

# INDUSTRIAL FOR SALE

5411 Highway 325

Industrial - For Sale

5411 Nova Scotia 325, Lunenburg, NS B4V 7G1

**kww** COMMERCIAL  
ADVISORS<sup>®</sup>



# TABLE OF CONTENTS

5411 NOVA SCOTIA 325

## PHIL BOLHUIS

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

## MATT OLSEN

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2492

C: (902) 489-7187

mattolsen@kwcommercial.com

Nova Scotia

## KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

Executive Summary	3
Building Overview	4
Property Photos	5
Building Drawings	8
Building Plan	9
Survey Plan	10
Location Maps	11
Contact Information	12
Disclaimer	13

## EXECUTIVE SUMMARY

5411 NOVA SCOTIA 325



### OFFERING SUMMARY

<b>PID #:</b>	60671724
<b>BUILDING SIZE:</b>	2,400 SF
<b>CEILING HEIGHT:</b>	16' Clear
<b>LOT SIZE:</b>	5 Acres
<b>ELECTRICAL:</b>	200 Amp electrical panel with 50 Amp RV plug in for RV
<b>ASSESSED OWNER:</b>	Craig & Kathryn Newell
<b>ASSESSED VALUE:</b>	\$219,400 (Resource Taxable 2025)
<b>LIST PRICE:</b>	\$450,000

### PROPERTY OVERVIEW

- 10' x 10' Storage mezzanine above washroom
- Fully insulated washroom with shower
- 5 Acre parcel of land offering future development potential
- No zoning

### LOCATION OVERVIEW

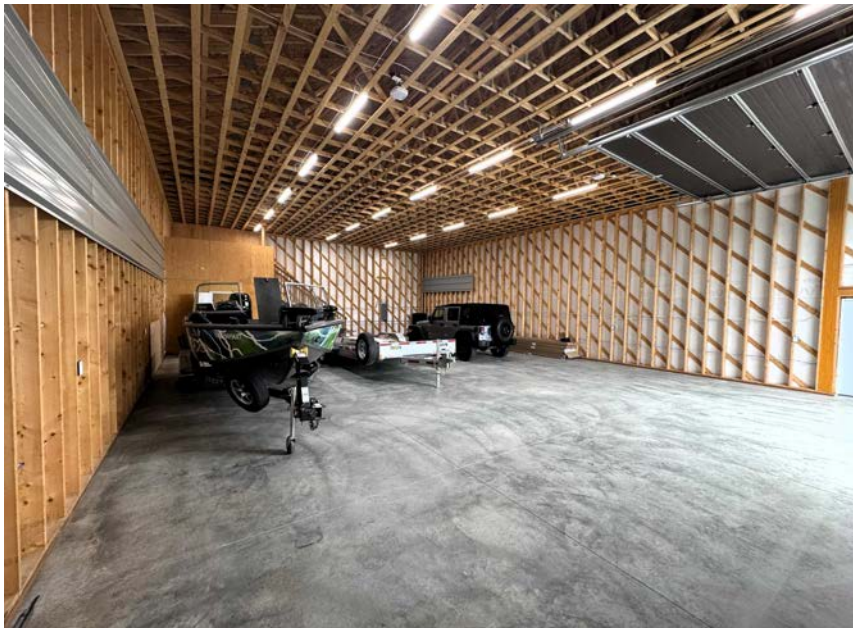
This prime industrial property is strategically located on Highway 325 in Bakers Settlement only 15km from the town of Bridgewater making it easy to service surrounding areas.

The building offers excellent flexibility/function to a variety of occupiers with oversized grade level doors, 16' clear height, 40' x 60' clear span space and heavy duty concrete floor. Situated on a large 5 acre parcel of land primed for additional development with no land use bylaws or zoning controls.



## BUILDING OVERVIEW

5411 NOVA SCOTIA 325



PID #:	60671724
Property Type:	Industrial
Building Size:	2,400 SF (40' x 60')
Year Built:	2021
Construction Type:	Wood frame industrial building built in 2021
Foundation:	Fully insulated slab - 5000 psi concrete
Roof:	Scotia Metals 26 gauge metal roof and siding
Ceiling Height:	16' Clear height
Loading:	Two 16' W x 14' H grade level doors with liftmaster openers
Electrical:	200 Amp Electrical panel with 50 Amp RV plug in for RV
Features:	Fully insulated washroom with shower 10' x 10' storage mezzanine above washroom
Lot Size:	5.0 Acres (offering future development potential)
Zoning:	No zoning
List Price:	\$450,000



## PROPERTY PHOTOS

5411 NOVA SCOTIA 325





## PROPERTY PHOTOS

5411 NOVA SCOTIA 325



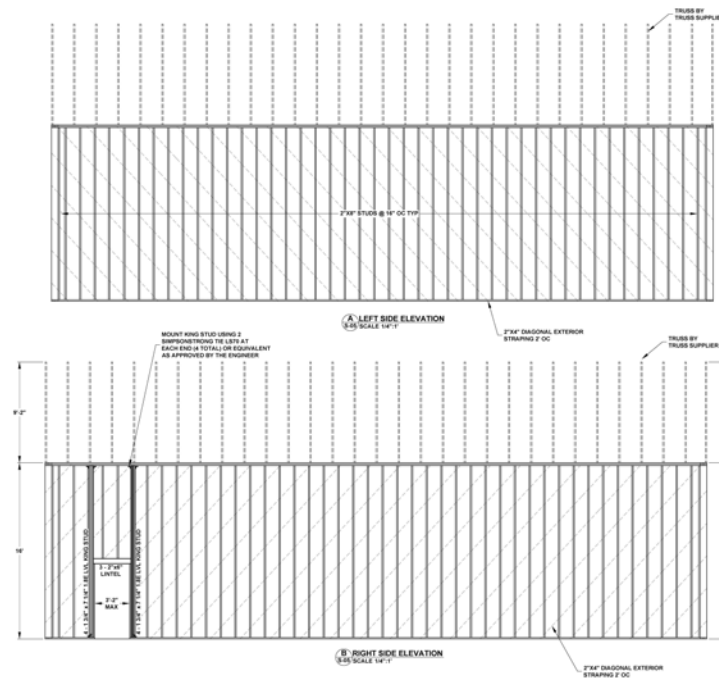
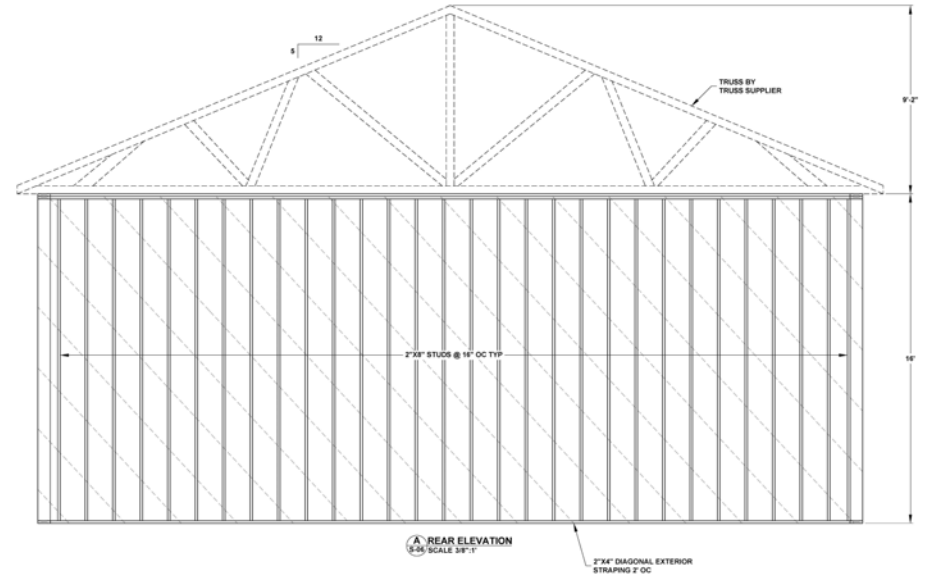
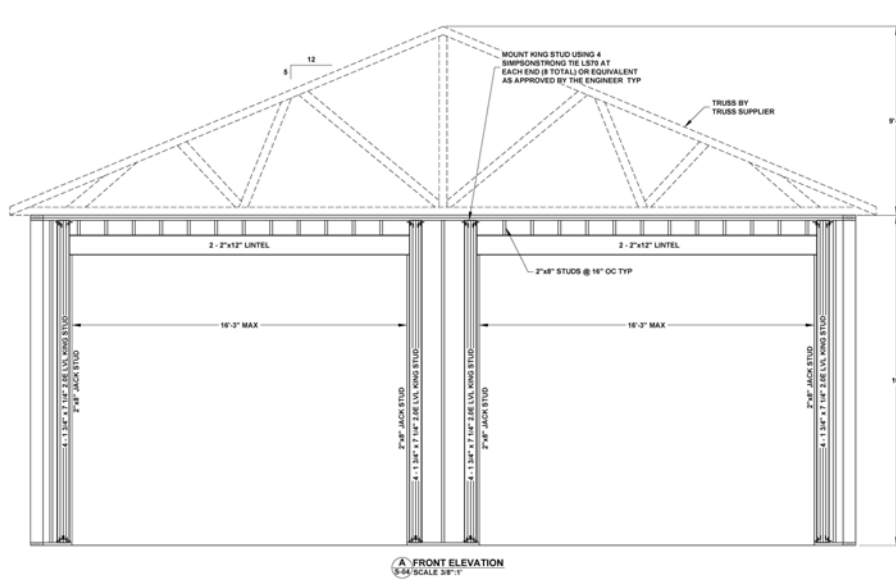


## PROPERTY PHOTOS

5411 NOVA SCOTIA 325



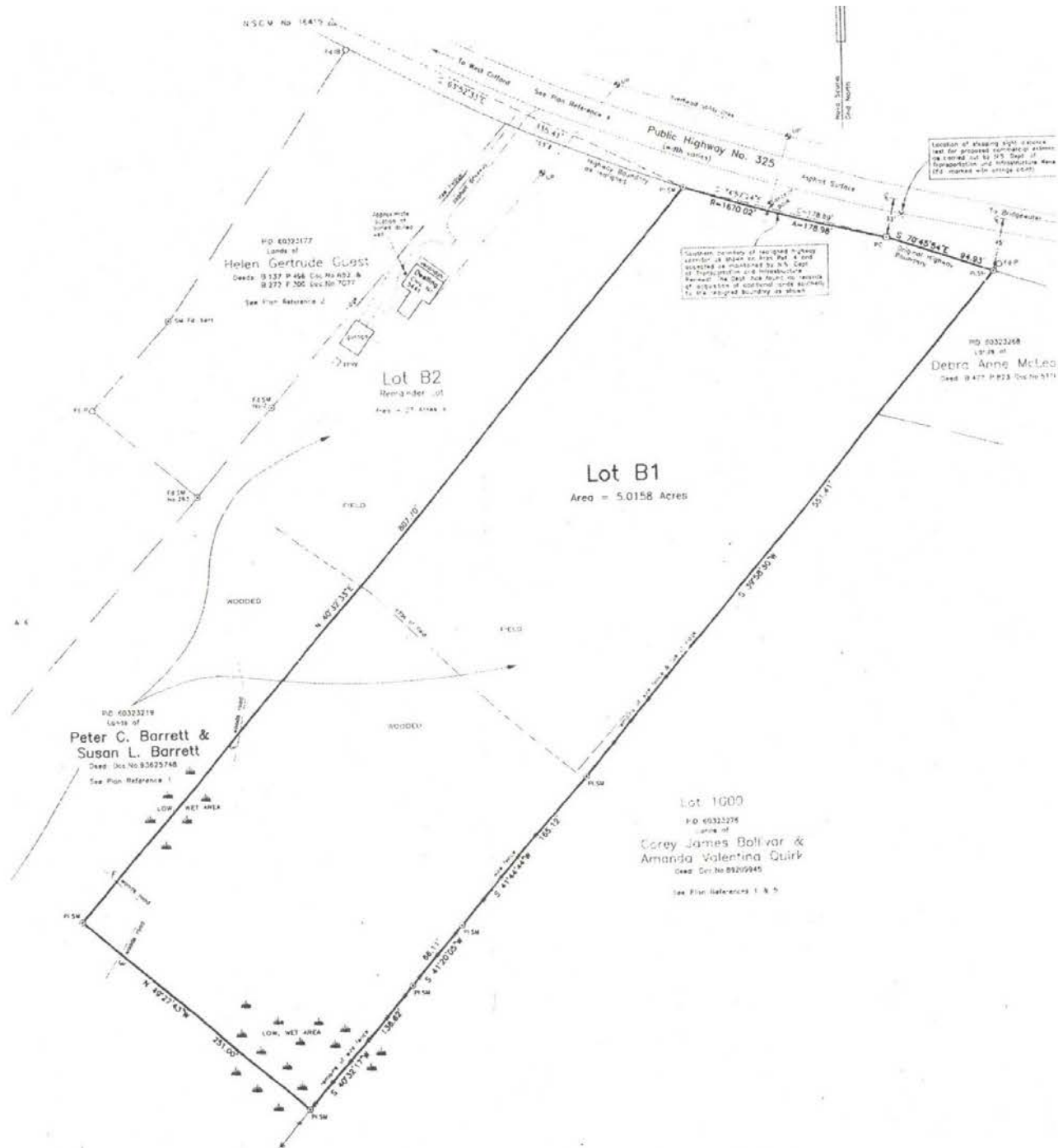








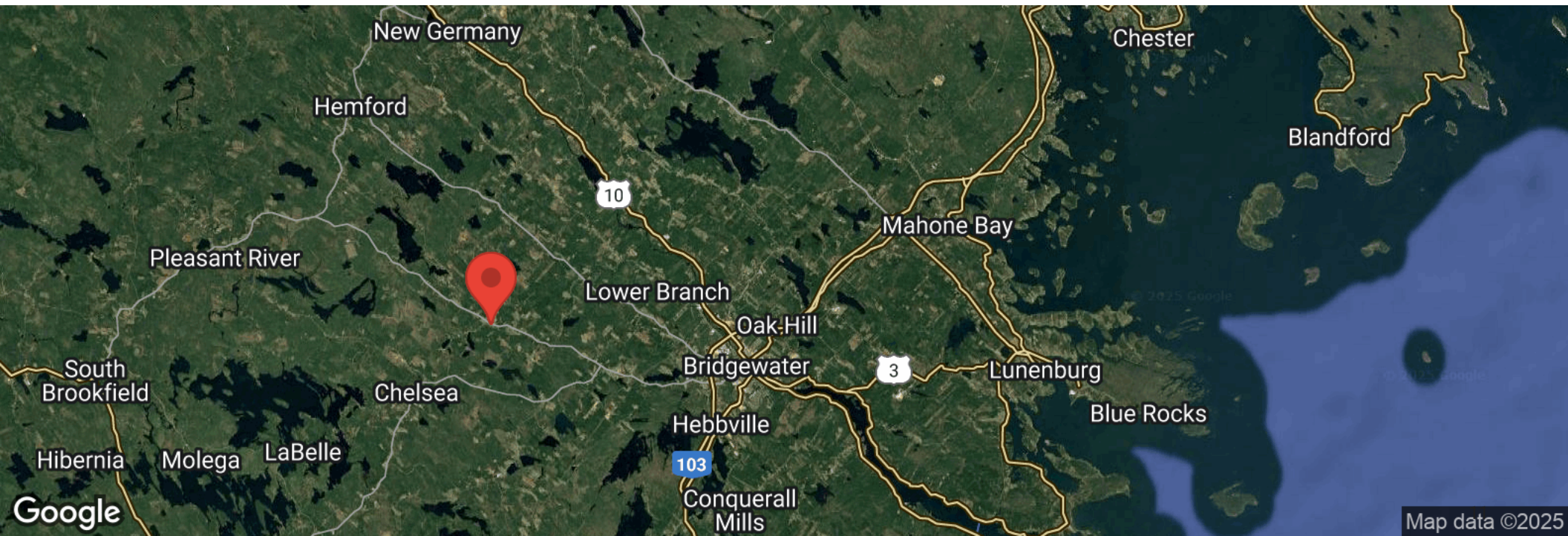
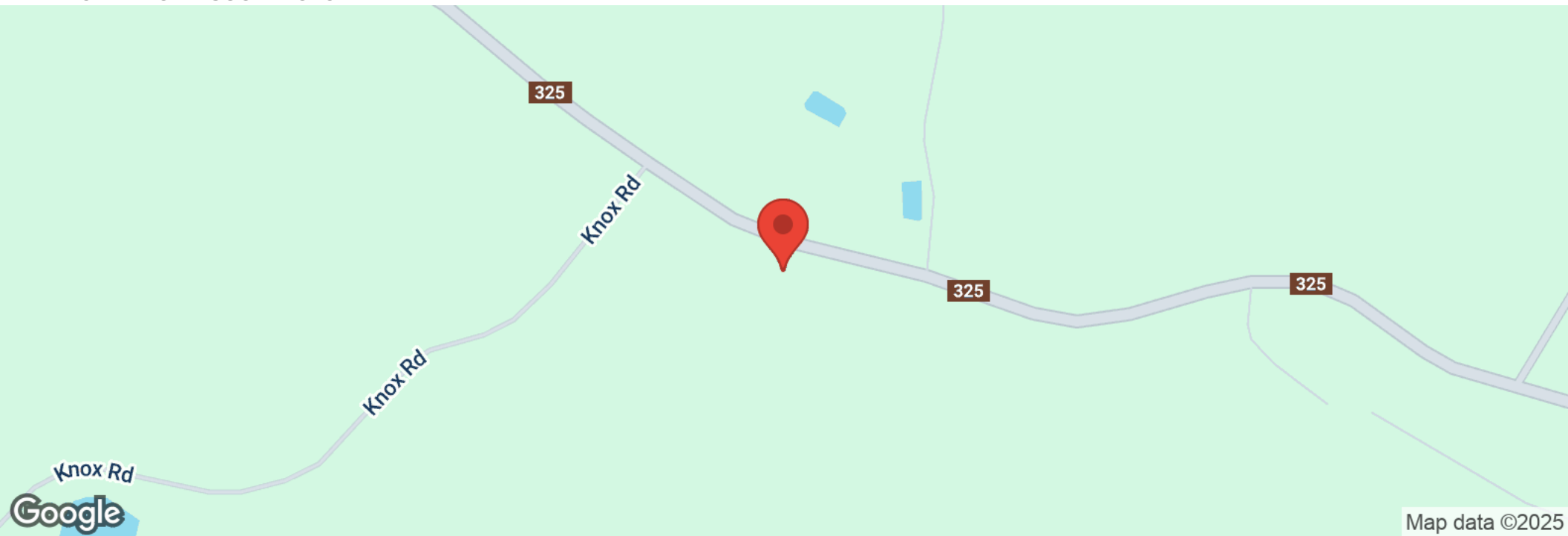






## LOCATION MAPS

5411 NOVA SCOTIA 325





## CONTACT INFORMATION

---

5411 NOVA SCOTIA 325



**MATT OLSEN**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-489-7187 | [MATTOLSEN@KWCOMMERCIAL.COM](mailto:MATTOLSEN@KWCOMMERCIAL.COM)



**PHIL BOLHUIS**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-293-4524 | [PHILBOLHUIS@KWCOMMERCIAL.COM](mailto:PHILBOLHUIS@KWCOMMERCIAL.COM)



## DISCLAIMER

5411 NOVA SCOTIA 325

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

### KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

### PRESENTED BY:

#### PHIL BOLHUIS

Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

#### MATT OLSEN

Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.