

INDUSTRIAL FOR SALE

250 North Street

Industrial - For Sale

150'

374'

250 North Street, Bridgewater, NS B4V 2V6

kw COMMERCIAL
ADVISORS[®]

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250 NORTH STREET

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Nova Scotia

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EXECUTIVE SUMMARY

250 NORTH STREET



OFFERING SUMMARY

PID #:	60050440
BUILDING SIZE:	5,600 SF Front Building: 4,000 SF Rear Building: 1,600 SF
BUILDING DIMENSIONS:	Front Building: 50' X 80' Rear Building: 40' x 40' Fenced Car Port: 14' x 40'
CEILING HEIGHT:	Front Building: 12' Rear Building: 16'
LOADING:	Two (2) 10' x 10' & One (1) 7' x 6' double man door Two (2) 12' high x 10' wide
LOT SIZE:	1.29 Acres (56,182 SF)
LIST PRICE:	\$1,395,000

PROPERTY OVERVIEW

This versatile industrial property at 250 North Street, Bridgewater, spans 5,600 SF across two buildings on a 1.29-acre lot. Originally constructed in 1985 with significant renovations in 2016 and a rear building added in 2018, this property is well-suited for a range of commercial and industrial uses. Zoned General Commercial (C5), it offers modern amenities, robust infrastructure, and a strategic location.

LOCATION OVERVIEW

Strategically located in the heart of Bridgewater, Nova Scotia, 250 North Street is a prime industrial/commercial property situated within the General Commercial (C5) zoning district. Positioned on a 1.29-acre lot (56,182 SF) with 150' x 374' dimensions, this property benefits from excellent visibility, accessibility, and proximity to key amenities, making it an ideal hub for businesses seeking a central location in a thriving commercial area.

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BUILDING OVERVIEW

250 NORTH STREET



PID #:	60050440
Construction Type:	Wood Frame
Foundation:	Poured Reinforced Concrete
Roof Type:	Front Building: Corrugated metal Rear Building: Asphalt shingle
Building Size:	Front Building: 4,000 SF Rear Building: 1,600 SF 5,600 SF Combined Total
Layout:	Front Building: showroom, 5 private offices, boardroom, washrooms x 3, lunchroom, server room, parts room and workshop Rear Building: Open warehouse storage with overhang
Building Dimensions:	Front Building: 50' x 80' Rear Building: 40' x 40' + 14' x 40' fenced car port
Year Built:	Front Building: 1985 with 2016 Renovations Rear Building: 2018
Lot Size:	1.29 Acres (56,182 SF) Dimensions: 150' x 374'
Ceiling Height:	Front Building: 12' Rear Building: 16'
Loading:	Front Building: Two (2) 10' x 10' & One (1) 7' x 6' double man door Rear Building: Two (2) 12' high x 10' wide
Electrical:	Front Building: 120/208 Volt 200 Amp 3 Phase, Rear Building: 120/ 208 Volt, 200 Amp, Single Phase to rear (3 Phase ready not connected)
Heating:	Front Building: Heat Ducted Heat Pump Rear Building: Oil fired forced air and Heat Pump
HVAC:	Lennox VRF Heat Recovery Multi Split Heat Pump 7.5 Ton (92,000 BTU) & Lennox SL25XPV 4 Ton Heat Pump
Water:	Electric Hot Water Tank 143 Liters (2022)
IT Infrastructure:	Security Camera, Key Fob Entry System, Eastlink Internet, CAT 5 & 6 Data Wiring to office area
Fire Safety:	Not Sprinklered, Monitored Fire Alarm
Municipal Services:	Water and Sewer
Zoning:	C5 (General Commercial) Zone
List Price:	\$1,395,000

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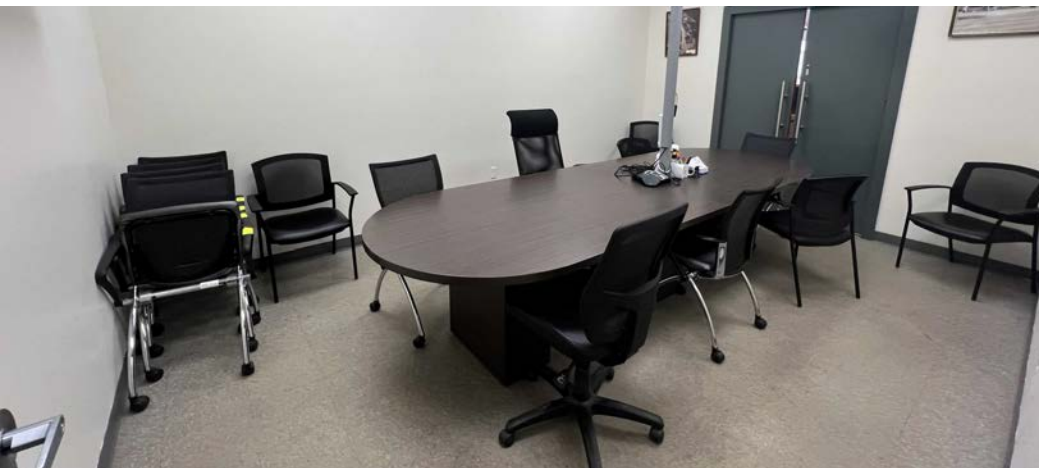
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PROPERTY PHOTOS

250 NORTH STREET



PROPERTY PHOTOS

250 NORTH STREET



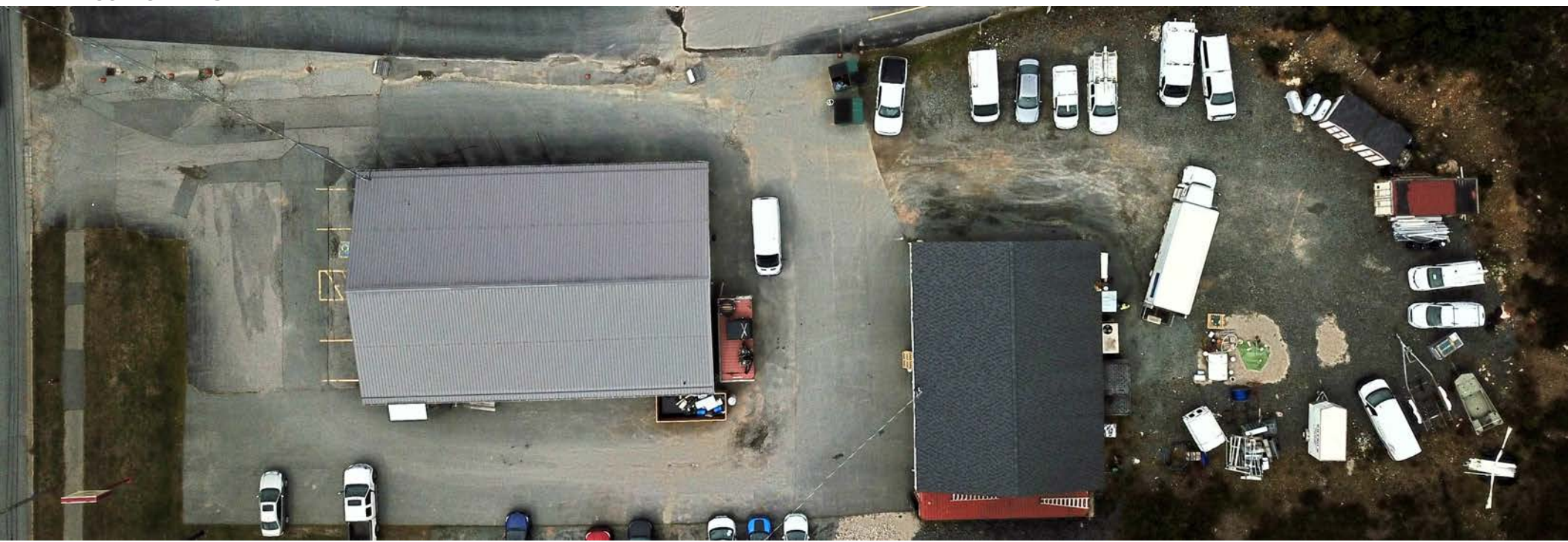
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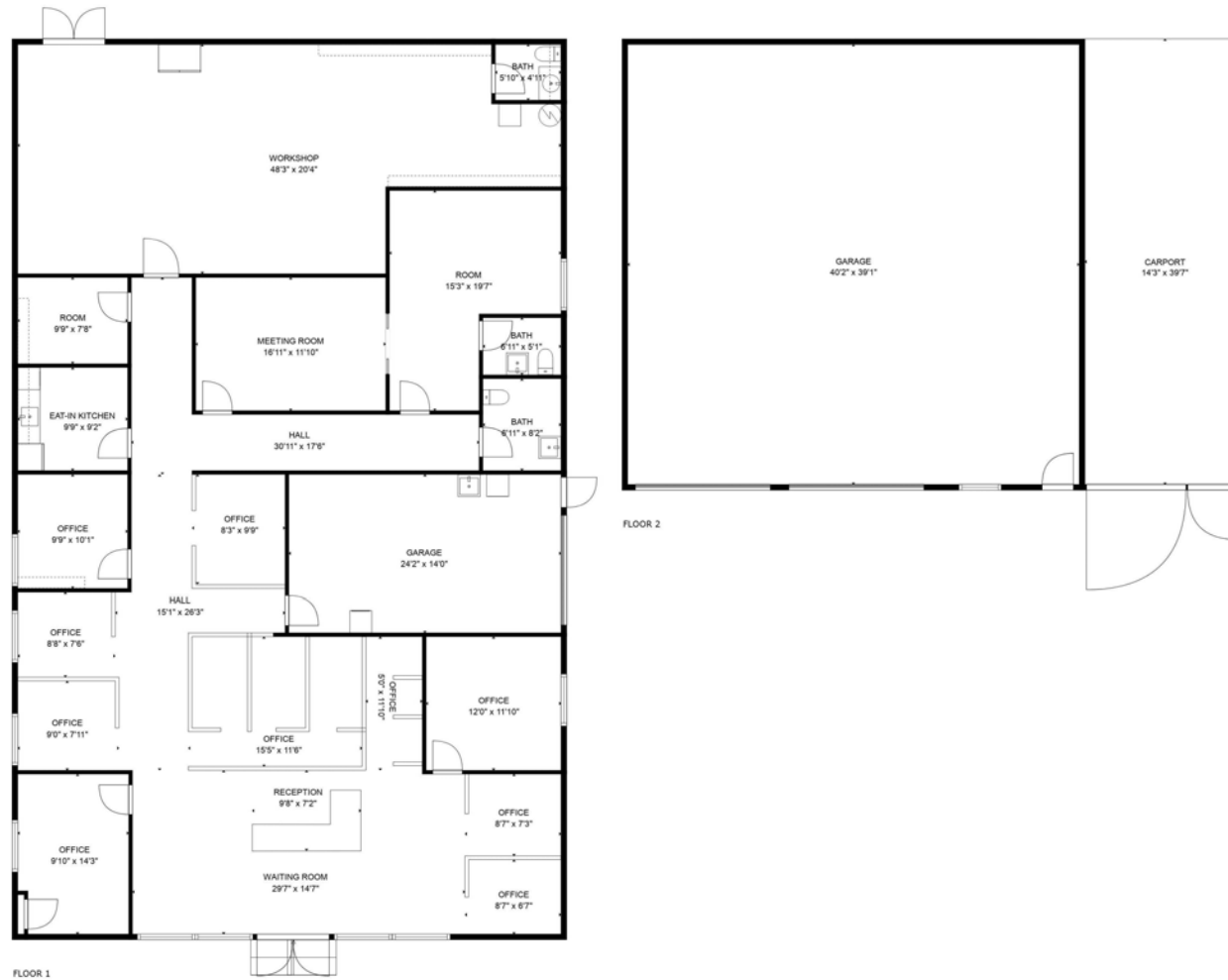
PROPERTY PHOTOS

250 NORTH STREET



FLOOR PLAN

250 NORTH STREET



TOTAL: 2622 sq. ft
 FLOOR 1: 2622 sq. ft, FLOOR 2: 0 sq. ft
 EXCLUDED AREAS: GARAGE: 1907 sq. ft, WORKSHOP: 830 sq. ft, CARPORT: 564 sq. ft,
 WALLS: 236 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLAN (3D RENDERING)

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LOCATION & HIGHLIGHTS

250 NORTH STREET



LOCATION OVERVIEW

Situated on North Street, a key commercial corridor in Bridgewater, Nova Scotia, this 1.29-acre industrial property at 250 North Street offers exceptional opportunities for businesses in the General Commercial (C5) zoning district. Its strategic location maximizes visibility, accessibility, and growth potential in a thriving economic hub.

Positioned on a high-traffic arterial road, the property ensures prominent visibility for retail, showroom, or service-based businesses, attracting both local and regional customers.

Located near Bridgewater's downtown core, the property is surrounded by major retailers, banks, restaurants, and professional services, fostering a dynamic business environment ideal for networking and client engagement.

The area supports a mix of retail, industrial, and service-oriented businesses, providing opportunities for collaboration and cross-promotion in sectors like manufacturing, logistics, and professional services.

The General Commercial zoning allows a wide range of uses, including retail, office, light industrial, and warehousing, enabling businesses to customize operations for maximum market impact.

Close to residential neighborhoods and Lunenburg County's economic center, the property benefits from a local workforce and a steady customer base, enhancing operational efficiency and sales potential.

Easy access to Highway 103 connects the property to Halifax (100 km) and South Shore markets, ideal for businesses with regional distribution or service needs.

250 North Street is a prime commercial property in Bridgewater's vibrant business district, offering unmatched opportunities for retail, office, or industrial ventures. Its high-traffic location, flexible zoning, and proximity to a diverse commercial ecosystem make it an ideal investment for businesses looking to capitalize on the South Shore's economic growth.



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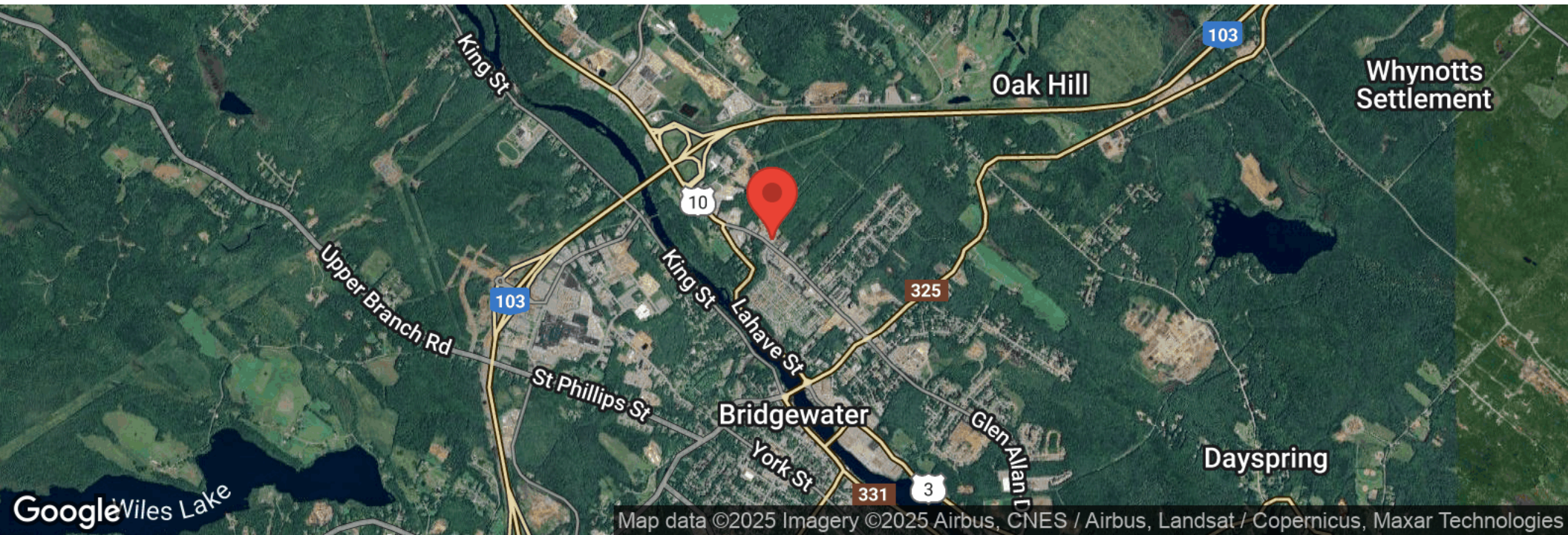
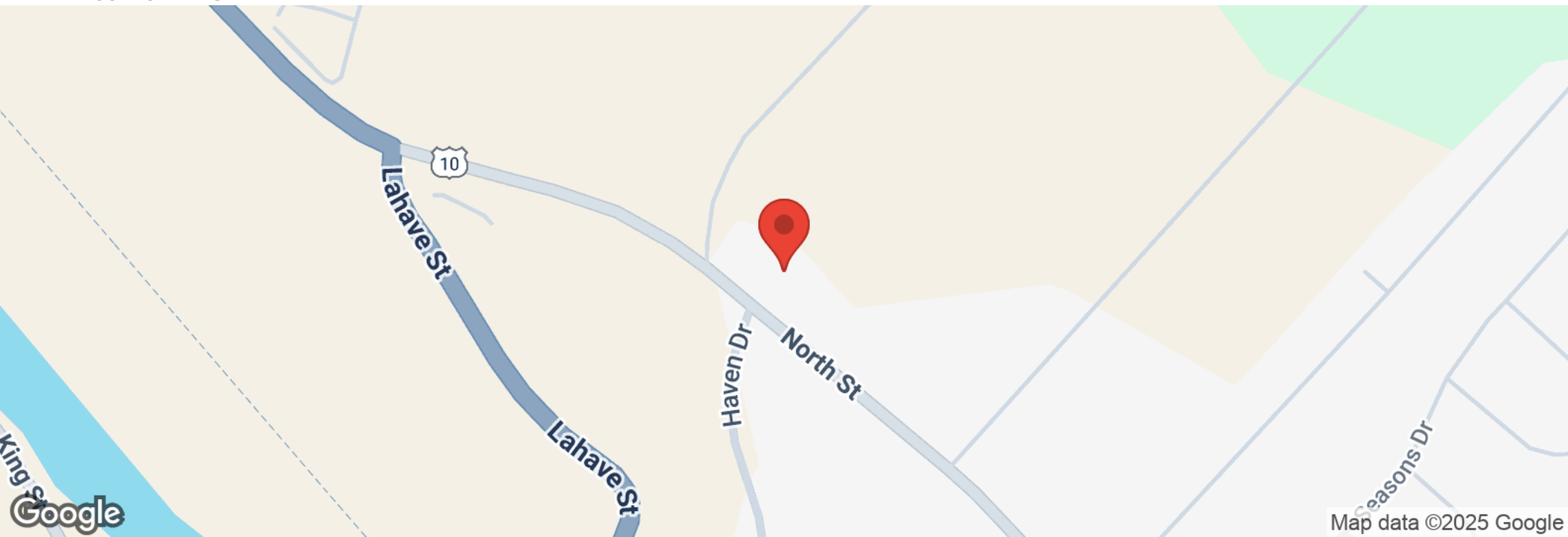
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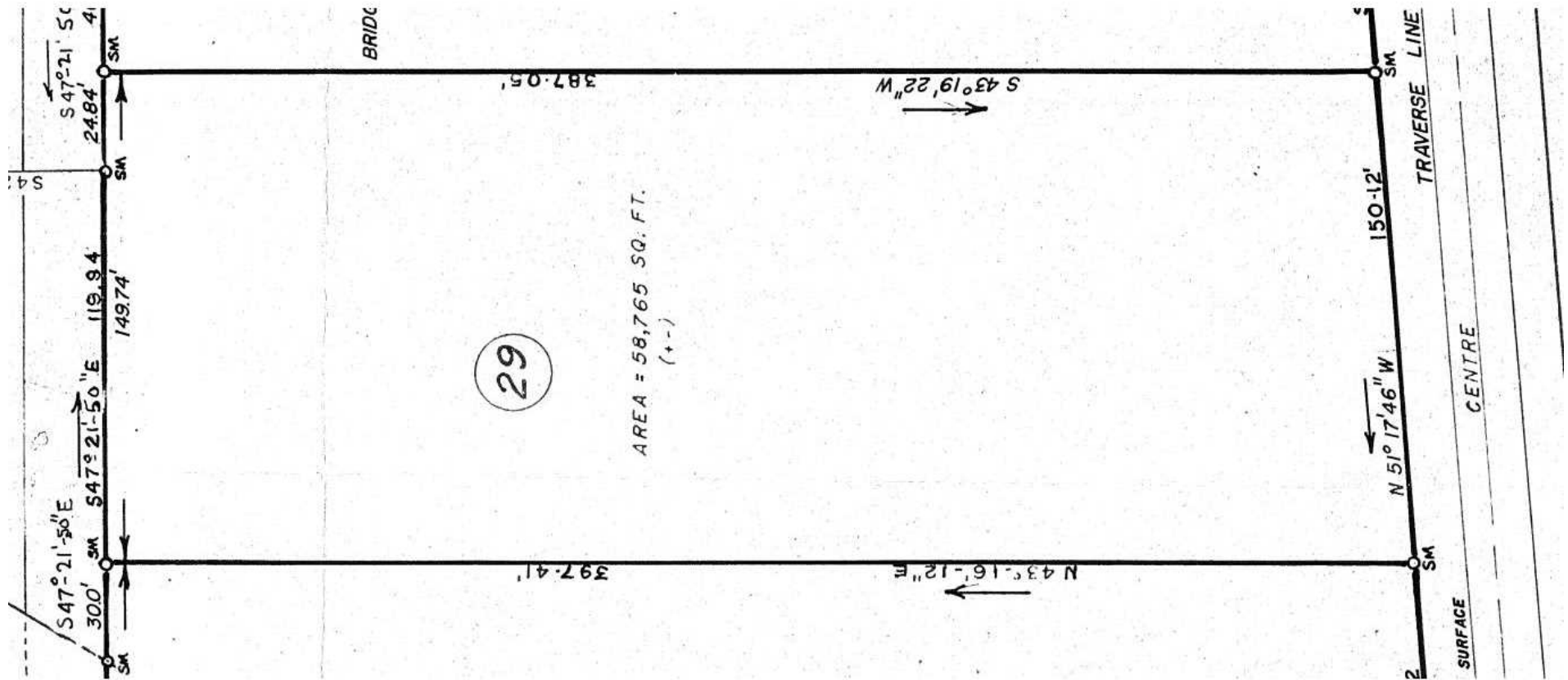
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LOCATION MAPS

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C5 (GENERAL BUSINESS) ZONING

250 NORTH STREET

5.6 General Commercial (C5) Zone

5.6.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 4,645m² (49,998ft²) in gross floor area, shall be permitted as-of-right in the General Commercial (C5) Zone subject to the requirements of this By-law:

- Animal Hospitals & Veterinaries
- Automobile Repair Services
- Automobile Sales & Rental
- Building Supplies Stores
- Bus Terminals
- Car Wash Facilities
- Clinics
- Clubs & Fraternal Organizations
- Community Centres
- Distribution Centres
- Dog Grooming
- Dressmaking and Tailoring
- Drive-through Facilities
- Educational Uses
- Emergency Services
- Equipment Sales & Rental
- Funeral Homes
- Garden & Nursery Sales
- Garages
- Gas Stations
- Hotels
- Household Repair Services
- Laundromats & Dry Cleaners
- Manufactured Home Sales & Repair
- Motels
- Offices
- Parking Lots & Structures
- Personal Service Shops
- Places of Assembly
- Places of Entertainment
- Printing Establishments
- Restaurants
- Recycling Depots
- Research Facilities
- Retail Sales
- Self-Storage Facilities
- Studios
- Taxi Operations

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- Telecommunication Towers
- Visitor Information Centres
- Warehouses, Depots & Storage Facilities
- Wholesale Establishments
- Wineries and Micro-Breweries

5.6.2 Developments by Development Agreement

The following developments shall be permitted by Development Agreement in the General Commercial (C5) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined in the Municipal Planning Strategy:

- a. All developments listed in LUB 5.6.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy CDA-1.

5.6.3 Zoning Standards

The following requirements apply to all developments permitted as-of-right or by site plan approval in the General Commercial (C5) Zone:

C5	General Commercial Zone
Minimum front yard	3m (10ft)
Minimum rear yard	5m (16ft)
Minimum side yard	4m (13ft)
Minimum flankage yard	4m (13ft)
Maximum building height	14m (46ft)
Minimum lot area	650m ² (6,997ft ²)
Minimum lot frontage	12m (39ft)

5.6.4 Special Requirements

- a. Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36; and
- b. Development within the LaHave River Development Agreement Area, excluding parks, change of use and associated signage, additions less than 50m² (538ft²), and accessory buildings and structures less than 50m² (538ft²), shall only be permitted by development agreement, in accordance with MPS Policy LRDA-1.

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CONTACT INFORMATION

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