

# INDUSTRIAL FOR SALE

5411 Highway 325

Industrial - For Sale

5411 Nova Scotia 325, Lunenburg, NS B4V 7G1

**kw** COMMERCIAL  
ADVISORS®



# TABLE OF CONTENTS

## 5411 NOVA SCOTIA 325

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Nova Scotia

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|                     |    |
|---------------------|----|
| 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>     | \$395,000                                              |

### 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

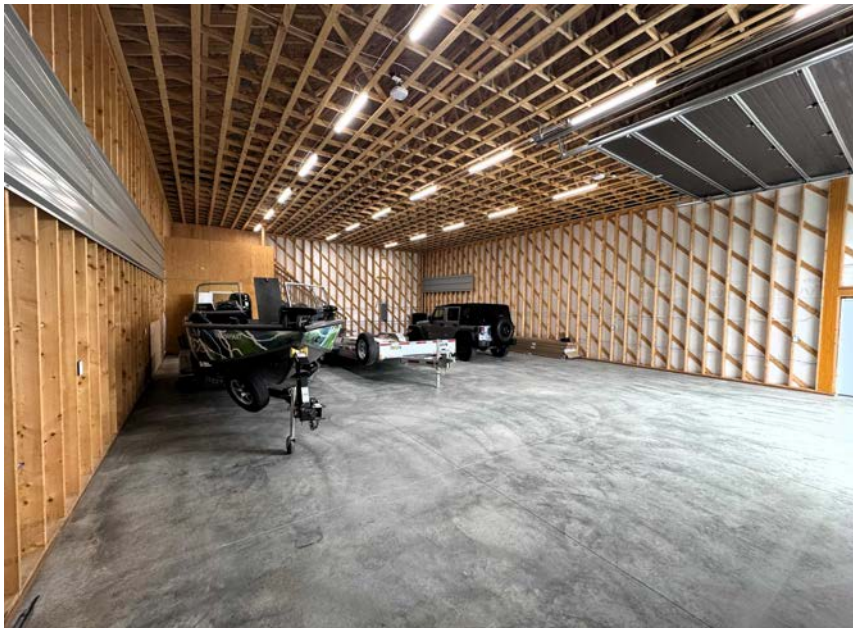
This prime industrial property is strategically located on Highway 325 in Bakers Settlement only 15km from the town of Bridgewater making it easy to service surrounding areas.

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<br>10' x 10' storage mezzanine above washroom |
| Lot Size:          | 5.0 Acres (offering future development potential)                                  |
| Zoning:            | No zoning                                                                          |
| List Price:        | \$395,000                                                                          |



## PROPERTY PHOTOS

5411 NOVA SCOTIA 325





## PROPERTY PHOTOS

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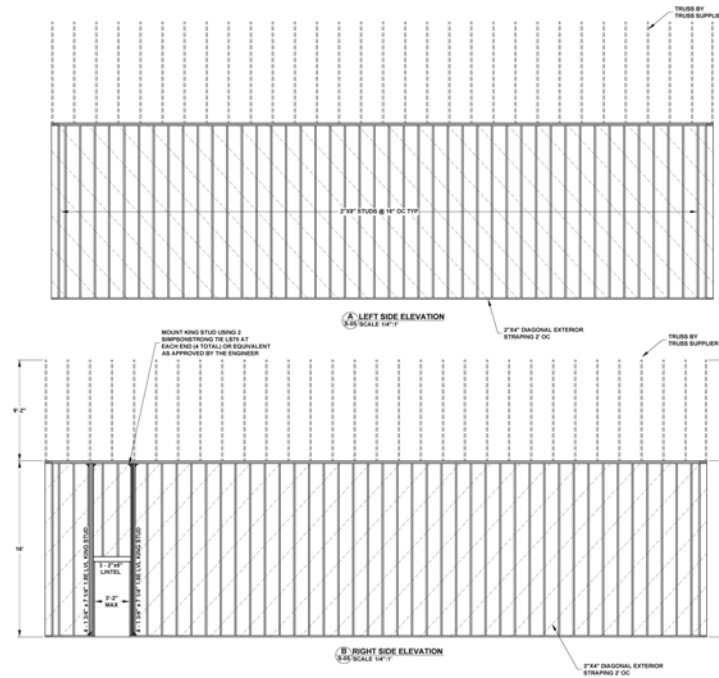
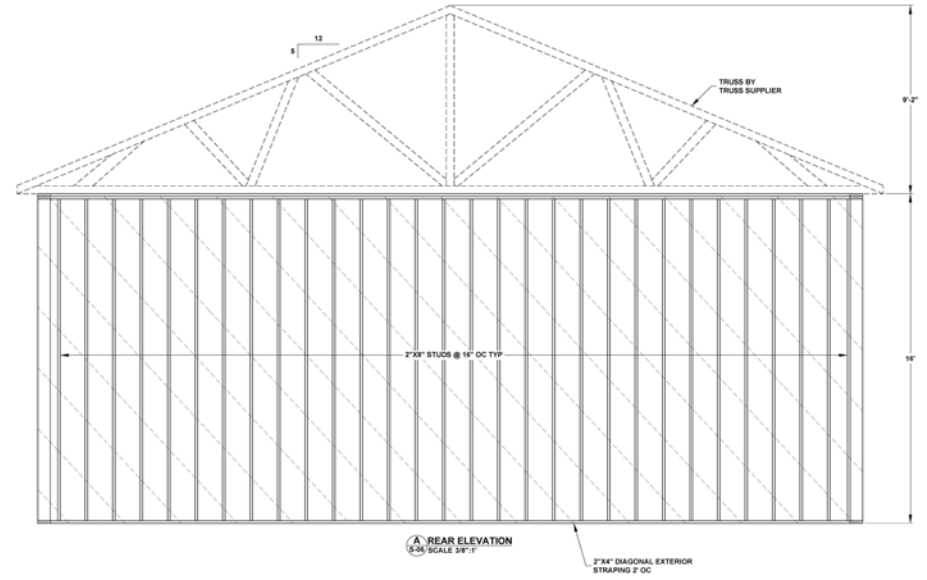
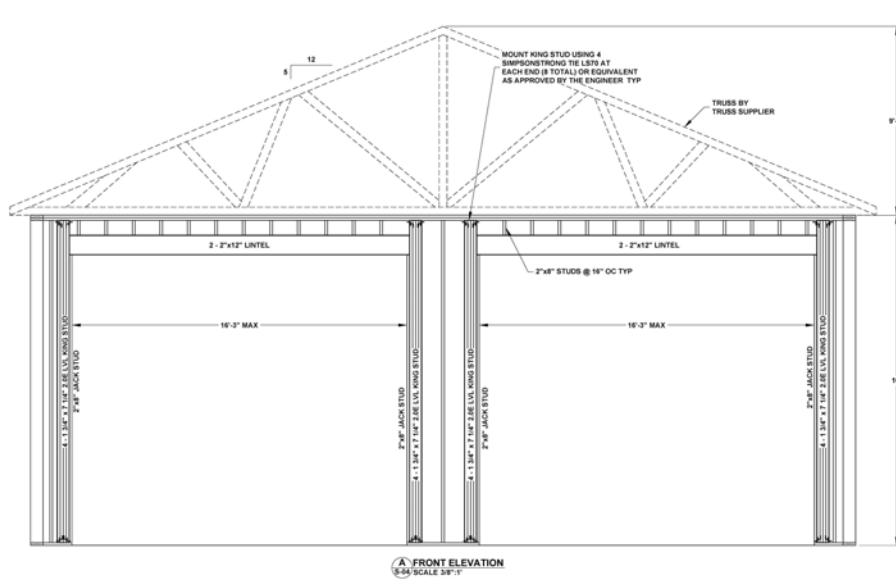


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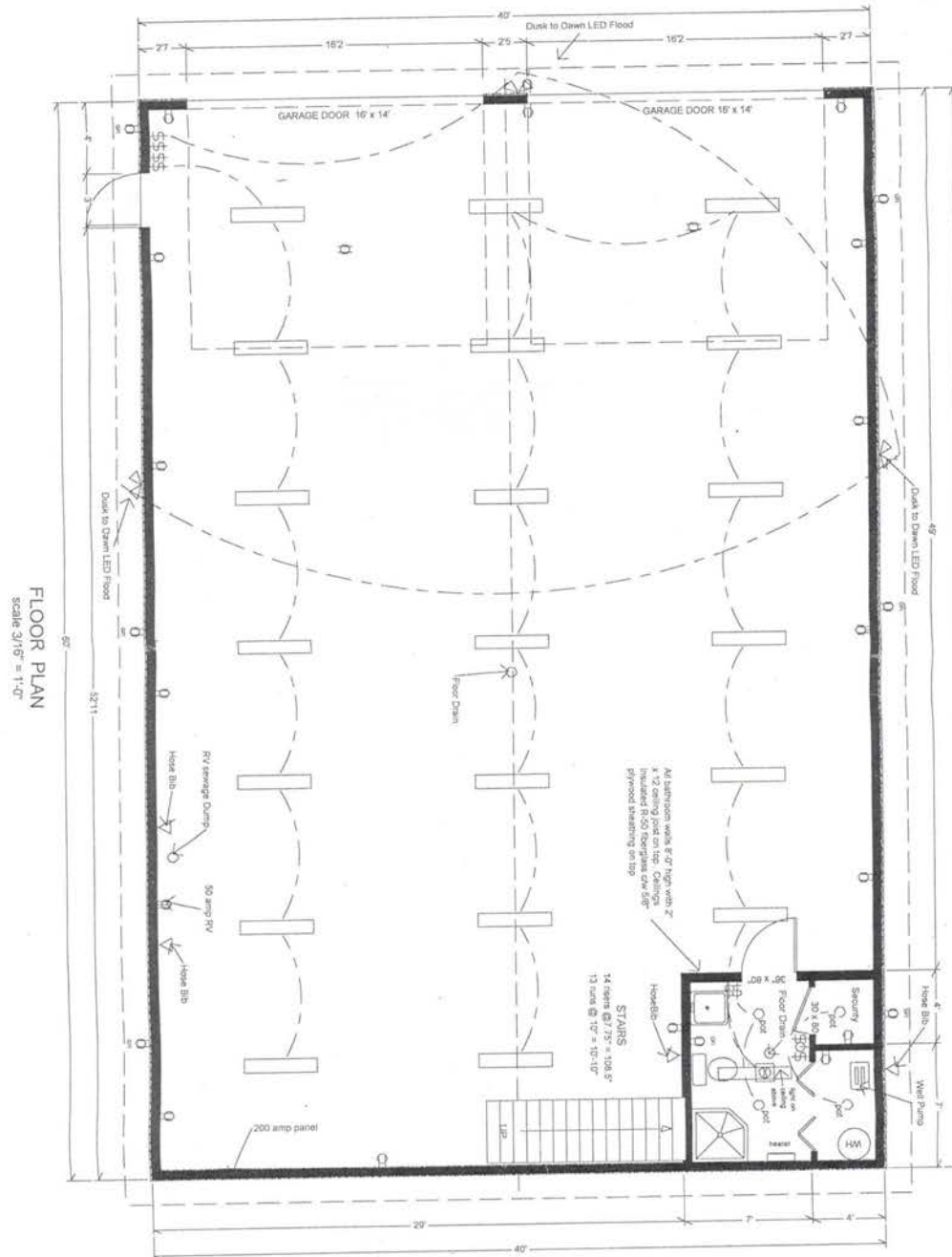






# BUILDING PLAN

5411 NOVA SCOTIA 325



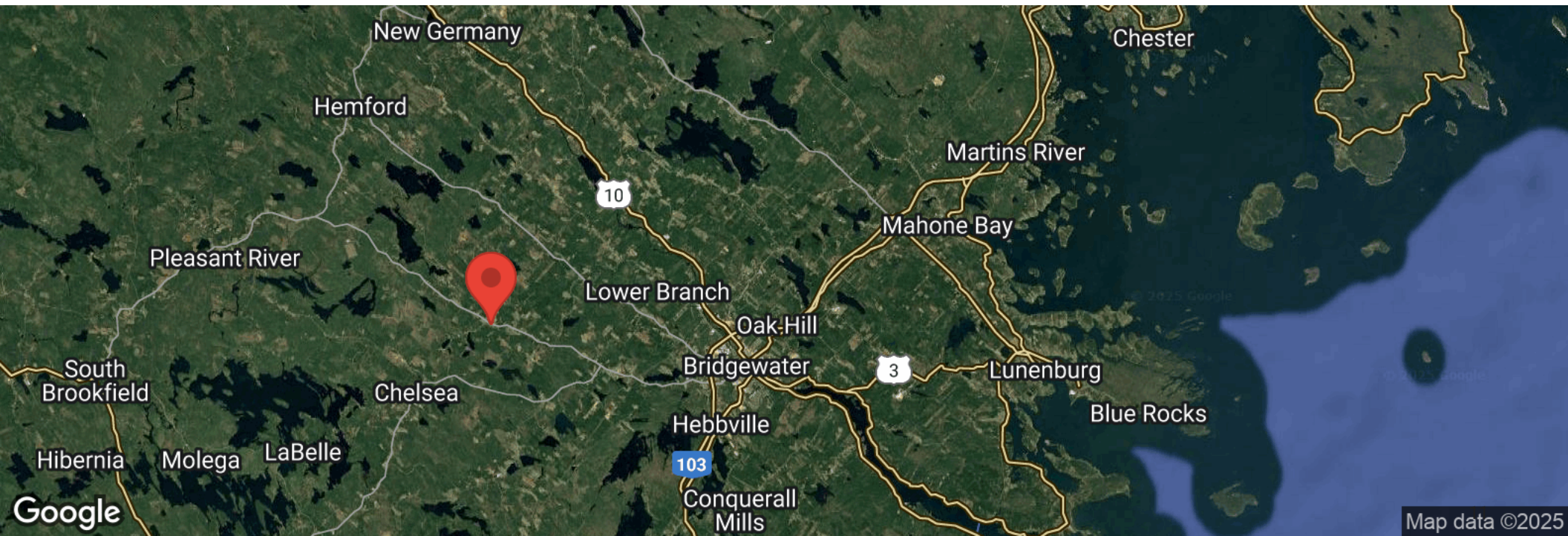
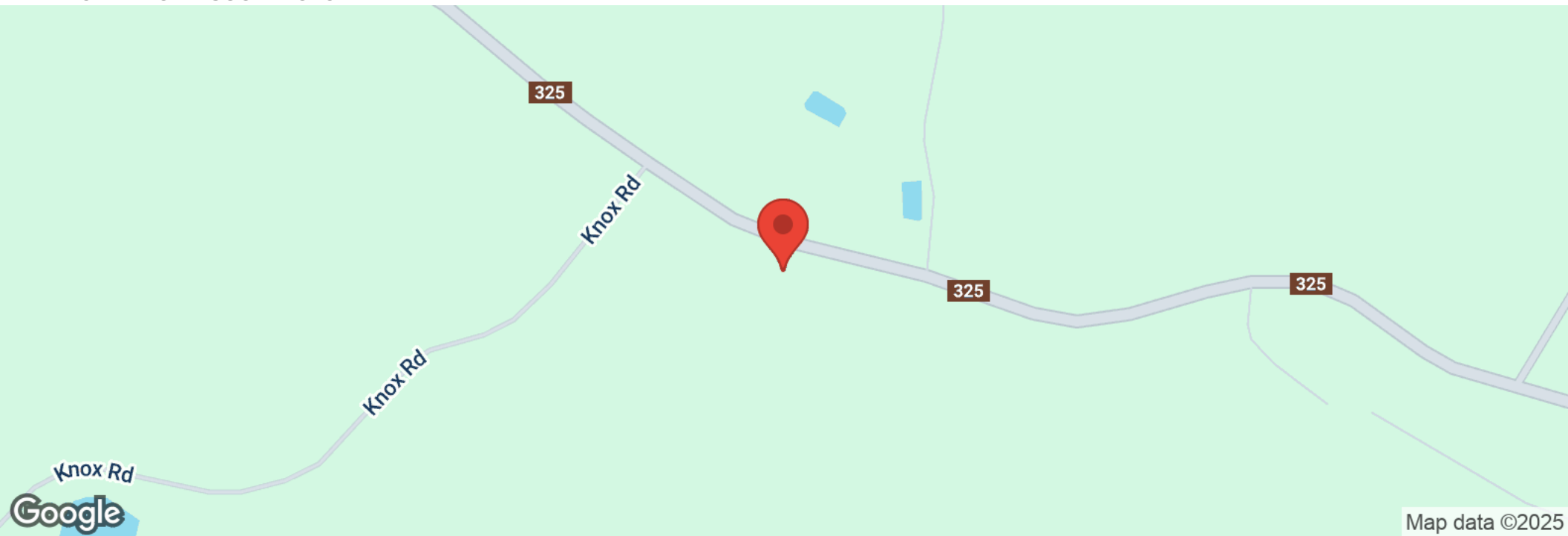






## LOCATION MAPS

5411 NOVA SCOTIA 325





## CONTACT INFORMATION

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