAY 4



Property Type:	Industrial
PID #:	65069825
Building Size:	2,200 SF Office/Showroom 15,710 SF Warehouse 17,910 SF Combined Total
Frontage:	381' Road Frontage
Lot Size:	11.99 Acres
Parking:	Front Entry Parking
Electrical:	3 Phase 600 Amp 600 Volt Power
Heating & Cooling:	Ductless Heating and Cooling in Showroom
Premesis Layout:	3 Offices, Storage Room, Lunchroom and Bathroom
Features:	Electrical and Building Code Upgraded New 6" reinforced concrete floor in the high bay (5,000 SF)
Yard:	Gravel drives for travel shunting
Services:	New Water Well
List Price:	\$695,000
Lease Rate:	\$5.00 Net

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BUILDING SPECIFICATIONS

HIGHWAY 4

High Bay 1

- 5,000 SF
- (2) 19'W x 14'H Roll Up Doors
- Drive Through Bay
- 6" New Concrete Slab
- 22' Center Ceiling Height

Low Bay 2

- 5,000 SF
- 8'W x 9'H Roll Up Door with New Concrete Exterior Slab
- 9'W x 8'H Roll Up Door
- New 8'W x 9'H Fire Door
- Drive Through Bay
- 16' Center Ceiling Height
- (2) Emergency Exit Doors

Low Bay 3

- 5,400 SF
- (2) 19'W x 8'H Roll Up Doors
- (2) 7'W x 8'H Roll Up Doors
- (2) Drive Through Bays
- Drilled Water Well #2
- Old Boiler Equipment
- Old Kiln Equipment



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HIGHWAY 4

Office/Showroom 50 x 50 SF

- New well drilled and piped directly into washroom in office, new pressure tank installed
- Septic system inspected and inlet pipe replaced, sewer line from bathroom west edge of high bay floor replaced when new concrete floor installed in high bay
- Bathroom fixtures and water heater replaced - Vanity, sink and eyewash station added in office area - Two heat pumps installed for office heating
- Office west wall spray foamed when heat pumps installed
- New lighting installed in office and electrical outlets added
- Office electrical supply line replaced with new panel installed in office – eliminated unsafe electrical and brought up to code

High Bay 50 x 100 SF

- Ceiling height middle 22'
- Ceiling height on walls 16'
- Size of bay roll-up doors 19'W x 14'H
- High bay roll-up doors serviced and adjusted
- High bay fire resistant walls installed and spray foam insulated
- Fire rated steel man door installed between office and high bay
- New lighting installed - Emergency exit lighting installed to meet codes
- New 6" reinforced concrete floor

Warehouse (Low Bay up to Firewall) 50 x 100 SF

- Ceiling height middle 15'-8"
- Ceiling height on walls 9'-10"
- Three bay doors 8'x-9H' – the third shipping roll up door was added this year
- Man door added beside shipping door to meet egress codes
- Concrete pad (10'x15') and footing installed outside shipping door
- New lighting installed - Emergency exit lighting installed to meet codes - Unsafe wiring removed and safely terminated in low bay to electrical room
- Firewall installed in low bay with fire rated steel roll-up door (8'w x 9'h) c/w fire sensor and auto-close feature

North Bay (from Firewall north) 50 x 110 SF

- Fire rated man door installed in electrical room to meet codes
- Lighting added for access route to electrical room
- West roll-up door just north of firewall was rebuilt
- 4 bay roll-up doors – West side 19'W-8'H and 7'W-8'H. East Side 19'Wx8'H and 7'W-8'H Exterior
- Brushing and vegetation removed along all perimeter walls of the building and ground sloped away from building - Compacted gravel pad (30' x 50') beside shipping pad

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SECTION II LOCATION OVERVIEW

Maclea

LOCATION & HIGHLIGHTS

HIGHWAY 4

Nestled in the serene landscape of Central West River, 3777 Highway 4 presents a unique opportunity to own a piece of Nova Scotia's rural charm. This property is located in the heart of Pictou County, where tranquility meets convenience, offering a lifestyle that balances the peace of country living with access to modern amenities.

Surrounding Area

Scenic Beauty: The property is surrounded by the natural beauty of Central West River, known for its lush landscapes, rolling hills, and the soothing sounds of the nearby river, making it an ideal retreat for those looking to escape the hustle and bustle of city life.

Community: Central West River is part of a close-knit community where neighbors know each other, fostering a sense of belonging and community spirit. Local events and gatherings are common, providing a warm, welcoming environment for new residents.

Accessibility

Highway Access: Situated directly on Highway 4, this property offers excellent connectivity. It's just a short drive from New Glasgow, where you can find shopping centers, healthcare facilities, and cultural attractions. Highway 104, the Trans-Canada Highway, is also easily accessible, making trips to Halifax or beyond straightforward.

Local Amenities: Despite its rural setting, the area is not far from essential services. Schools, grocery stores, and recreational facilities are within a reasonable distance, ensuring that daily needs are well catered for without long commutes.

Lifestyle Benefits

Recreation: The region is a haven for outdoor enthusiasts. From hiking and fishing to snowmobiling in winter, the area around 3777 Highway 4 offers numerous recreational activities. The nearby Northumberland Strait provides opportunities for water sports and beach outings.

Investment Potential: With over 17,910 SF of versatile commercial space on nearly 12 acres, this property isn't just a home; it's an investment opportunity. Whether for personal use or as a business venture, the land and building offer flexibility for various purposes, supported by 3 Phase 600A 600V power supply.

Cultural and Historical Context

Heritage: Pictou County is rich with history, known for its Scottish heritage, including the famous Hector Heritage Quay in Pictou Town, where you can experience the cultural roots of the area.

This property at 3777 Highway 4 in Central West River, Nova Scotia, is more than just a location; it's a lifestyle choice for those who appreciate the beauty of rural Nova Scotia while still enjoying the conveniences of modern living. Whether looking for a family home, a unique investment, or a peaceful retreat, this address offers a canvas for your dreams in one of Canada's most picturesque settings

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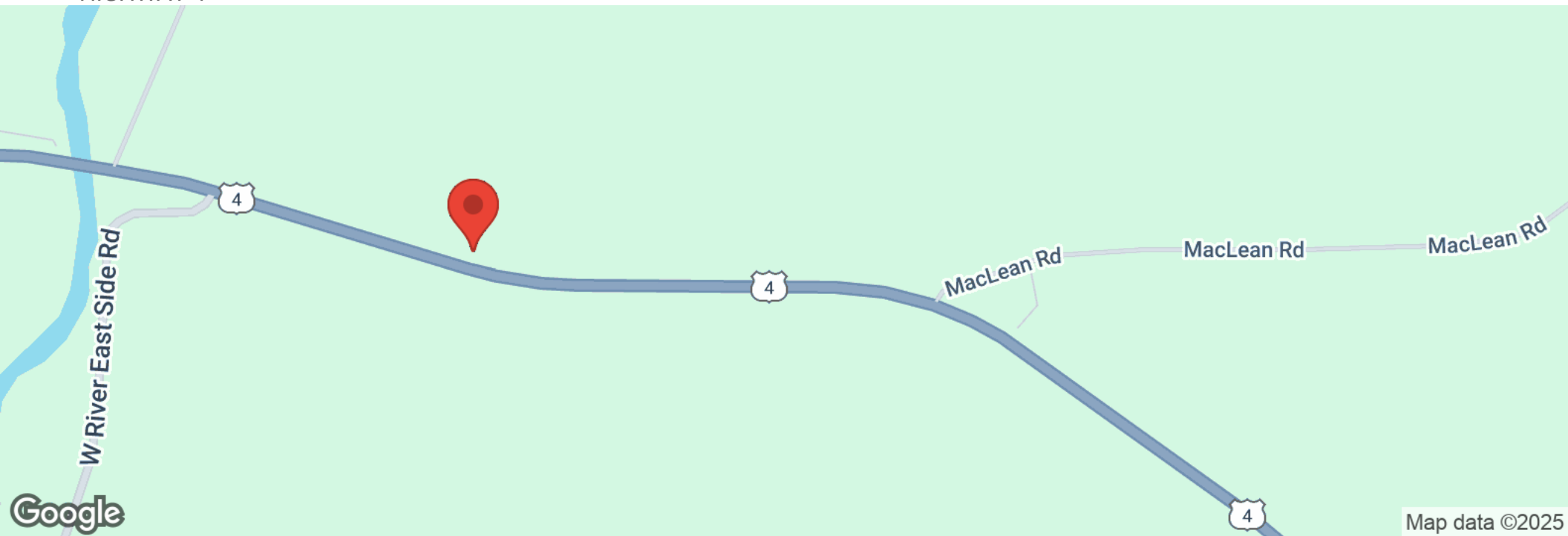
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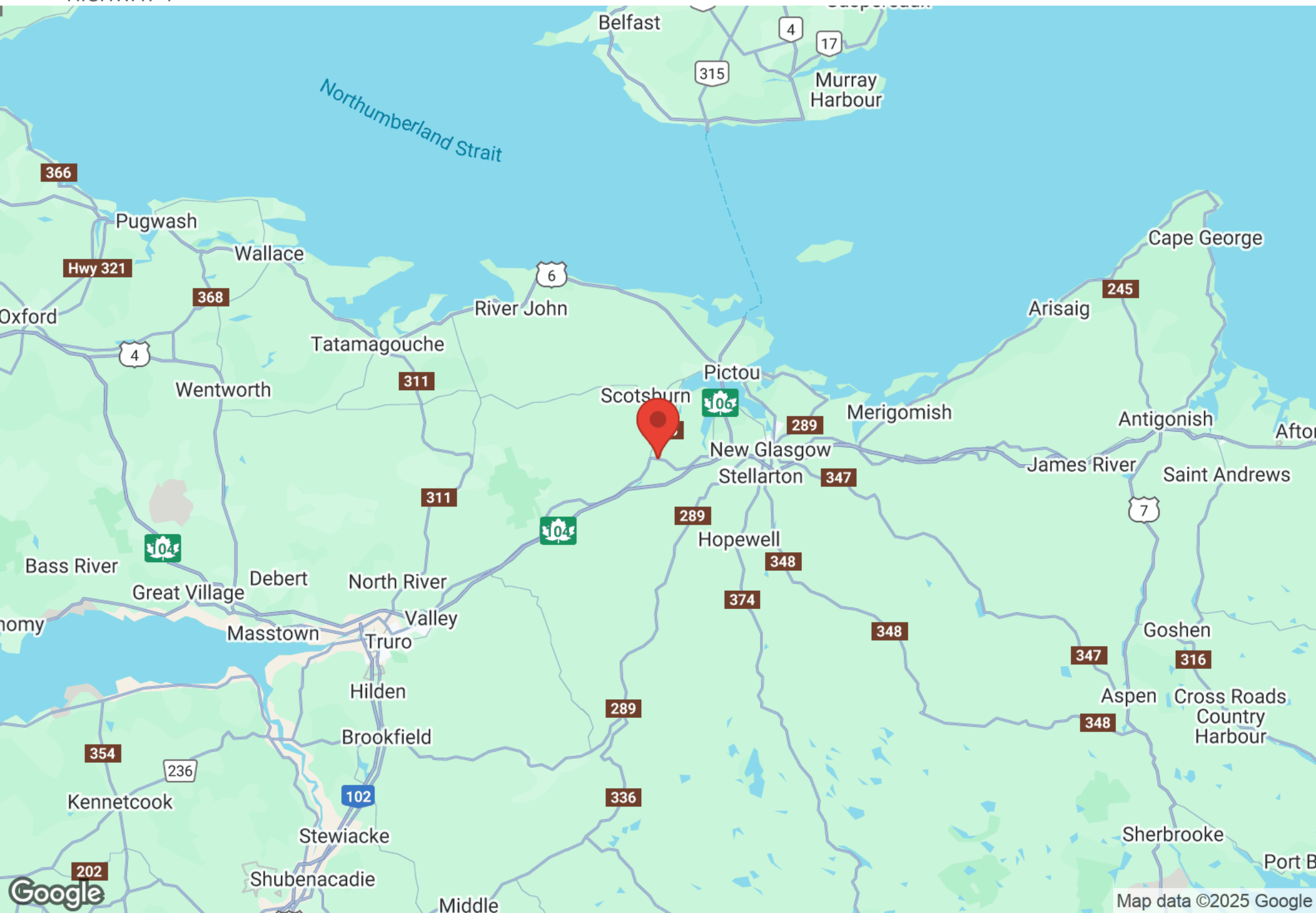
LOCATION MAPS

HIGHWAY 4



REGIONAL MAP

HIGHWAY 4





SECTION III CONTACT INFORMATION

DISCLAIMER

HIGHWAY 4

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