

INDUSTRIAL FOR SALE

95 Young Street

Industrial - For Sale

95 Young Street, Truro, NS B2N 3W8

kw COMMERCIAL
ADVISORS®

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95 YOUNG STREET

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

95 YOUNG STREET



OFFERING SUMMARY

PID #:	20172342
BUILDING SIZE:	2,471 SF
YEAR BUILT:	1981
CLEAR HEIGHT:	12'
HEATING:	Oil fired forced air
ELECTRICAL:	200 Amp Single Phase
LOT SIZE:	10,860 SF
PARKING:	10+
ZONING:	DC (Downtown Commercial)
ASSESSED OWNER:	Rock Investments Holdings Ltd.
ASSESSED VALUE:	\$169,600.00 (2025 Commercial Taxable)
LIST PRICE:	\$380,000

PROPERTY OVERVIEW

Small retail/commercial building located in between the Truro Business Park and downtown Truro offering 2,471 SF of showroom, office, & storage space. Situated on a 10,860 SF corner lot, the property offers excellent exposure for businesses with a retail component.

LOCATION OVERVIEW

The Truro Business Park is home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to Highway #102 and the Trans-Canada Highway, the Truro Business park is excellent hub for businesses servicing the entire province.

PROPERTY PHOTOS

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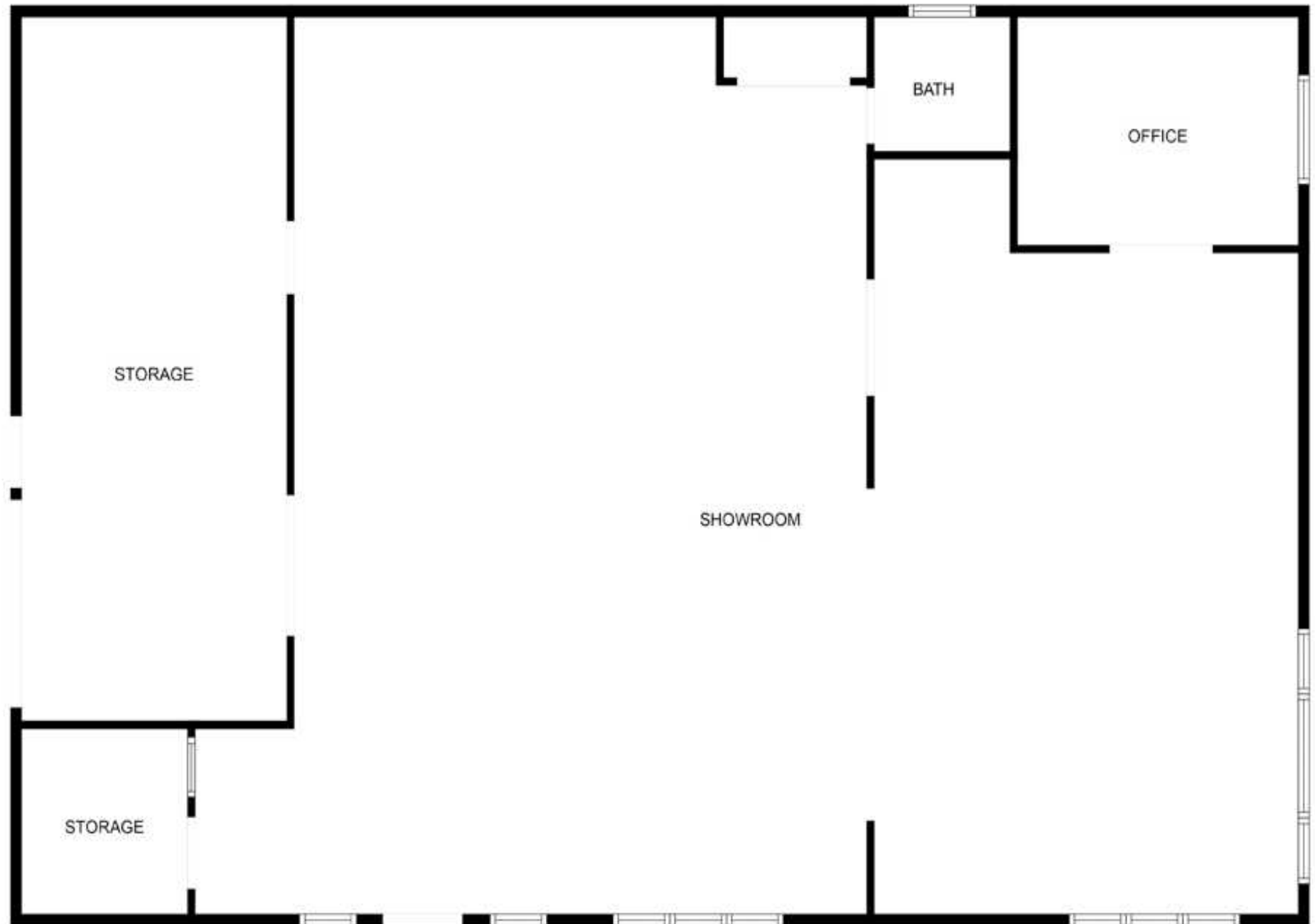
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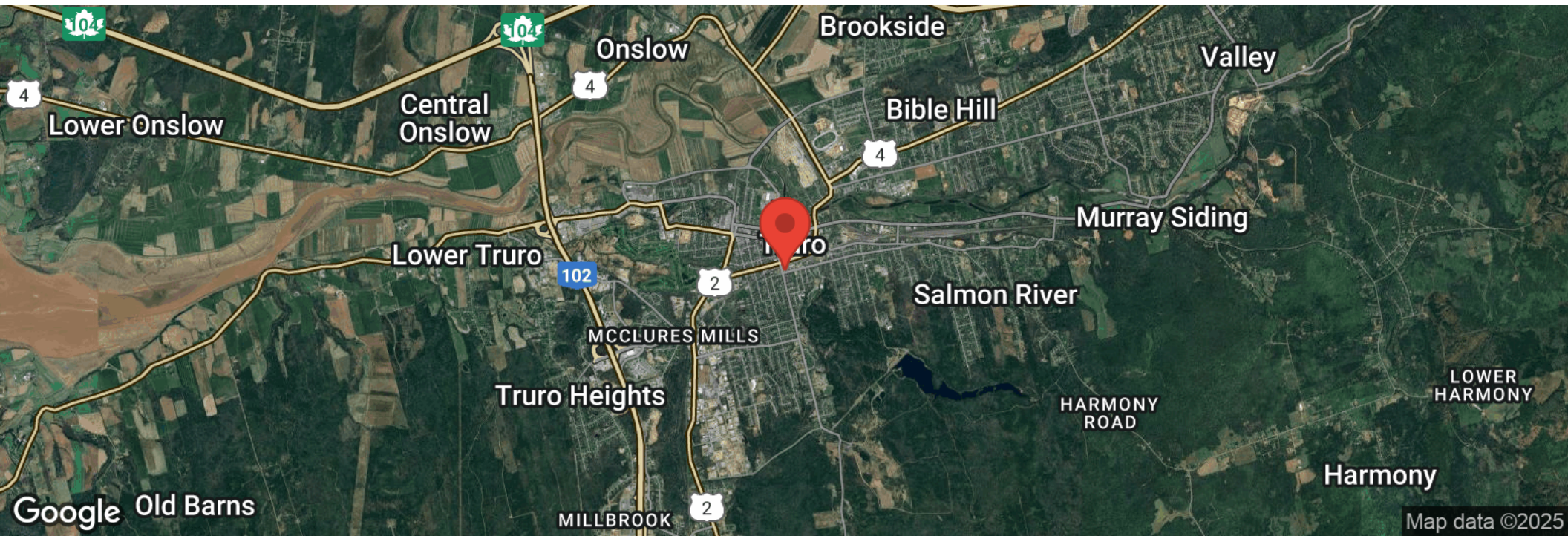
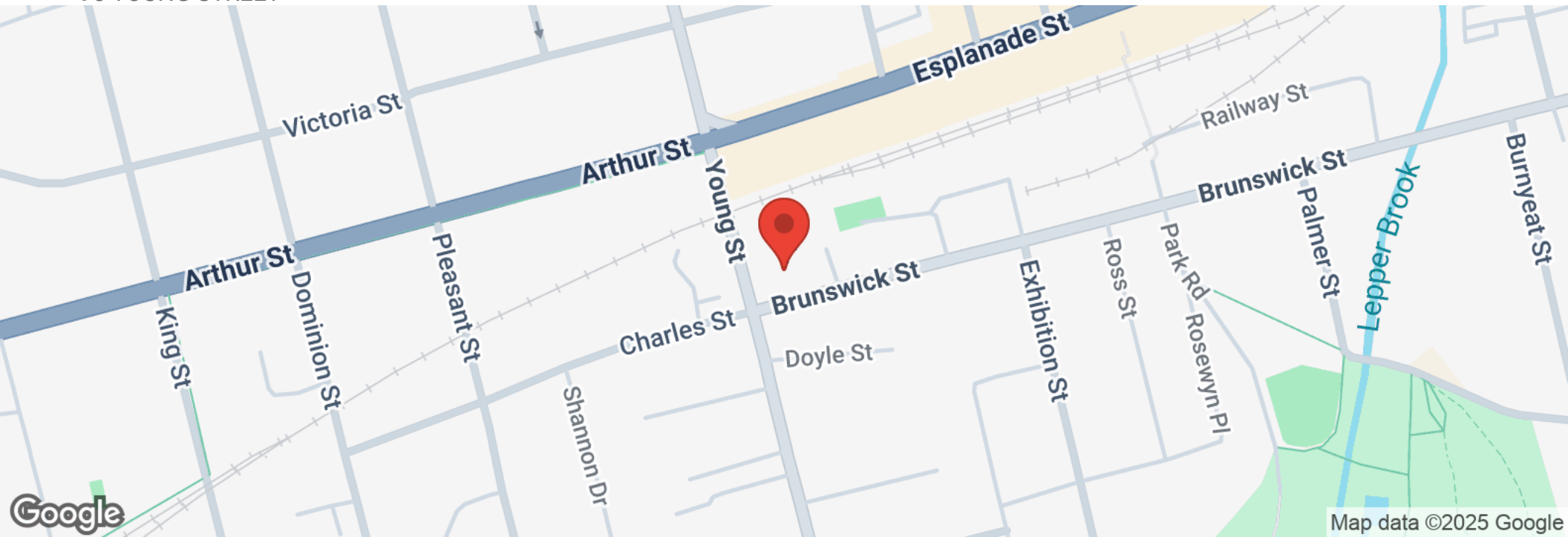
FLOOR PLAN

95 YOUNG STREET



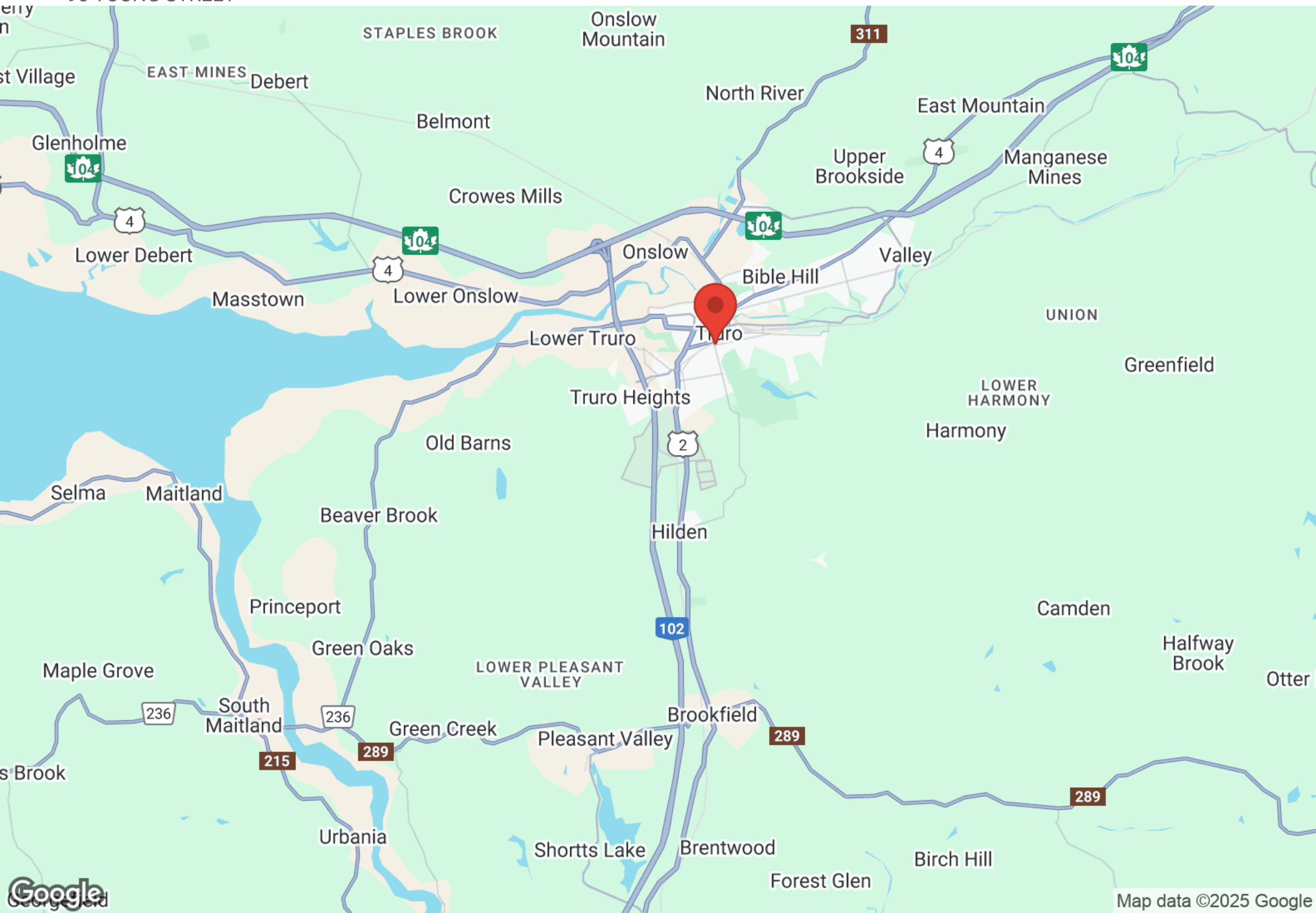
LOCATION MAPS

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REGIONAL MAP

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CONTACT INFORMATION

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