

# INDUSTRIAL INVESTMENT FOR SALE

## 475 MacElmon Road

Industrial Investment - For Sale

475 MacElmon Road, Debert, NS B0M 1G0

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

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## 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

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## KW COMMERCIAL ADVISORS

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

# EXECUTIVE SUMMARY

475 MACELMON ROAD



## OFFERING SUMMARY

Property Type:	Industrial/Investment
PID #:	20502076
Building Size:	26,868 SF (10 Units)
Unit Sizes:	Ranging from 1,500 SF - 4,200 SF
Loading:	Dock Level Loading
Lot Size:	4.43 Acres
Parking:	Ample Paved Parking
Zoning:	C-2 (Highway Commercial)
Assessed Owner:	AMK Barrett Investments Inc.
Assessed Value:	\$1,453,500 (Commercial Taxable 2026)
List Price:	\$3,450,000 (7% CAP Rate)

## PROPERTY OVERVIEW

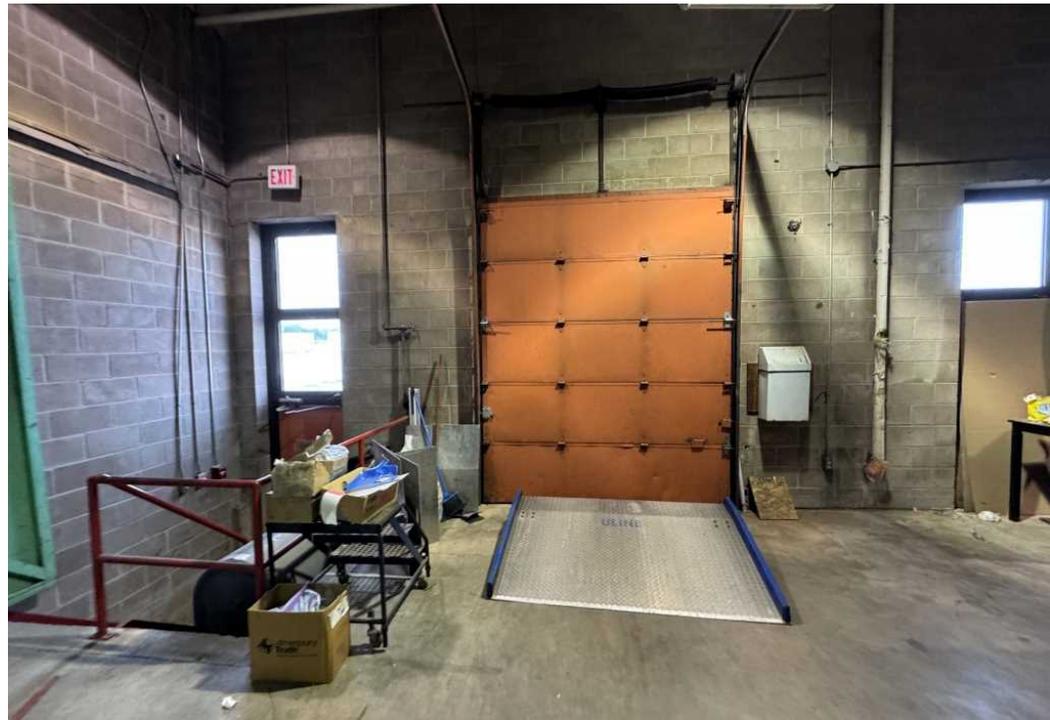
Explore the potential of MacElmon Road, Debert, Nova Scotia – a versatile, fully leased industrial/office building with 10 units. Enjoy features like office/admin buildout in the front of each unit, dock level loading, and 16.5' clear height. Each unit has its own 100 Amp 347/600 Volt 3 Phase power supply and oil fired boiler for heating.

## LOCATION OVERVIEW

Discover the strategic advantage of 475 MacElmon Road in Debert, Nova Scotia – a commercial hub where your business can thrive. Situated near major East Coast markets, this location combines accessibility with cost-efficiency, surrounded by a vibrant mix of retail, industrial, and service businesses. Benefit from top-notch connectivity via Highway 104 and proximity to essential amenities, making it an ideal spot for growth and investment.

# PROPERTY PHOTOS

475 MACELMON ROAD



# PROPERTY PHOTOS

475 MACELMON ROAD



# BUILDING OVERVIEW

475 MACELMON ROAD

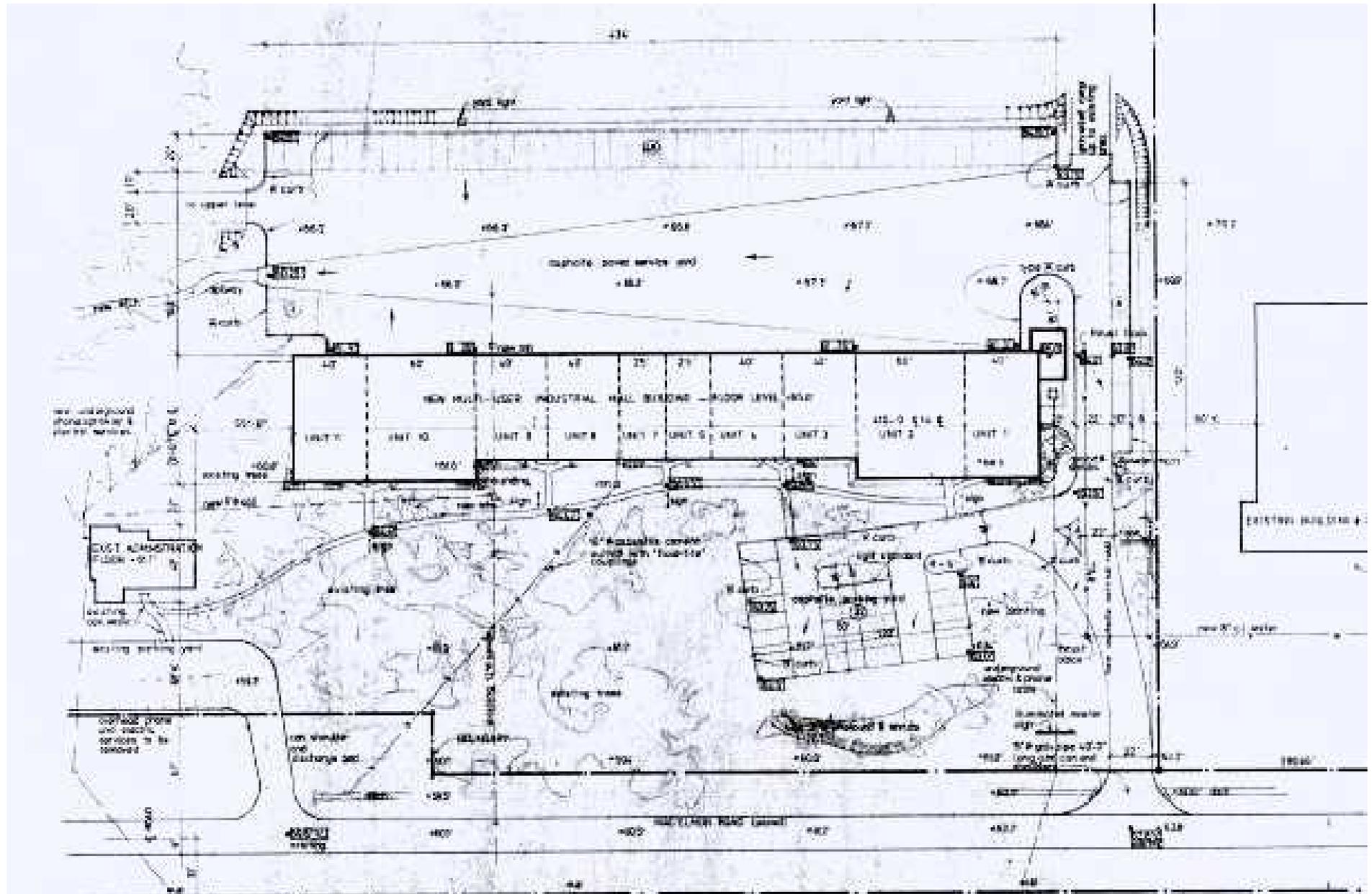


## BUILDING SPECIFICATIONS

Property Type:	Industrial / Office
Building Size:	26,868 SF
Construction Type:	Steel Structure with Masonry
Foundation:	Concrete
Roof Type:	Flat Rubber Membrane Roof
Year Built:	1989
Ceiling Height:	16.5' Clear in Warehouse
Loading:	Dock Level Loading
Heating:	Each Unit has its own Oil Fired Boiler
Electrical:	Each Unit has its own 100 Amp 347/600 Volt 3 Phase Power Supply
Sprinkler:	Yes
Lot Size:	4.43 Acres
Parking:	Ample Paved Parking
Water & Sewer:	Municipal
Zoning:	C-2 (Highway Commercial)
List Price:	\$3,450,000 (7% CAP Rate)
Property Features:	Office/Admin Buildout in the Front of Each Unit

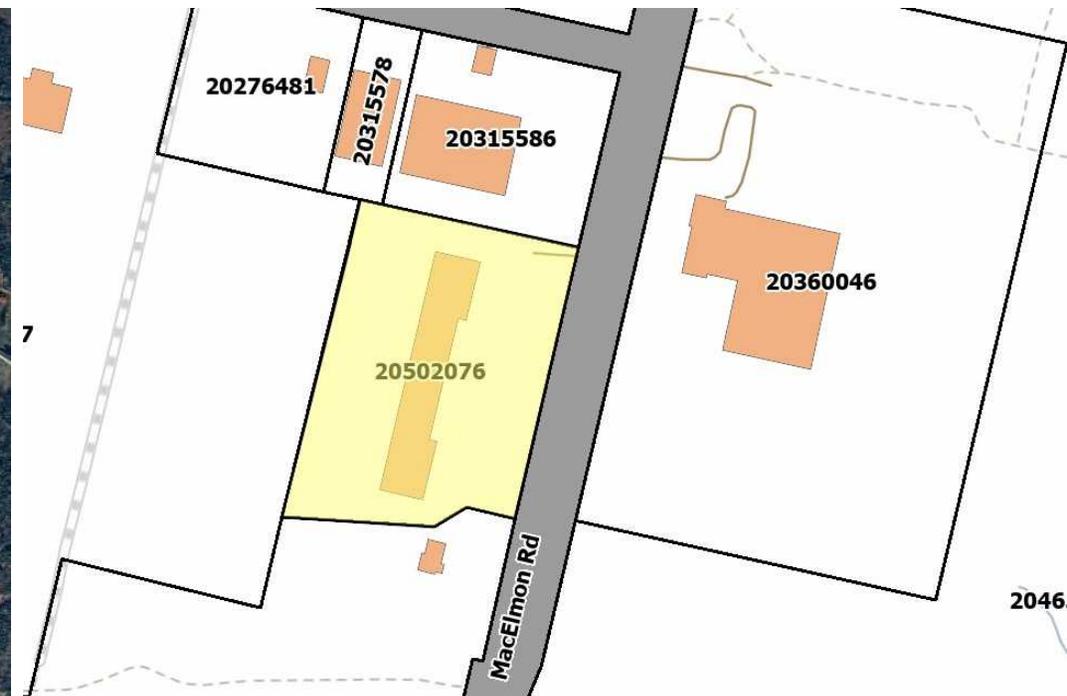
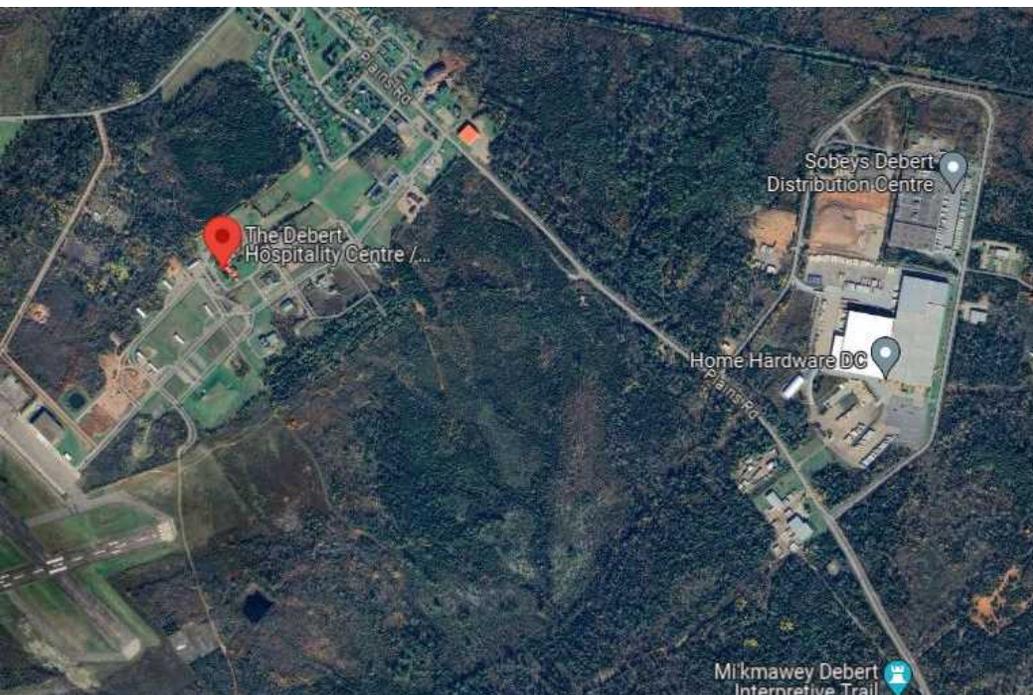
# BUILDING PLAN

475 MACELMON ROAD



## LOCATION & HIGHLIGHTS

475 MACELMON ROAD



Located at 475 MacElmon Road, Debert, Nova Scotia, this property is strategically positioned in a community known for its central location within the province. Debert is recognized for being a distribution hub, offering close proximity to major East Coast markets without the high costs associated with metropolitan areas. This location benefits from being adjacent to various businesses, including notable names like Sobeys, Home Hardware, and Tim Hortons, which underscores the area's commercial viability.

The property itself is part of a commercial complex, with specific units like Unit 10 and Unit 1 being highlighted in online listings. The area around 475 MacElmon Road is characterized by a mix of industrial, retail, and service-oriented businesses, making it an ideal spot for enterprises looking for a blend of accessibility and operational efficiency. The presence of several real estate listings for nearby properties suggests a vibrant market with potential for growth and investment.

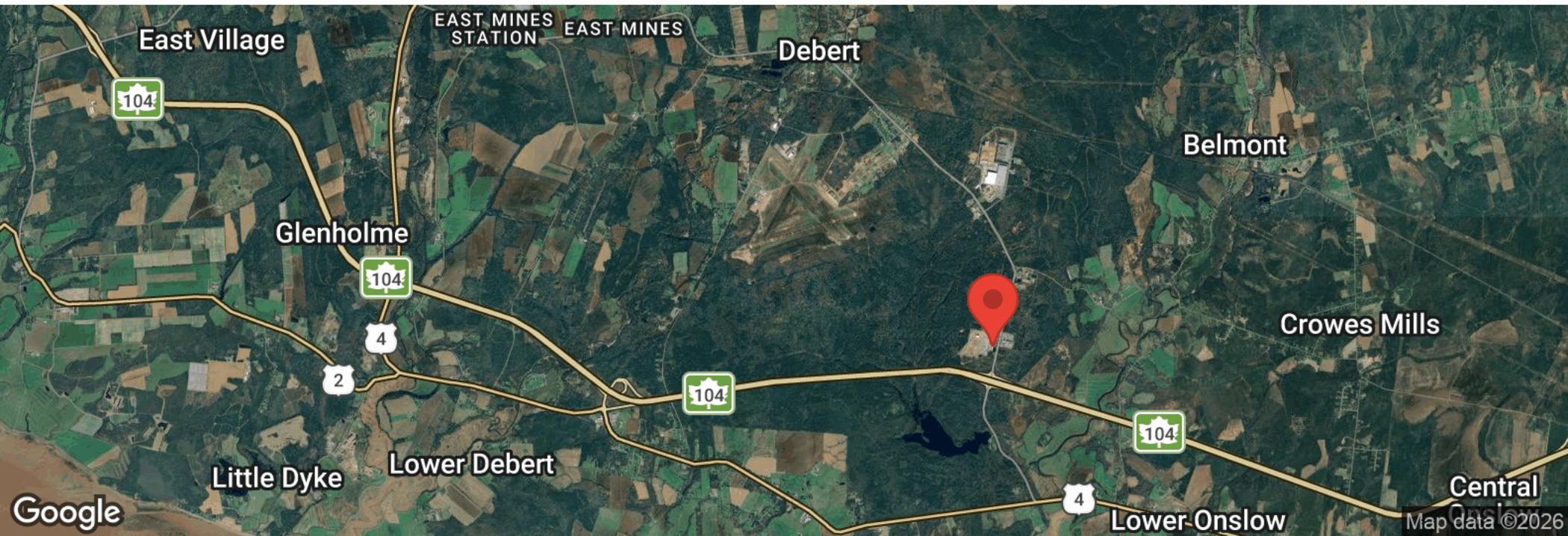
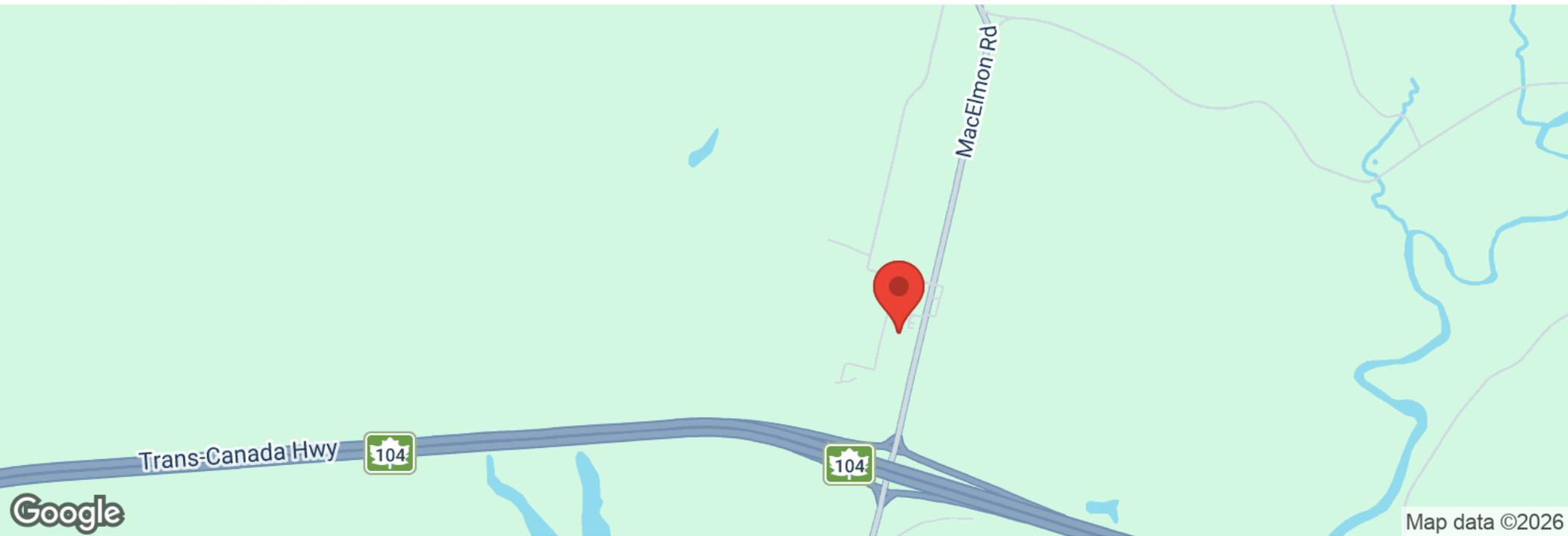
Debert's strategic position also offers connectivity; it's not far from Highway 104, enhancing transport logistics for commercial entities. The community's infrastructure supports various business types, from retail to heavy industry, thanks to its proximity to transportation networks like rail lines and its closeness to the Strait of Canso, known for its marine infrastructure.

This location is not only about logistics; it's part of a community with amenities and services that cater to both businesses and residents, enhancing the quality of life and work environment. The property at 475 MacElmon Road, therefore, represents an opportunity for businesses looking to establish or expand within a supportive and strategically located commercial environment in Nova Scotia.



# LOCATION MAPS

475 MACELMON ROAD



# 18 Highway Commercial (C-2) Zone

## 18.1 PERMITTED MAIN USES

18.1.1 The following main uses shall be permitted in the Highway Commercial (C-2) Zone subject to the requirements of this Bylaw:

- |  |  |
|--|--|
| (a) Accommodations                               | (z) Heavy Equipment Sales and Service  |
| (b) Agricultural Uses – Existing                 | (aa) Light Industrial Uses             |
| (c) Animal Care                                  | (ab) Marinas and Boat Clubs            |
| (d) Animal Shelters                              | (ac) Medical Clinics                   |
| (e) Automobile Sales, Repair, & Service Stations | (ad) Parking Lots                      |
| (f) Banks & Financial                            | (ae) Parks & Open Space                |
| (g) Building Contractors                         | (af) Personal Service Shops            |
| (h) Business & Professional Offices              | (ag) Place of Worship                  |
| (i) Business Services                            | (ah) Private Clubs & Organizations     |
| (j) Civic & Cultural Uses                        | (ai) Public Recreation                 |
| (k) Commercial Recreation                        | (aj) Recycling Depots                  |
| (l) Community Hall                               | (ak) Repair Shops                      |
| (m) Conservation                                 | (al) Restaurants                       |
| (n) Convenience Stores                           | (am) Retail Lumber & Building Supplies |
| (o) Craft Food & Beverage Production             | (an) Retail Stores                     |
| (p) Daycare Centres                              | (ao) Self-storage                      |
| (q) Display Courts                               | (ap) Shooting Ranges – Indoor          |
| (r) Drinking Establishments                      | (aq) Solar Panels – Commercial         |
| (s) Dwellings – Existing                         | (ar) Taxi & Bus Stations               |
| (t) Education                                    | (as) Walkways and Trails               |
| (u) Emergency Services                           | (at) Warehousing                       |
| (v) Farmers' Markets                             | (au) Water Access                      |
| (w) Funeral Homes                                | (av) Wholesale Sales                   |
| (x) Garden & Nursery Sales                       | (aw) Workshops                         |
| (y) Government Uses                              | (ax) Residential Facilities – Existing |

## DISCLAIMER

475 MACELMON ROAD

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### 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

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