

# INDUSTRIAL FOR SALE

## 396 Station Road

Industrial - For Sale

396 Station Road, Great Village, Colchester, NS B0M 1L0

**kw** COMMERCIAL  
ADVISORS®



# TABLE OF CONTENTS

396 STATION ROAD

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Nova Scotia

## KW COMMERCIAL ADVISORS

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Each Office Independently Owned and Operated

Executive Summary	3
Property Photos	4
Building Overview	9
Building Size	10
Building Dimensions	11
Building 1 Floor Plan	12
Building 1 3D Floor Plan	13
Building 1 Elevation	14
Building 1 Cross Section	15
Building 2 Floor Plan	16
Building 2 3D Floor Plan	17
Building 3 Floor Plan	18
Building 3 3D Floor Plan	19
Building 3 Cross Section	20
Location & Highlights	21
Site Plan Page	22
Location Maps	23
Regional Map	24
Contact Information	25
Disclaimer	26

## EXECUTIVE SUMMARY

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



### OFFERING SUMMARY

<b>PID #:</b>	20294146
<b>BUILDING SIZE:</b>	Building 1: 7,110 SF (6,300 SF Ground Floor   810 SF 2nd Floor) Building 2: 1,681 SF (Ground Floor) Building 3: 6,223 SF 15,014 SF (14,204 SF Ground Floor   810 SF 2nd Floor)
<b>LOT SIZE:</b>	1.99 Acres (86,584 SF), Lot 2
<b>CEILING HEIGHT:</b>	12' - 22.5' Clear
<b>YEAR BUILT:</b>	2016 - 2021
<b>ZONING:</b>	No Zoning Zone (Municipality of the County of Colchester)
<b>ASSESSED VALUE:</b>	\$23,500.00 (Residential Taxable 2025) \$915,700.00 (Resource Taxable 2025)
<b>LIST PRICE:</b>	\$2,495,000

### PROPERTY OVERVIEW

Discover the versatility of this expansive 15,014 SF commercial property comprising three distinct buildings constructed between 2016 and 2021. Building 1 offers 7,131 SF with a residential component including a kitchen, 2-bedrooms, and amenities. Building 2 provides 1,681 SF, and Building 3 adds 6,223 SF, all featuring pre-engineered steel construction with corrugated metal roofs. With ceiling heights ranging from 12' to 22.5', the property sits on a 1.99-acre lot with no zoning restrictions, ensuring flexible use. It includes grade loading, food-grade washable walls, multiple power options, and backup generators. This property represents a significant investment opportunity for businesses seeking space and adaptability. Large solar system generates over \$12,000/year in electrical.

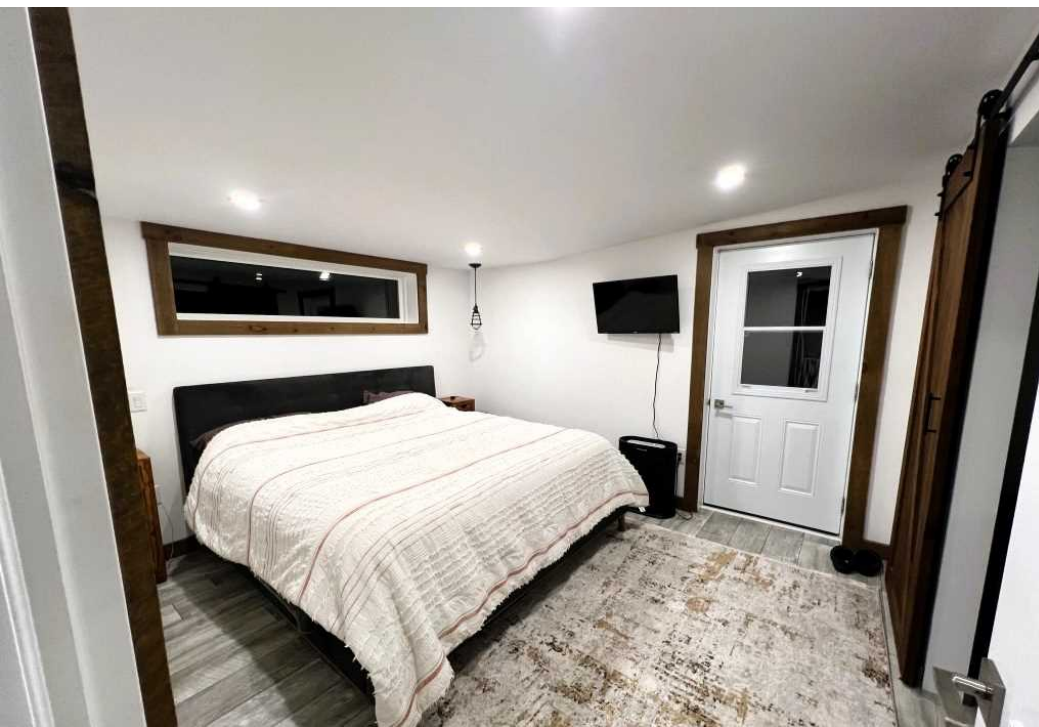
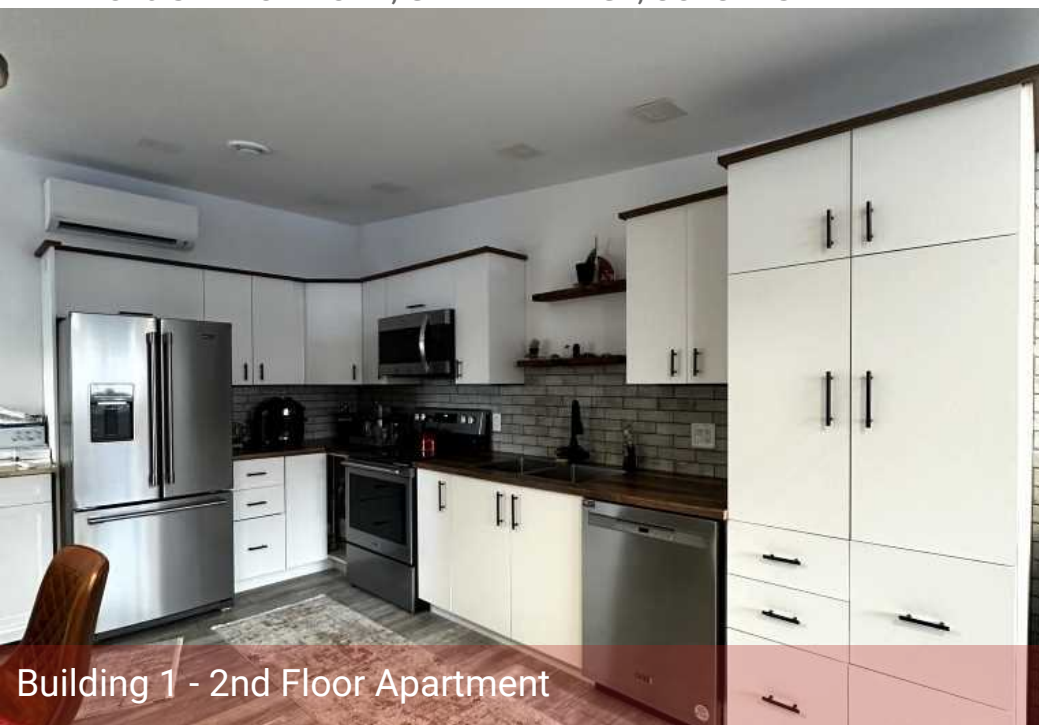
### LOCATION OVERVIEW

Located at 396 Station Road in Great Village, Nova Scotia, this commercial property offers excellent access from Trans Canada Highway 104 via Exit 10, with close proximity to Truro and Debert. It is surrounded by a supportive local community and scenic landscapes. Ideal for a variety of business ventures, from retail to professional services, with municipal services in place and room for expansion. A perfect blend of rural charm and strategic location for your next business endeavor.



## PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



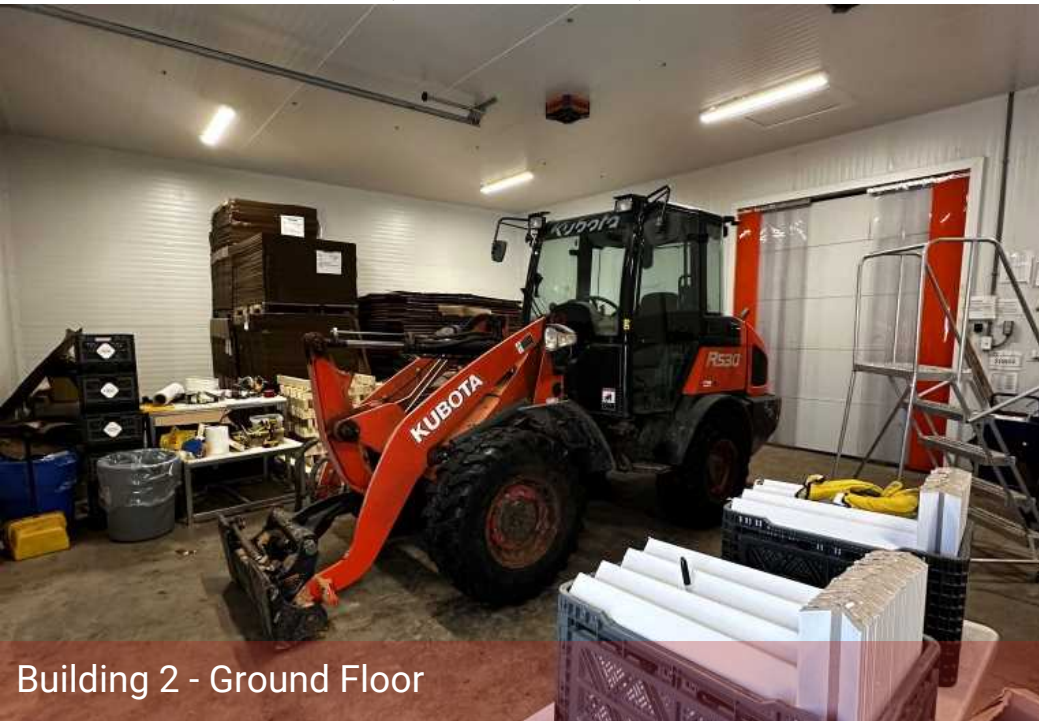
Building 1 - Ground Floor



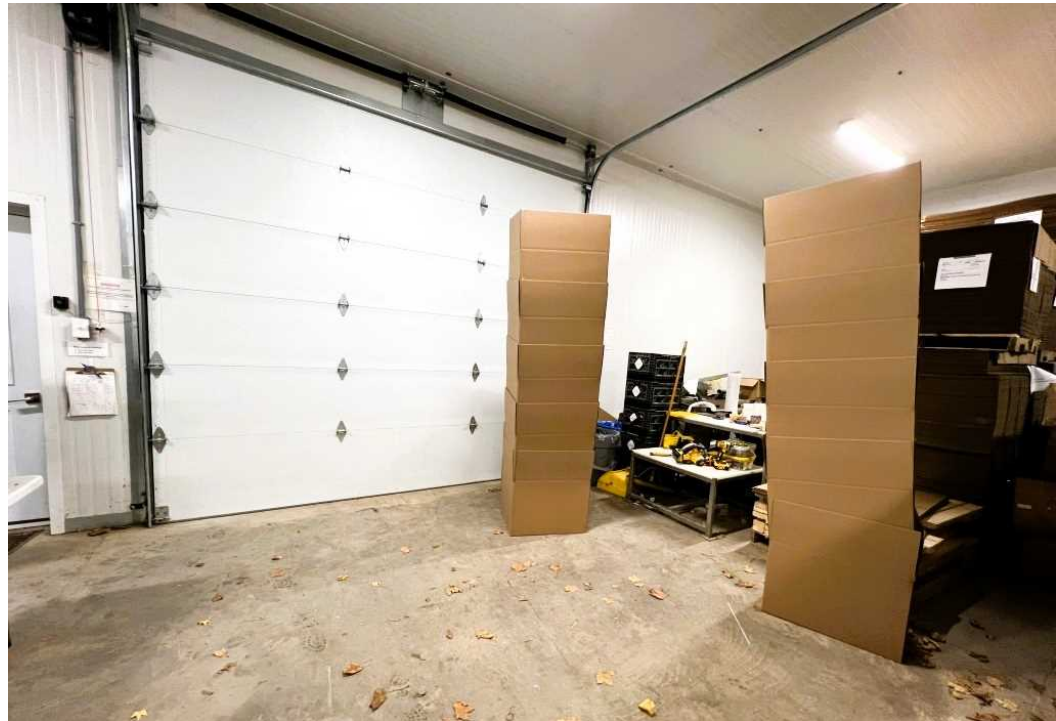


## PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 2 - Ground Floor





## PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 3 - Ground Floor





## PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## BUILDING OVERVIEW

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



### Building Specifications

Property Type:	Industrial
Building Size:	Building 1: 7,110 SF (6,300 SF Ground Floor   810 SF 2nd Floor) Building 2: 1,681 SF (Ground Floor) Building 3: 6,223 SF 15,014 SF (14,204 SF Ground Floor   810 SF 2nd Floor)
Construction Type:	Pre-Engineered steel
Foundation:	Reinforced Concrete Foundation
Roof Type:	Corrugated metal
Building 1 Dimensions:	90' x 62' (5,580 SF) + 30' x 16' (480 SF) + 20' x 12' (240 SF) = 6,300 SF Ground Floor 30' X 27' = 810 SF 2nd Floor 7,110 SF Total
Building 2 Dimensions:	1,681 SF 41' x 41' = 1,681 SF (Ground Floor)
Building 3 Dimensions:	86' x 46' (3,956 SF) less 7'4" x 41' (- 301 SF), + 12' x 14' (168 SF) + 60' x 40' (2,400 SF), = 6,223 SF (Ground Floor)
Ceiling Height:	12' - 22.5' Clear
Site Condition:	Majority gravel graded with generally flat topography
Year Built:	2016 - 2021
Walls:	Majority food grade washable walls - IMP insulated metal panels
Grade Loading:	Four (4) 14' x 14', 12' x 12' Two (2) 14' x 12'
Fuel Type:	Propane & electric
HVAC:	Mini split in residential heat pumps with HRV ventilation system in place (1) 4 x 5 Ton commercial package units 2 Walk-in refrigeration units
Electrical:	Large solar photovoltaic system - 60 kW 120 /240 Volt, 800 Amp 1 Phase Power supply Separately metered
Generator:	2 x Generac Propane Gaurdian - 22 KW
Sprinkler System:	Not sprinklered
Water & Sanitary:	Well & septic
2nd Floor Residential Premises:	4 piece bathroom, In-unit laundry, full kitchen, ground floor office, bedroom with walk-in closet, hot tub and walkout deck.



## BUILDING SIZE

396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## BUILDING DIMENSIONS

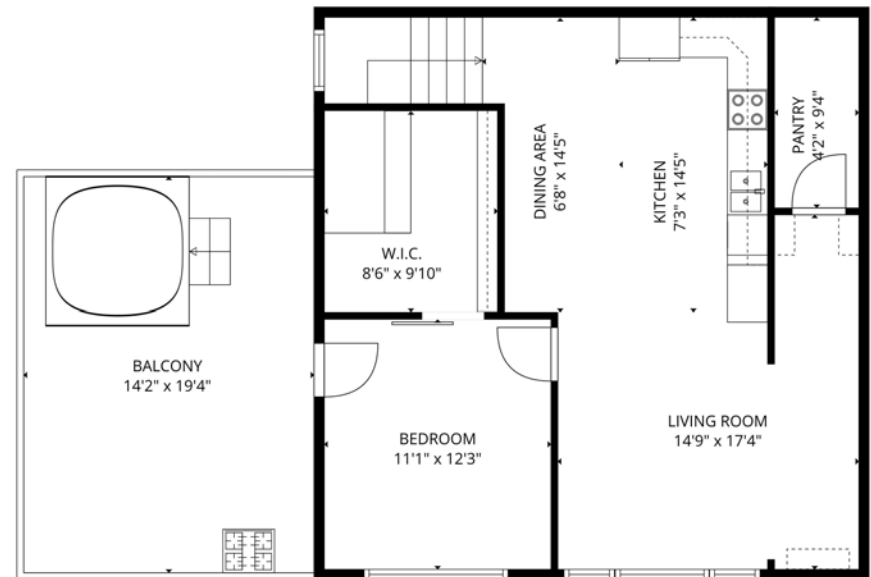
396 STATION ROAD, GREAT VILLAGE, COLCHESTER





# BUILDING 1 FLOOR PLAN

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Main Level

2nd Level



## BUILDING 1 3D FLOOR PLAN

396 STATION ROAD



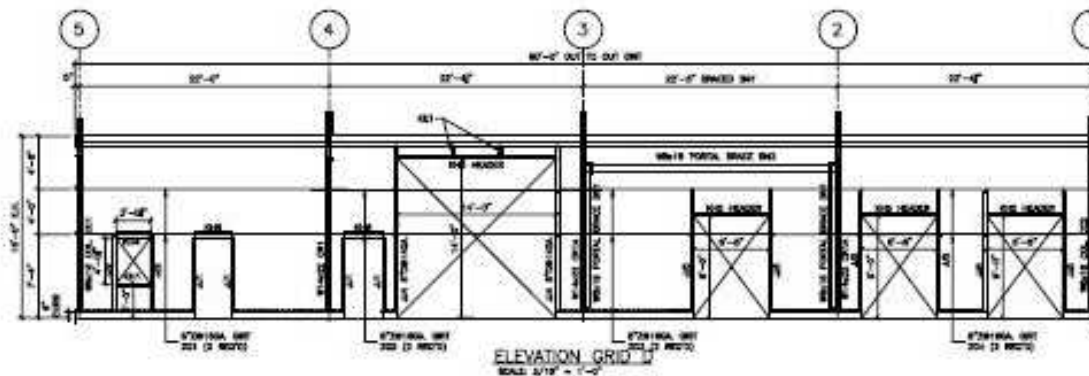
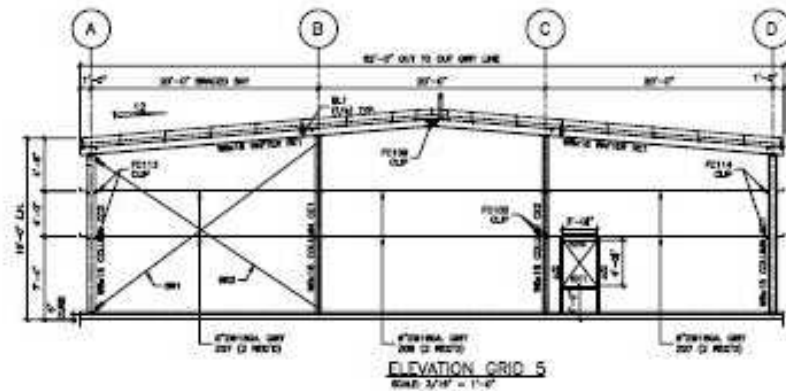
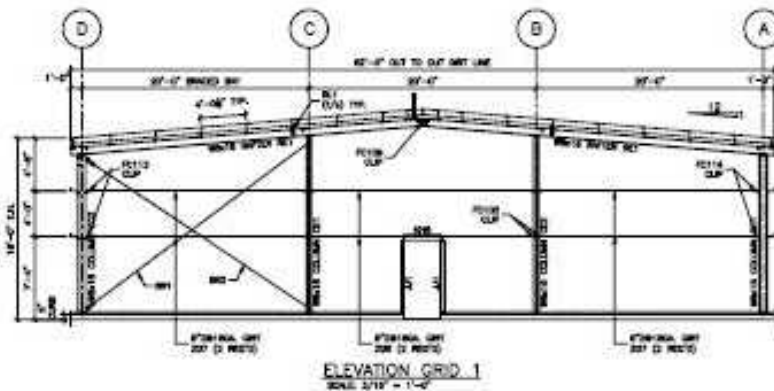
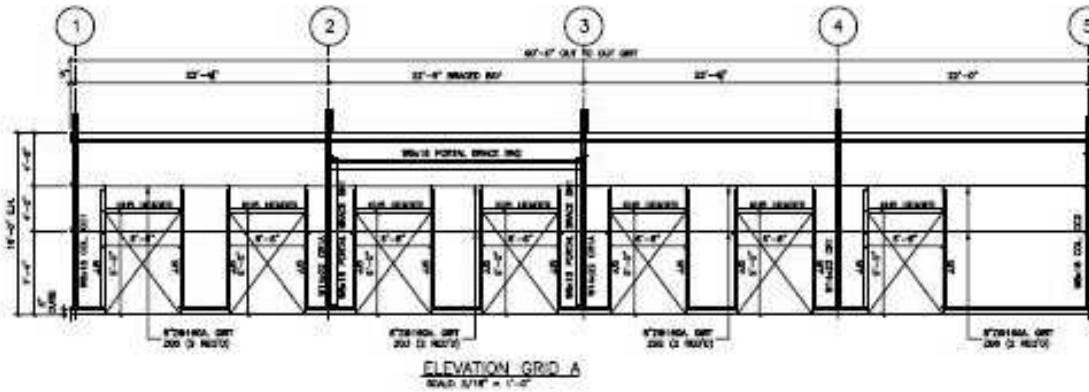
Main Level

2nd Level



# BUILDING 1 ELEVATION

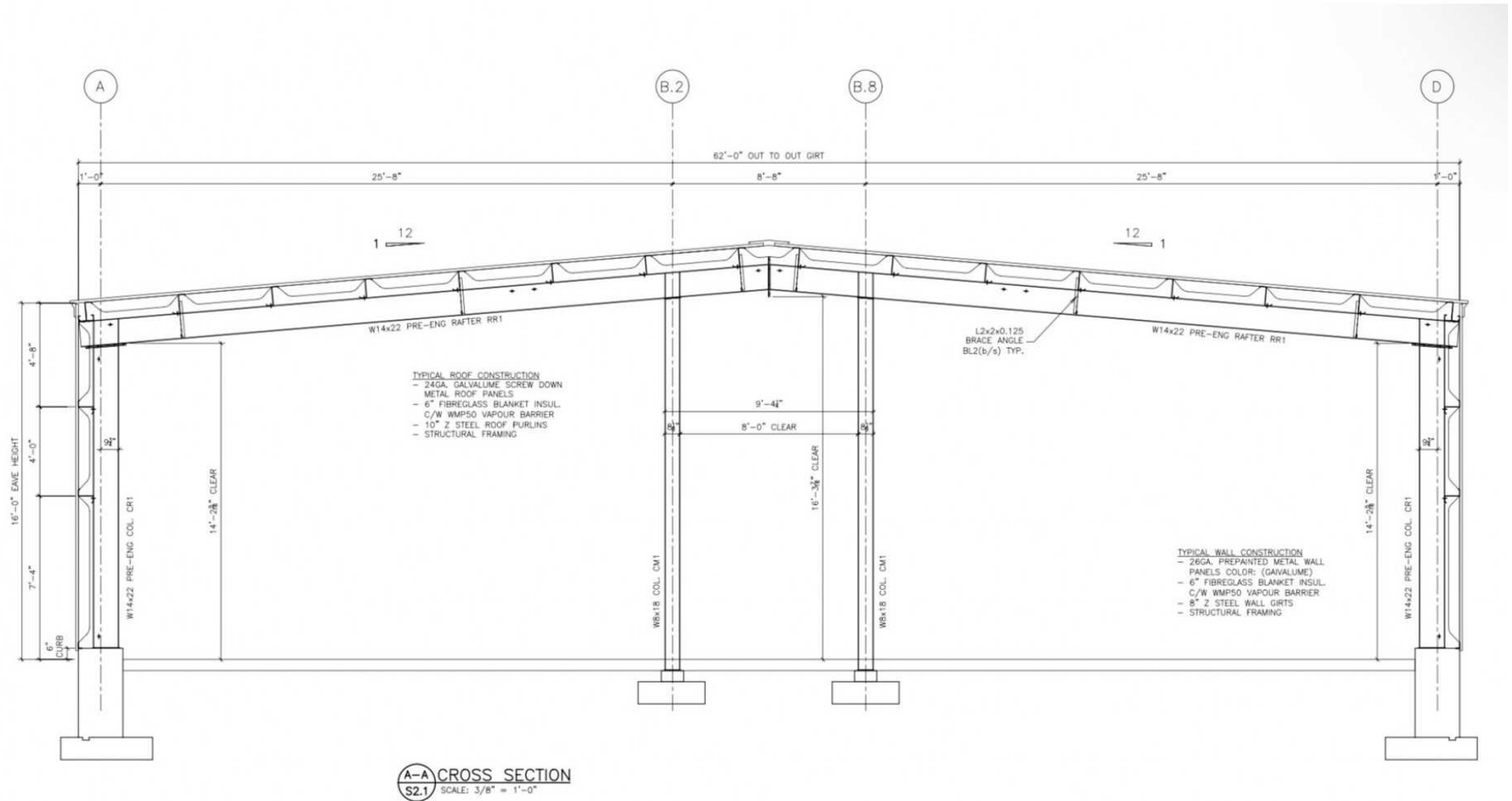
396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## BUILDING 1 CROSS SECTION

396 STATION ROAD, GREAT VILLAGE, COLCHESTER

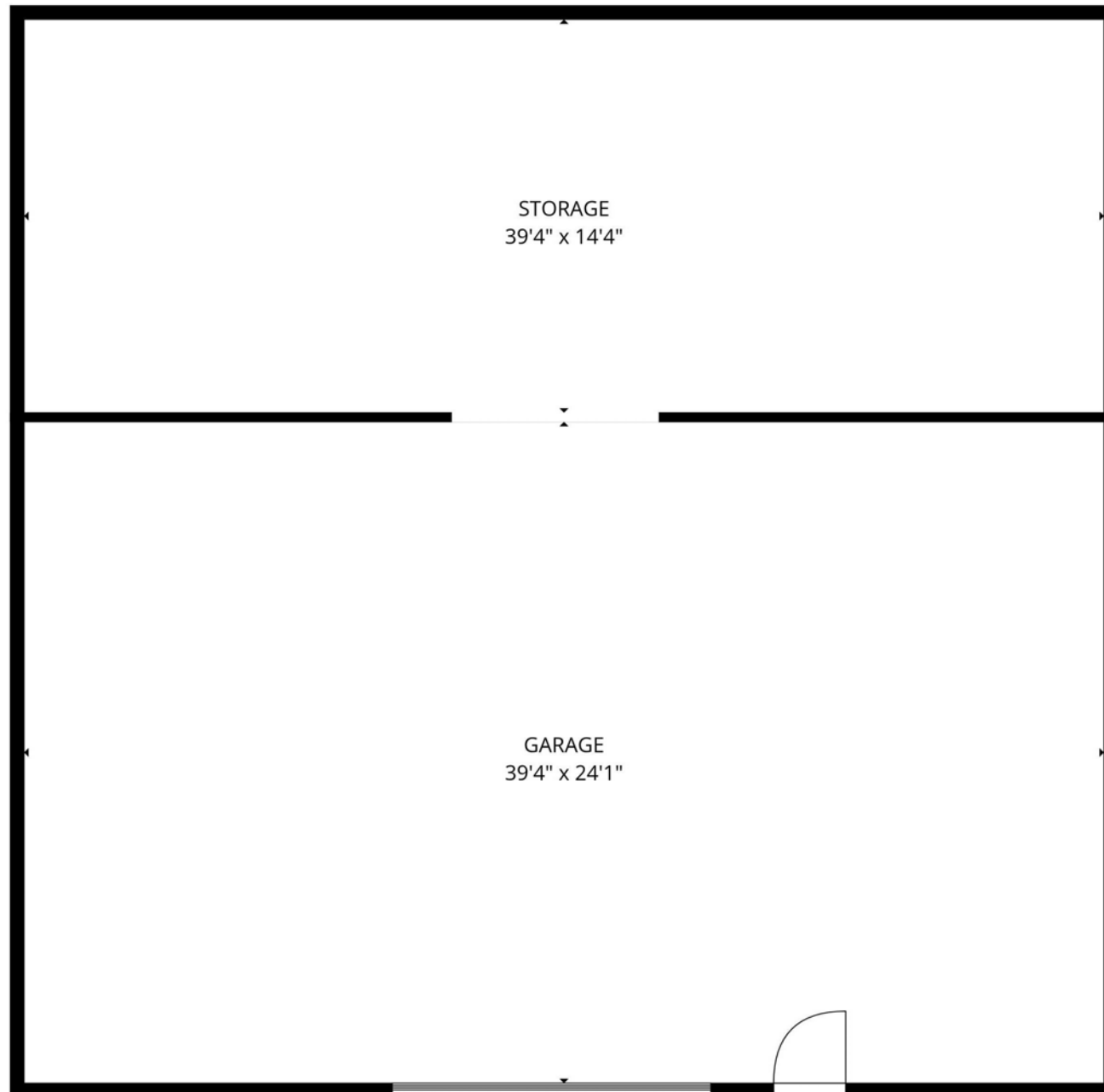


Building 1 Cross Section (Partial)



## BUILDING 2 FLOOR PLAN

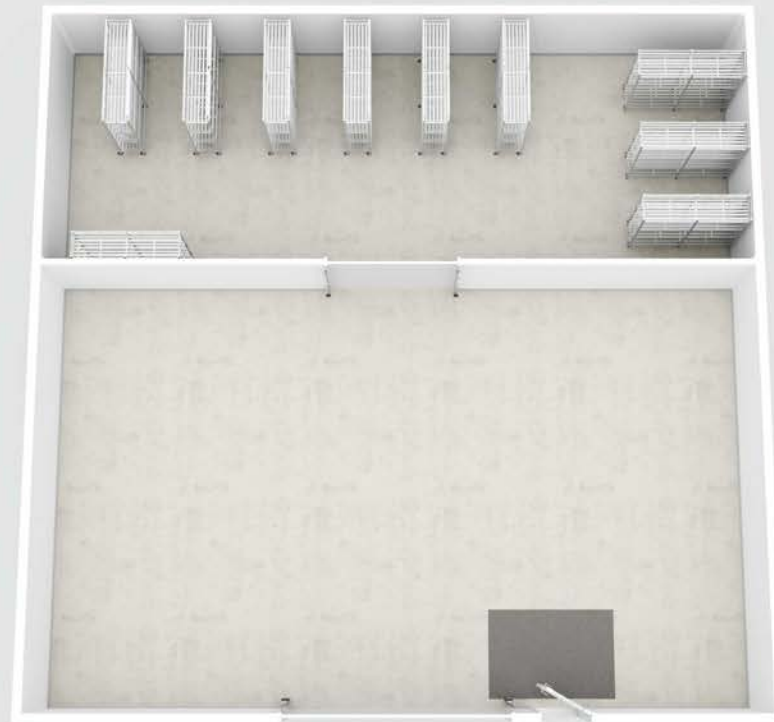
396 STATION ROAD





## BUILDING 2 3D FLOOR PLAN

396 STATION ROAD

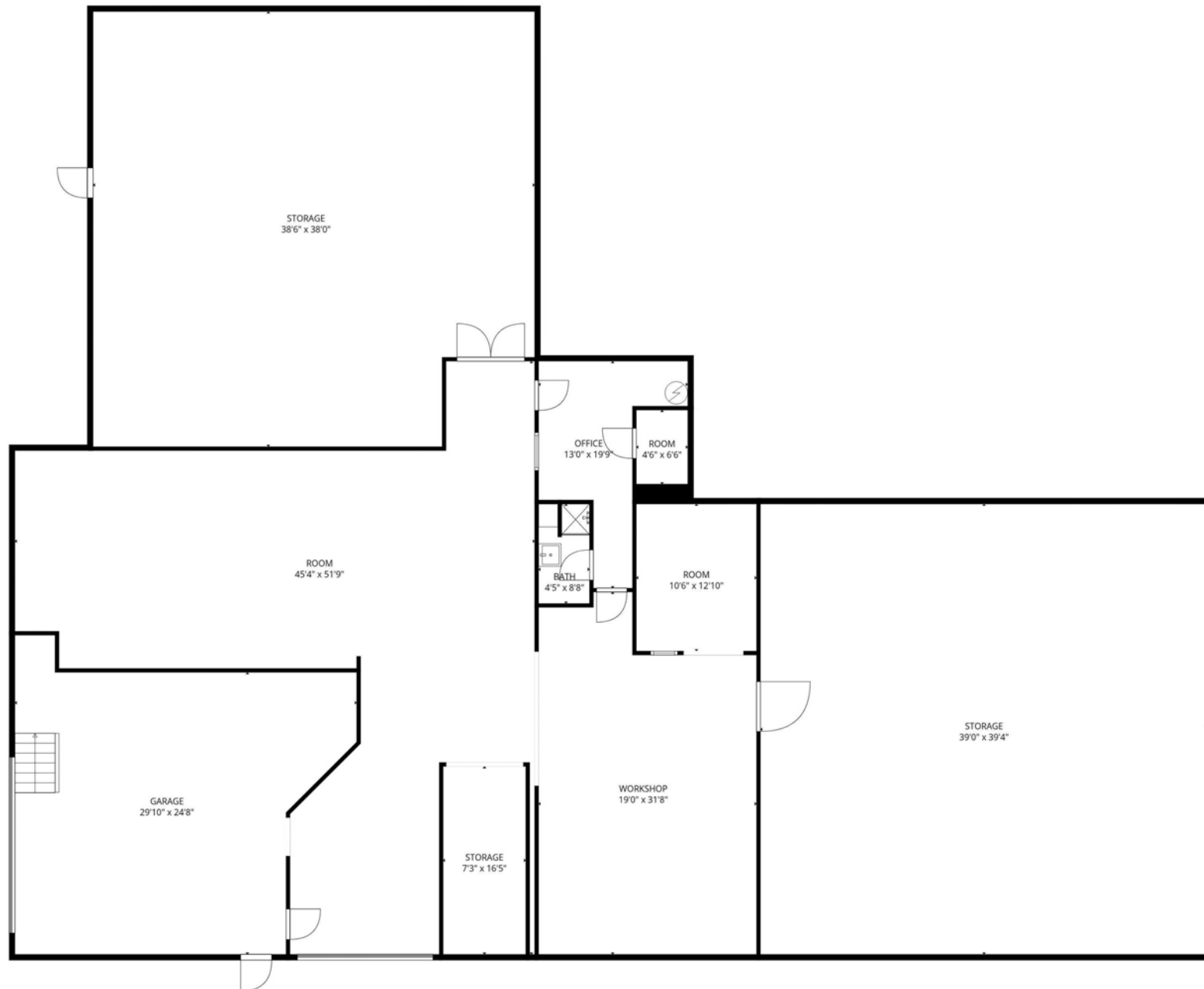


FLOOR 2



## BUILDING 3 FLOOR PLAN

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



## BUILDING 3 3D FLOOR PLAN

396 STATION ROAD



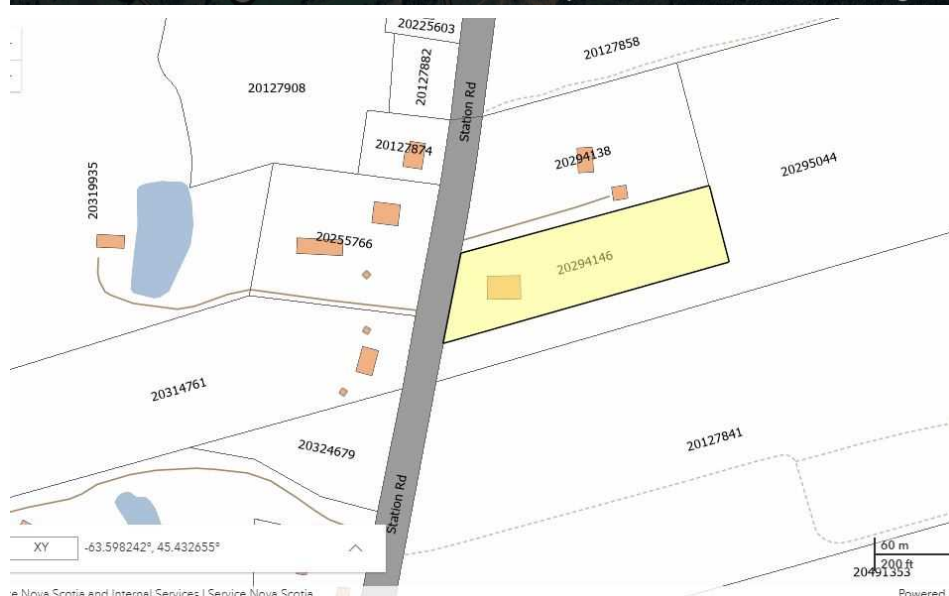
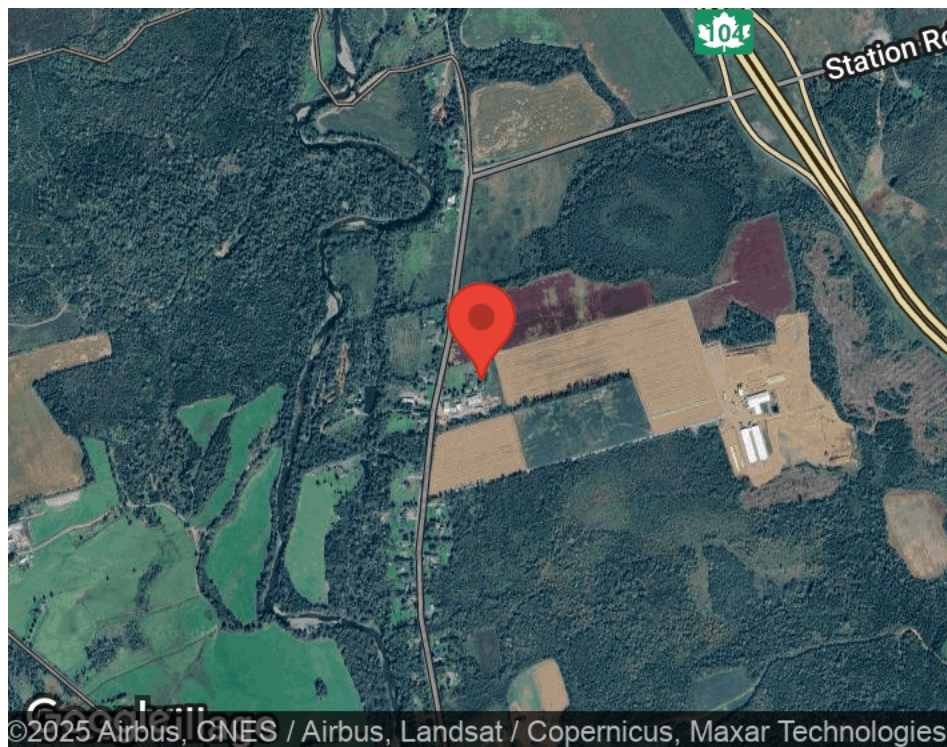
FLOOR 1





## LOCATION & HIGHLIGHTS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Nestled in the charming rural community of Great Village, Nova Scotia, 396 Station Road offers a unique commercial real estate opportunity. This property is strategically located along Station Road, providing easy access and visibility for businesses looking to capitalize on local and passing traffic.

### Key Features:

- **Accessibility:** Situated just off Highway 104, this location benefits from both local community access and connectivity to larger towns like Truro, approximately 20 minutes away, enhancing its appeal for businesses targeting both rural and urban markets.
- **Community Context:** Great Village is known for its close-knit community, supporting local businesses with a loyal customer base. The area is surrounded by scenic landscapes, making it an attractive spot for businesses that thrive on tourism or require a peaceful setting.
- **Surrounding Amenities:** The property is in proximity to local amenities including the Great Village Post Office, community hall, and various small retail and service businesses. This environment fosters a supportive business ecosystem where new ventures can integrate seamlessly.
- **Potential Uses:** The property at 396 Station Road is not restricted by zoning, with building features suitable for food grade processing or other Industrial manufacturing or warehousing uses.
- **Development Potential:** With land available around the property, there's room for expansion or outdoor business activities. The property could be ideal for those looking to develop a business with outdoor elements or additional parking.

- **Visibility and Traffic:** Station Road sees consistent local traffic, especially during peak times, providing natural visibility for any business established here.

This commercial property at 396 Station Road in Great Village, Nova Scotia, represents an excellent opportunity for those looking to establish or expand a business in a picturesque, community-oriented setting with the potential for growth and development.



# SITE PLAN PAGE

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



**CERTIFICATION**

Lots designated as Land 2  
on this plan of subdivision are approved as required under the  
Planning Act with the following conditions:  
NONE

This plan may be accepted for registration at the Registry of  
Deeds.

Date of approval:  
**APR 22 1991**

Development Officer  
Municipality of the County  
of Colchester



LOT #1 ..... (PREVIOUSLY) NOT BEEN ASSIGNED PURSUANT TO  
THE REGULATIONS RESPECTING SUBDIVISION OF LAND TO BE DIVIDED BY PLATTE  
RECORD SYSTEMS AS SET OUT IN THE REGULATIONS MADE UNDER THESE  
REGULATIONS.

HOLDER IS PROVIDED THAT THE PHYSICAL EXISTENCE OF THE LOT AND THE ADJUTING  
PARCELS DOES NOT CHANGE, LOT #1 ..... (PREVIOUSLY) APPROVED  
BY THE DEPARTMENT OF AGRICULTURE FOR THE REGISTRATION OF THE ADJUTING  
SPECIAL SYSTEM FOR ..... Copy II. Lot. Total. October 1990.

WARRANT TO THE ADJUTING SYSTEM ON SUPERIOR TO REGIONS

**PUBLIC ROADS**

THE FOLLOWING STREETS AND HIGHWAYS  
ARE OWNED AND MAINTAINED BY THE DE-  
PARTMENT OF TRANSPORTATION:  
STATION ROAD

I, Ray A. Follen, Nova Scotia Land Surveyor  
hereby certify that the survey represented  
by this plan was conducted under my  
superintendence; and that the survey and plan  
were made in accordance with the Nova  
Scotia Land Surveyor's Act and the  
regulations made thereunder.

Dated this 30th day of April, 1991  
R.A. Follen, N.S.L.S.

Open survey method  
Opp. was post/ber 18 found  
M.T. witness  
S. N.S.L.S. Nova Scotia Co-ordinate was  
No existing buildings, except as may be  
shown, are within 100' of lot lines  
No scale factor applied  
Geographic adjustment applied

Bearings are relative to N.S.L.S. M.T.M. Grid:  
44.3' Central Meridian, based on July 1979  
values for mag. #12810 and #12871.  
Field survey was carried out during the  
period 3/22 to 3/28, 1991.

R.A. Follen, N.S.L.S.  
R.A. Follen, N.S.



Owner: Robert Amon,  
Great Village,  
Col. Co., N.S.

Plan ref. none  
Deed ref. 494/713, 325/03, 645/486

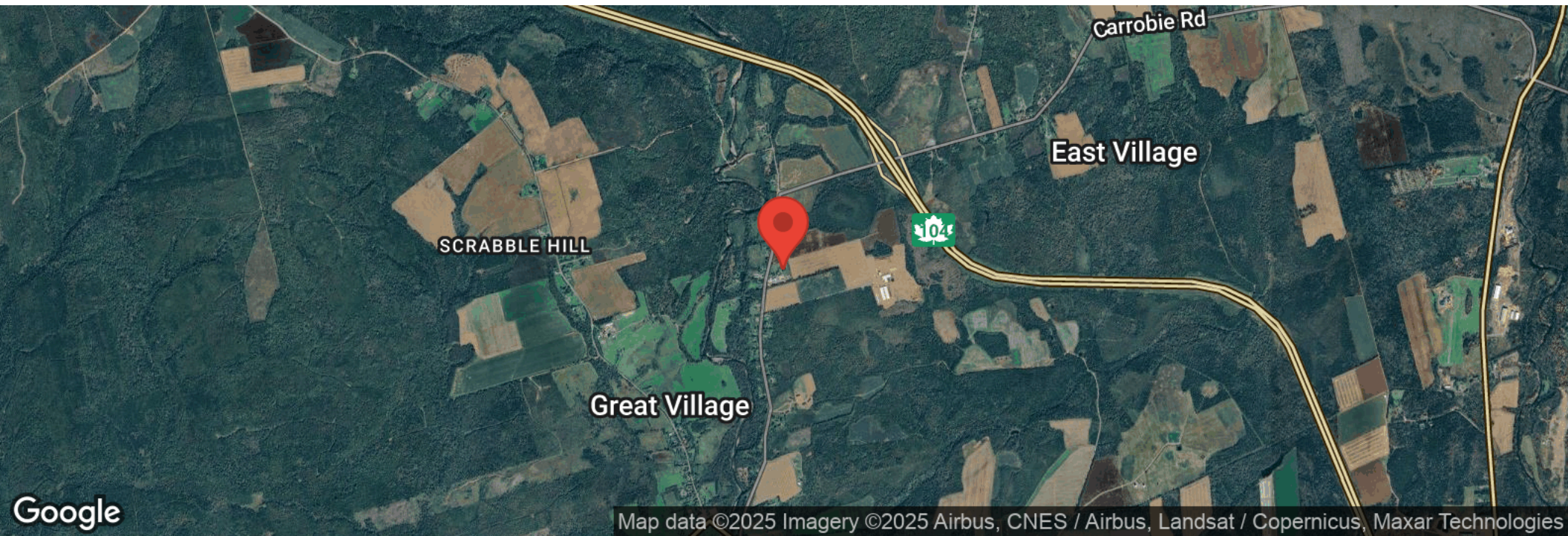
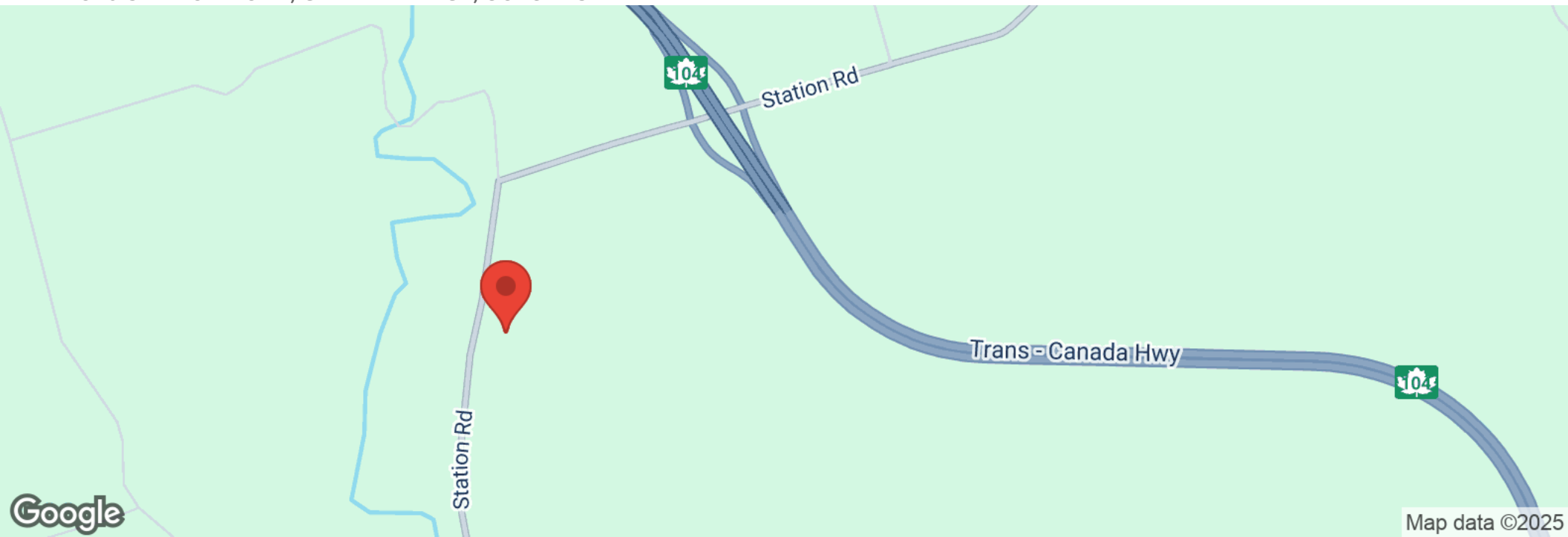
ENTERED AND FILED AT 3:25 O'CLOCK PM  
April 22, 1991 AS No. 62266  
Robert E. Pearson



plan showing lots #1 & #2  
SUBDIVISION OF LANDS OF  
ROBERT AMON  
at Great Village, Col. Co., N.S.  
scale: 1"=60' April 3, 1991

## LOCATION MAPS

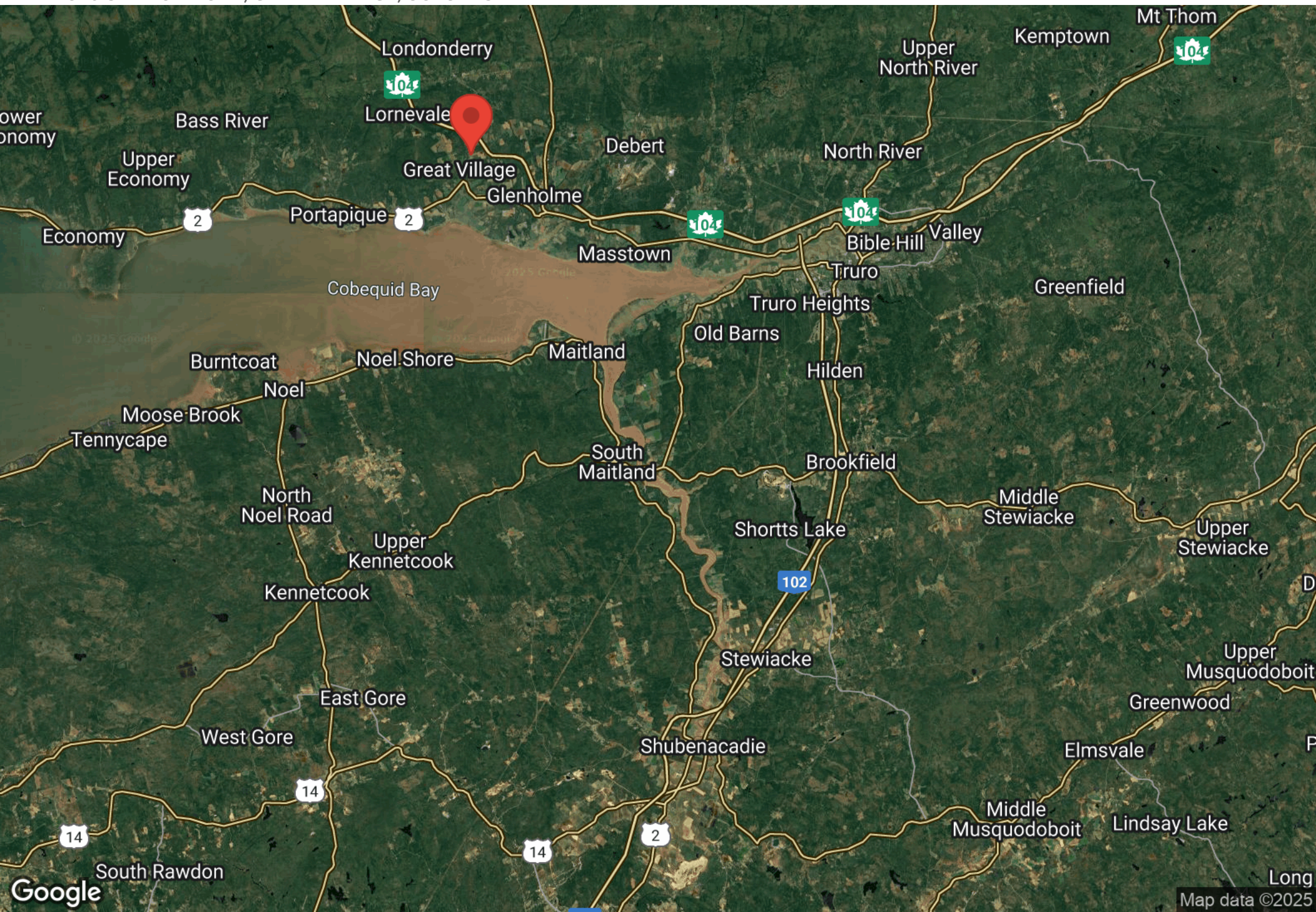
396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## REGIONAL MAP

396 STATION ROAD, GREAT VILLAGE, COLCHESTER





## CONTACT INFORMATION

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



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## DISCLAIMER

396 STATION ROAD, GREAT VILLAGE, COLCHESTER

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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

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### PRESENTED BY:

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