

# INDUSTRIAL FOR SALE

## 396 Station Road

Industrial - For Sale

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

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



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396 STATION ROAD, GREAT VILLAGE, COLCHESTER

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Nova Scotia

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**KW COMMERCIAL ADVISORS**

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

# 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>	\$2,395,000

## 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

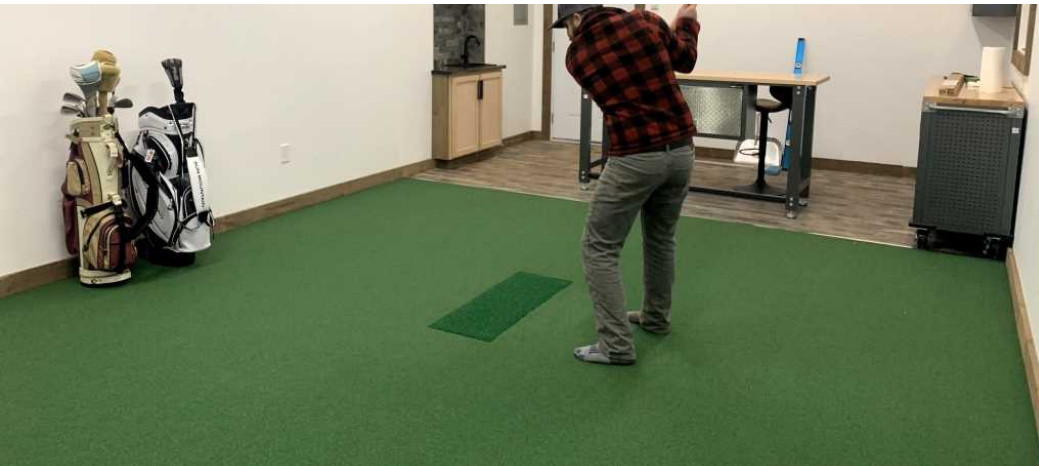


Building 1 - 2nd Floor Apartment



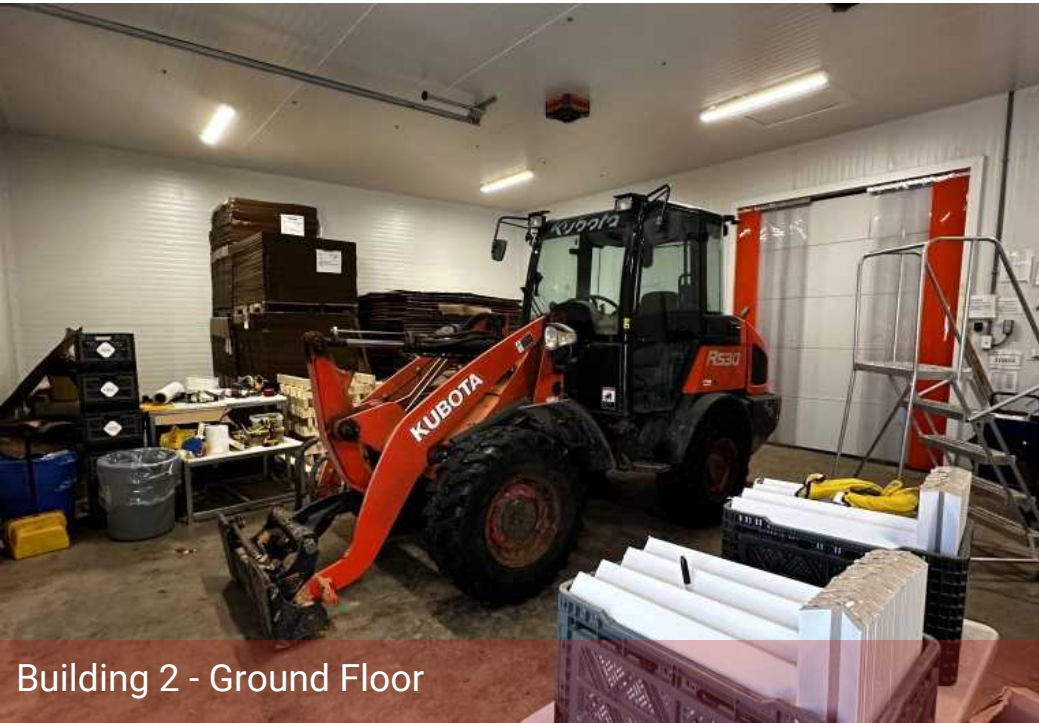
# PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



# 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.
List Price:	\$2,395,000

## BUILDING SIZE

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



# BUILDING DIMENSIONS

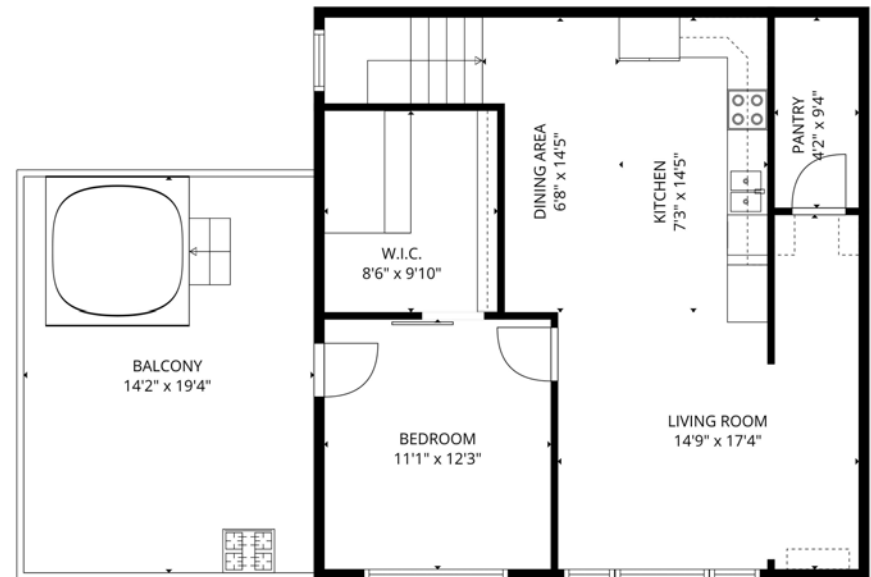
396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Approximate

# BUILDING 1 FLOOR PLAN

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Main Level

2nd Level

# BUILDING 1 3D FLOOR PLAN

396 STATION ROAD

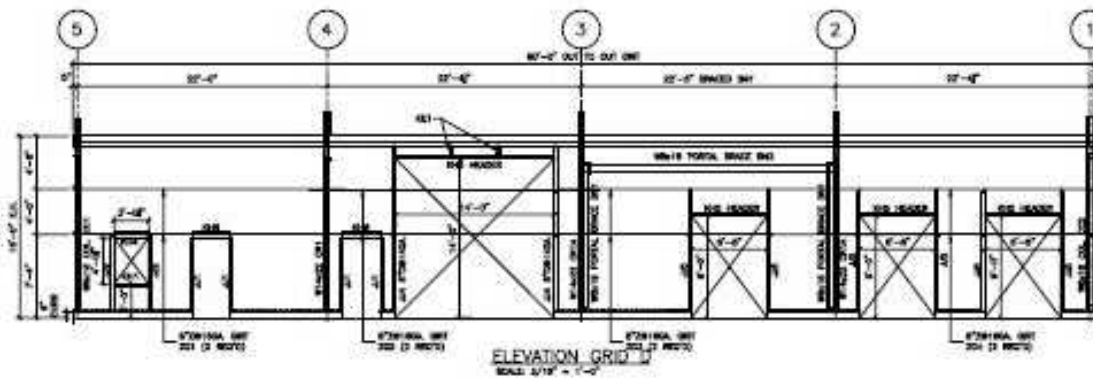
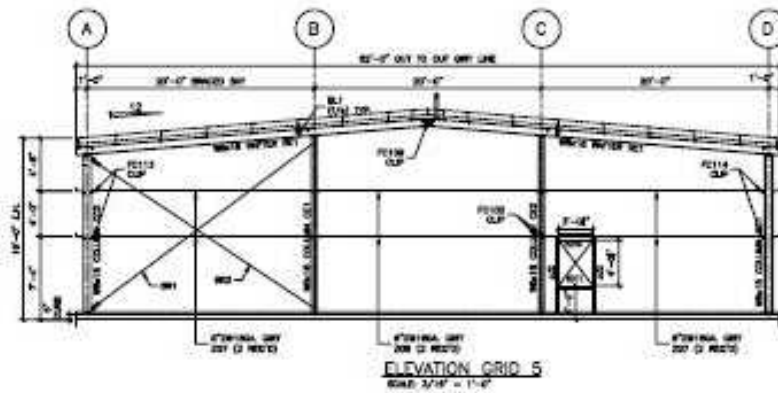
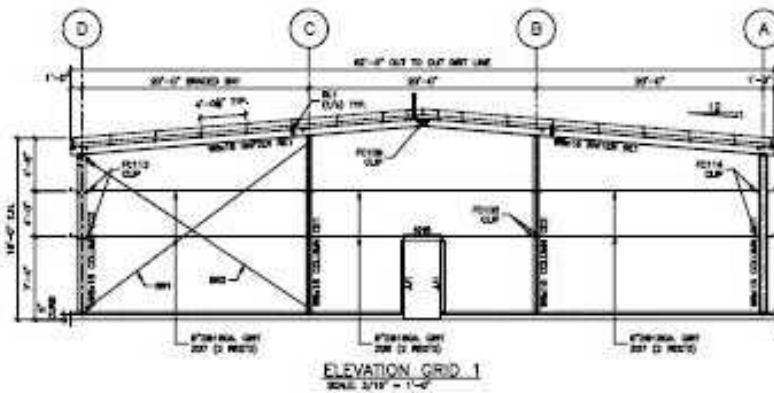
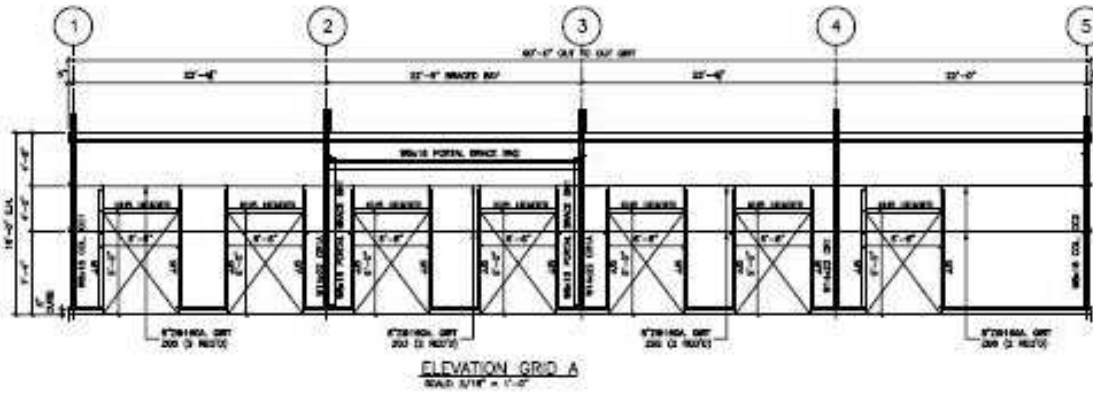


Main Level

2nd Level

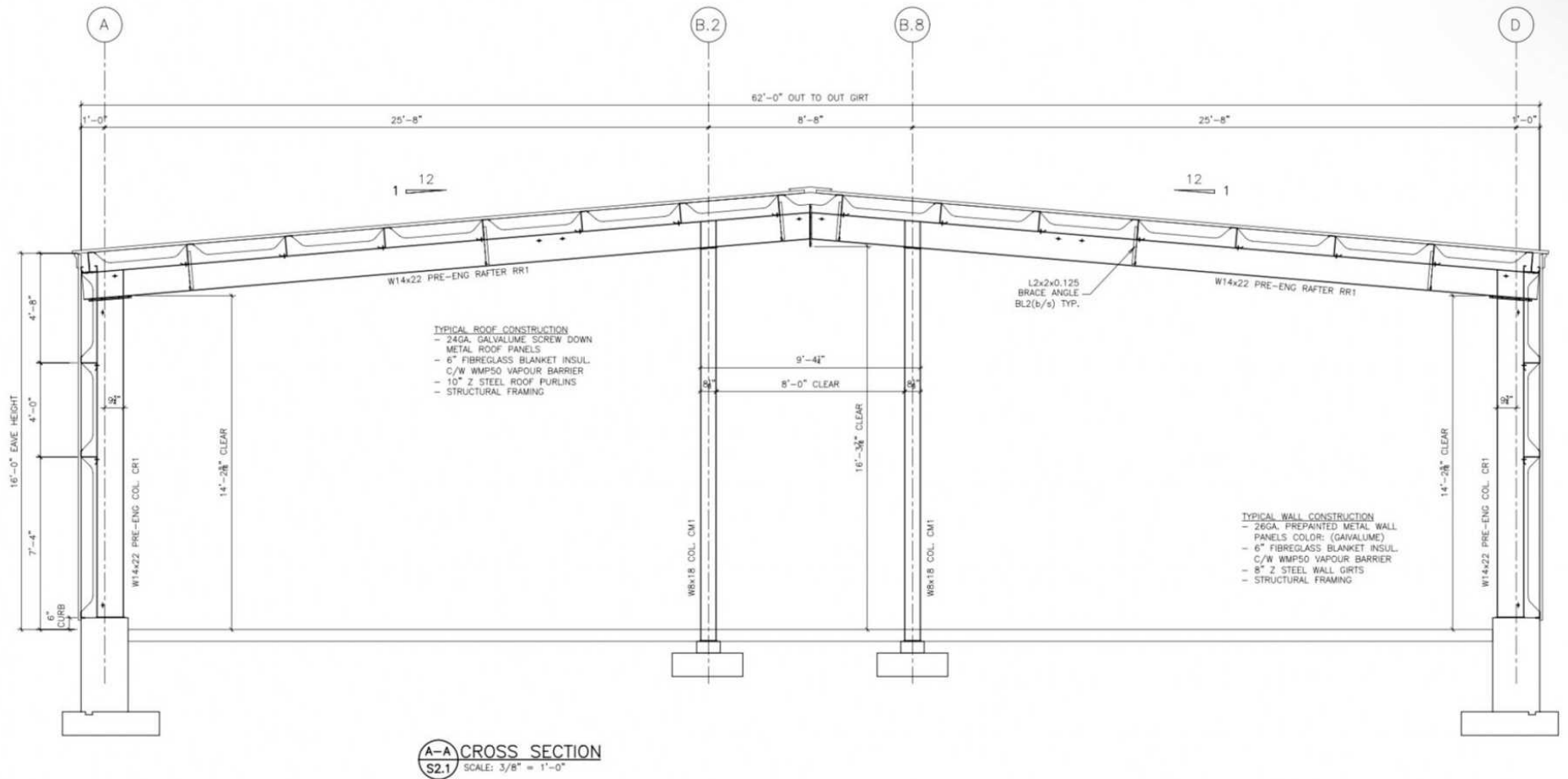
# BUILDING 1 ELEVATION

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



# BUILDING 1 CROSS SECTION

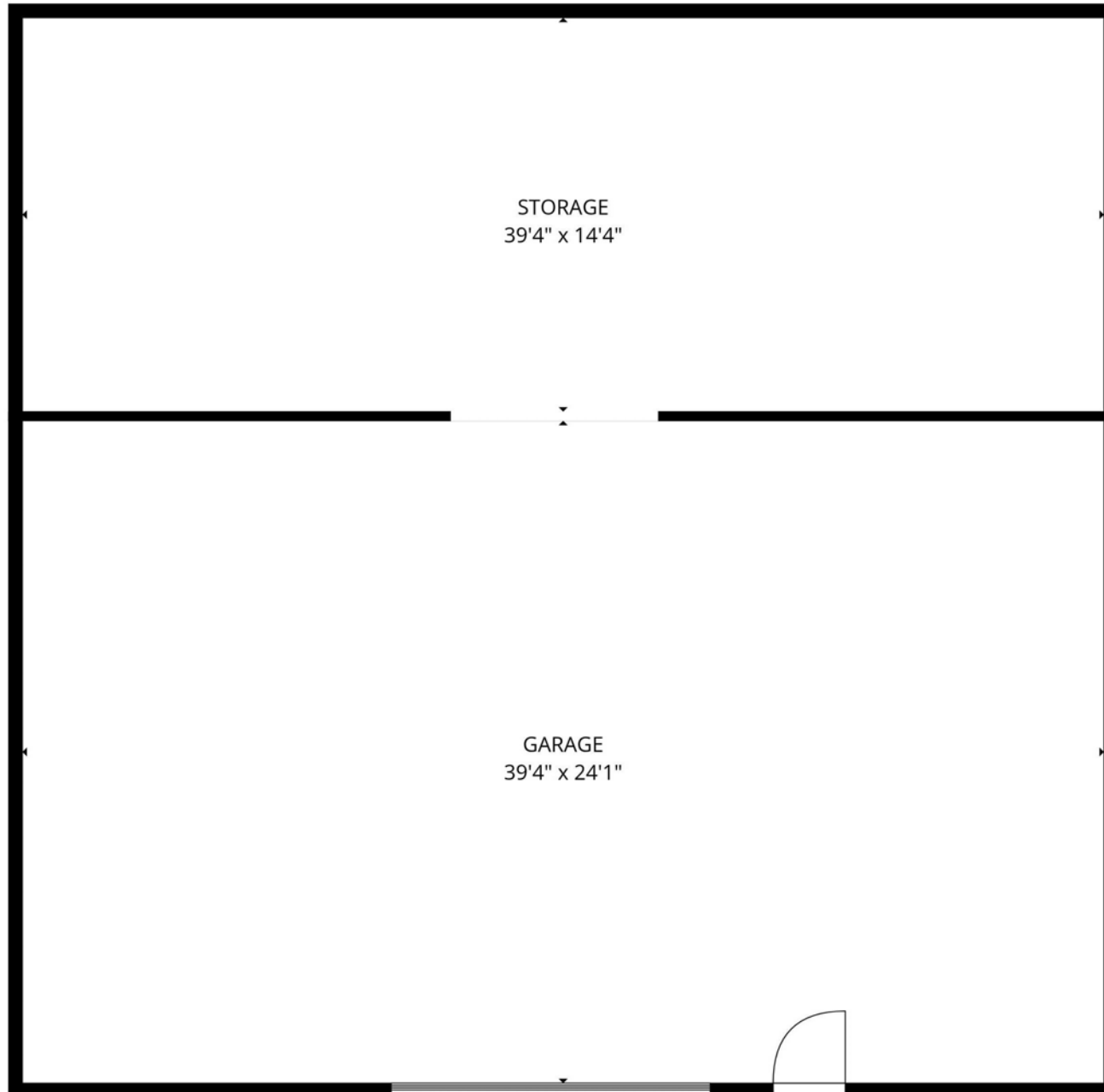
396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 1 Cross Section (Partial)

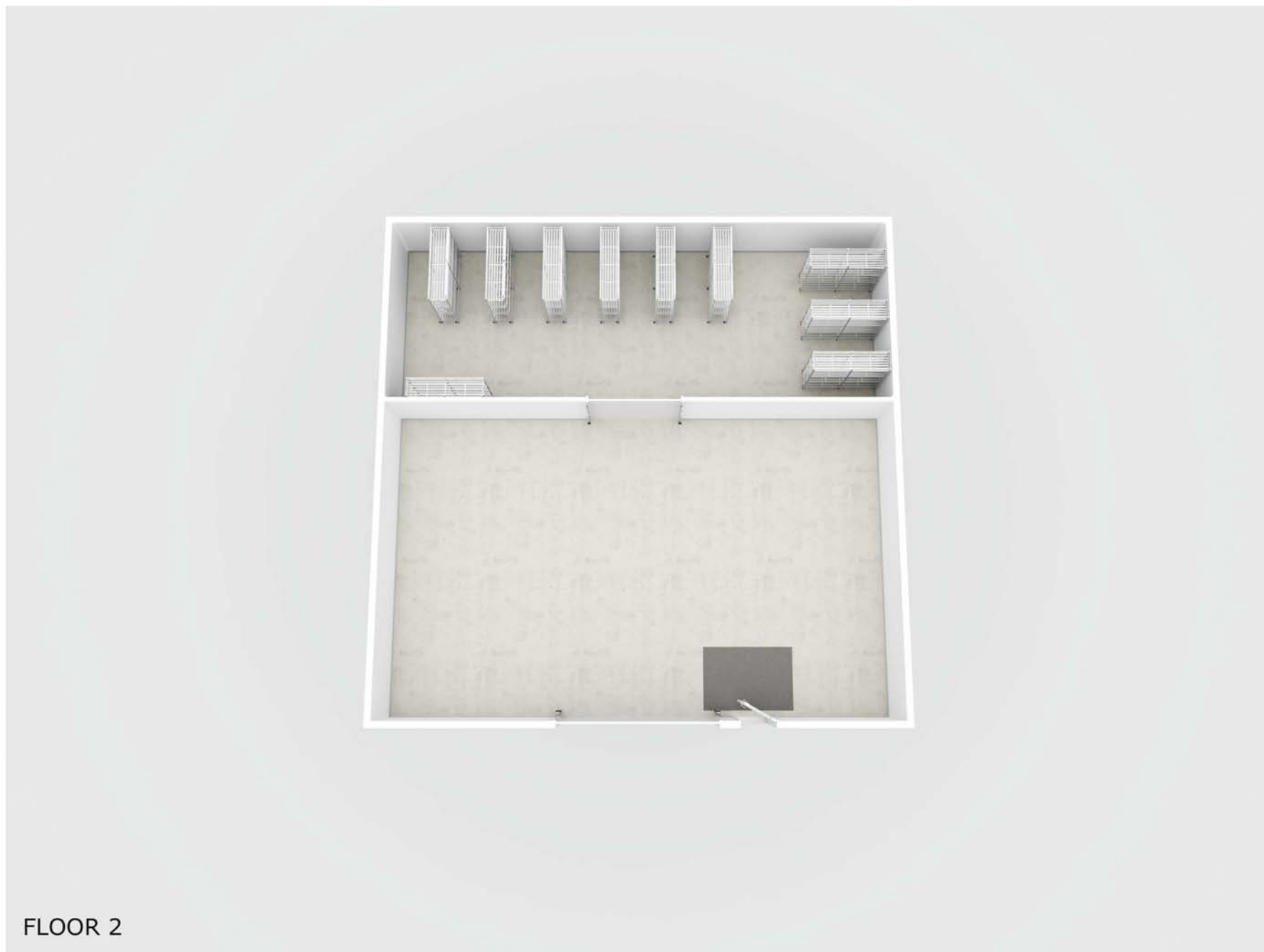
# BUILDING 2 FLOOR PLAN

396 STATION ROAD



# BUILDING 2 3D FLOOR PLAN

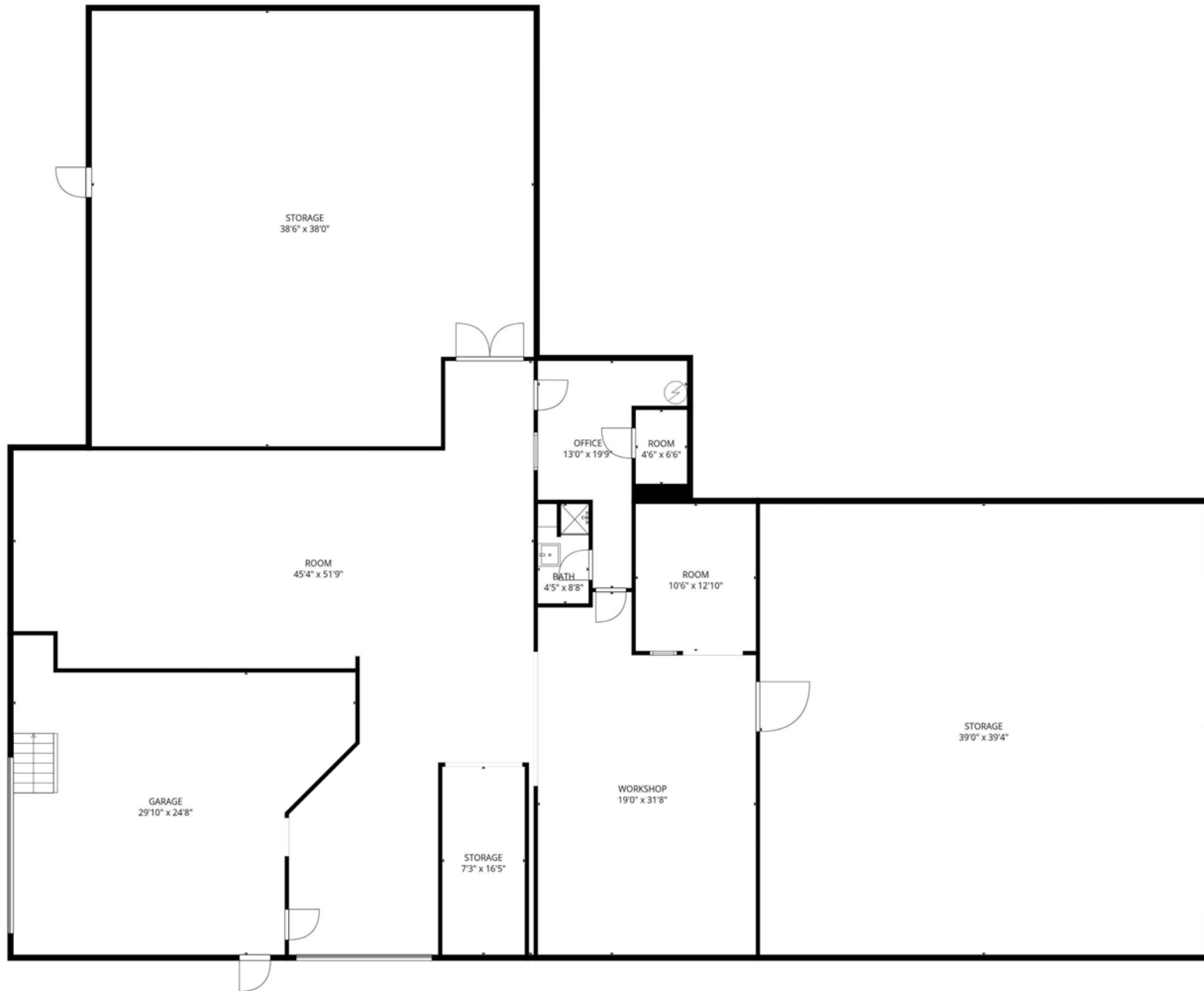
396 STATION ROAD



FLOOR 2

# BUILDING 3 FLOOR PLAN

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



# BUILDING 3 3D FLOOR PLAN

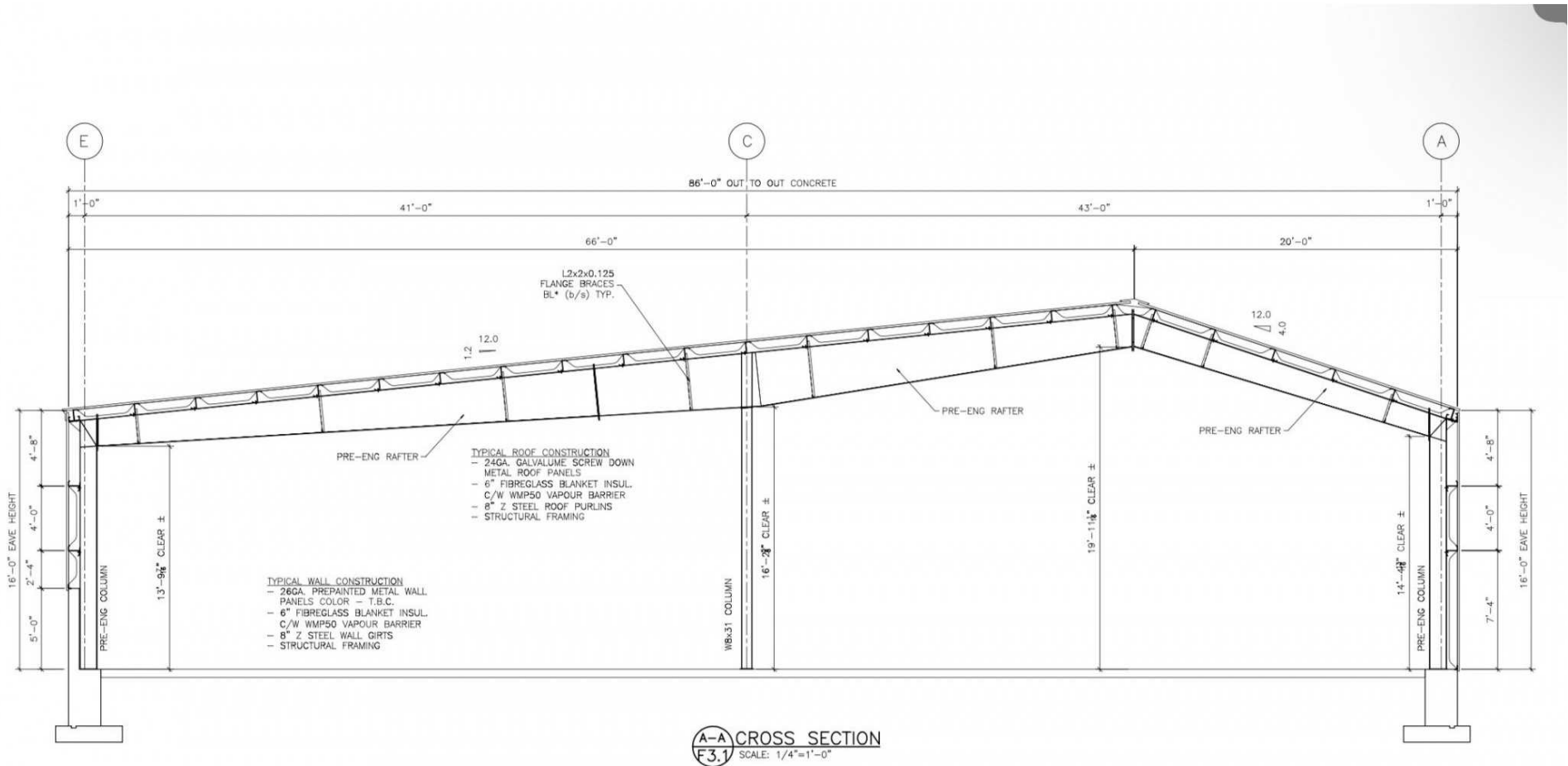
396 STATION ROAD



FLOOR 1

# BUILDING 3 CROSS SECTION

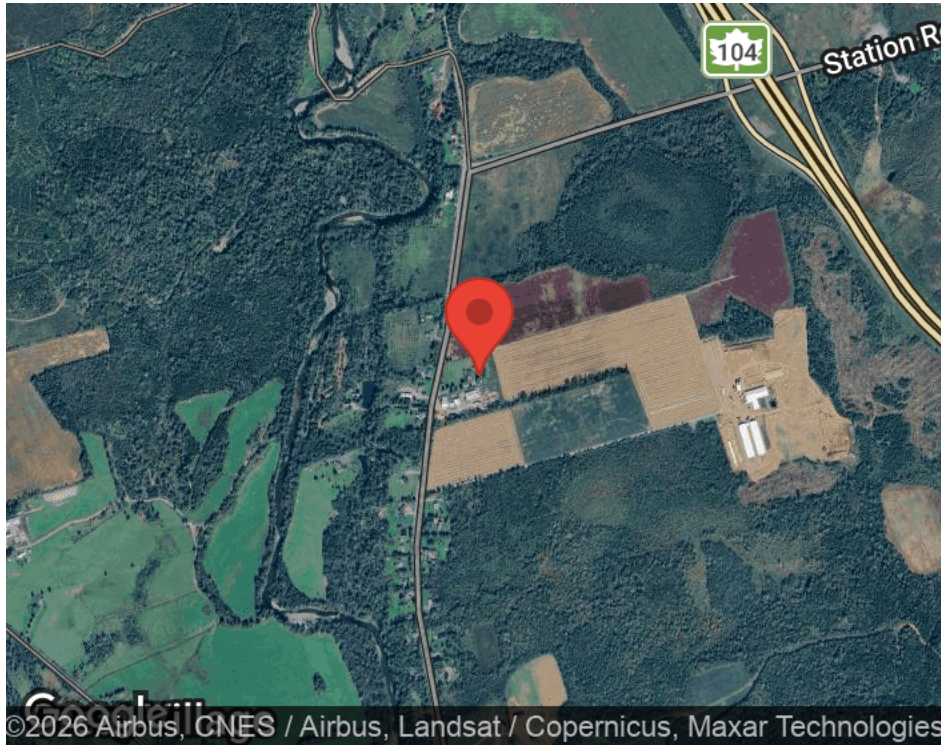
396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 3 Cross Section (Partial)

## 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 delineated on Map 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 & #2... (PARENTAGE) NOT BEEN ASSIGNED PURSUANT TO THE REGULATIONS RESPECTING SUBDIVISIONS OF LAND TO BE SERVED BY PUBLIC SEWERAGE SYSTEMS AS SET OUT IN 2000 CHAPTER 2000 FROM THESE REGULATIONS.  
 I HEREBY CERTIFY THAT THE PHYSICAL DIMENSIONS OF THE LOT AND THE ADJUTING PARCELS DO NOT CHANGE. LOT #1 & #2... (PARENTAGE) APPROVED BY THE DEPARTMENT OF HEALTH FOR THE ESTABLISHMENT OF THE PUBLIC SEWERAGE SYSTEM FOR Station Road  
 SUBJECT TO THE APPROVING MATTER ON SEPTEMBER 1990.  
 Gregory II. G. Tisdal, October 1990.

**PUBLIC ROADS**  
 THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:  
STATION ROAD

I, Ray A. Fuller, Nova Scotia Land Surveyor hereby certify that the survey represented by this plan was conducted under my supervision 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 3rd day of April, 1991  
 R.A. Fuller, N.S.L.S.

Open survey method  
 Opp. van post, per 18 found  
 MIF address  
 N.S.C.M. Nova Scotia Co-ordinate map  
 No existing buildings, except as may be shown, are within 100' of lot lines  
 N= scale factor applied  
 Contour, etc. adjustment applied  
 Bearings are relative to N.S.3° M.T.M. Grid  
 84.3° Central Meridian based on July 1978 values for mag. # 12870 and # 3287L  
 Field survey was carried out during the period 3/22 to 3/28, 1991.  
 R.A. Fuller, N.S.L.S.  
 R.R. #5, Truro, N.S.

ROBERT AMON  
 494/703

Owner: Robert Amon, Great Village, Col. Co., N.S.  
 Plan ref. none  
 Deed ref. 494/703, 325/03, 645/486

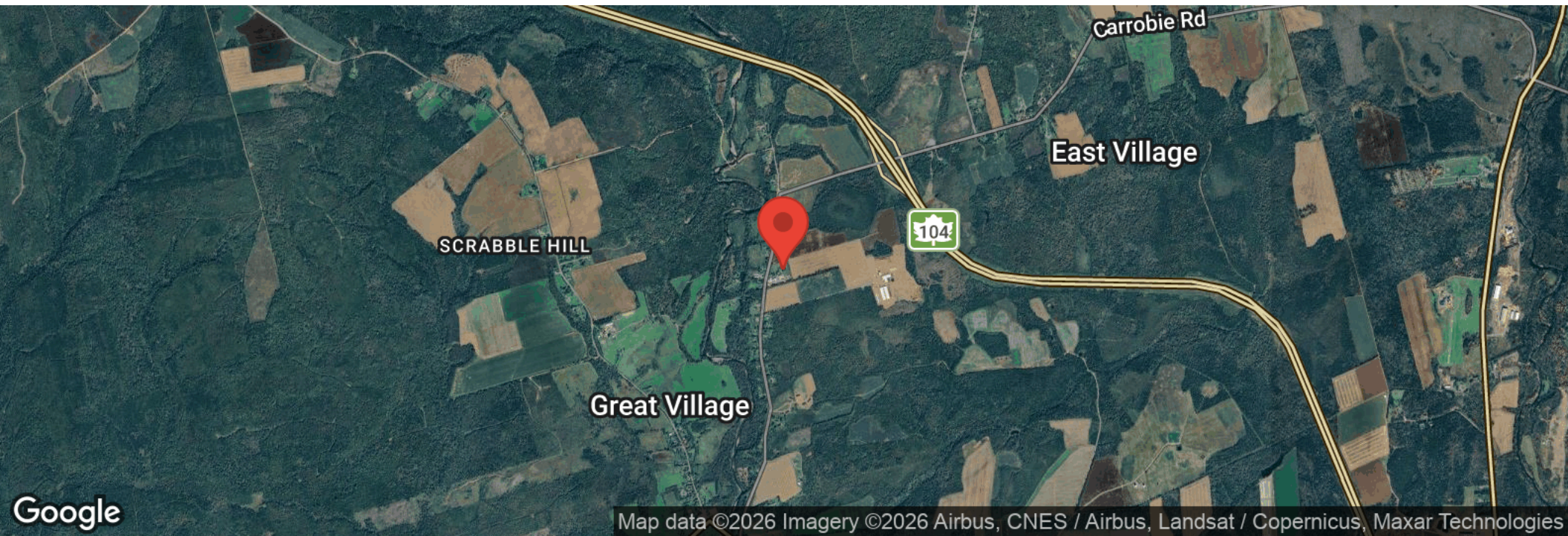
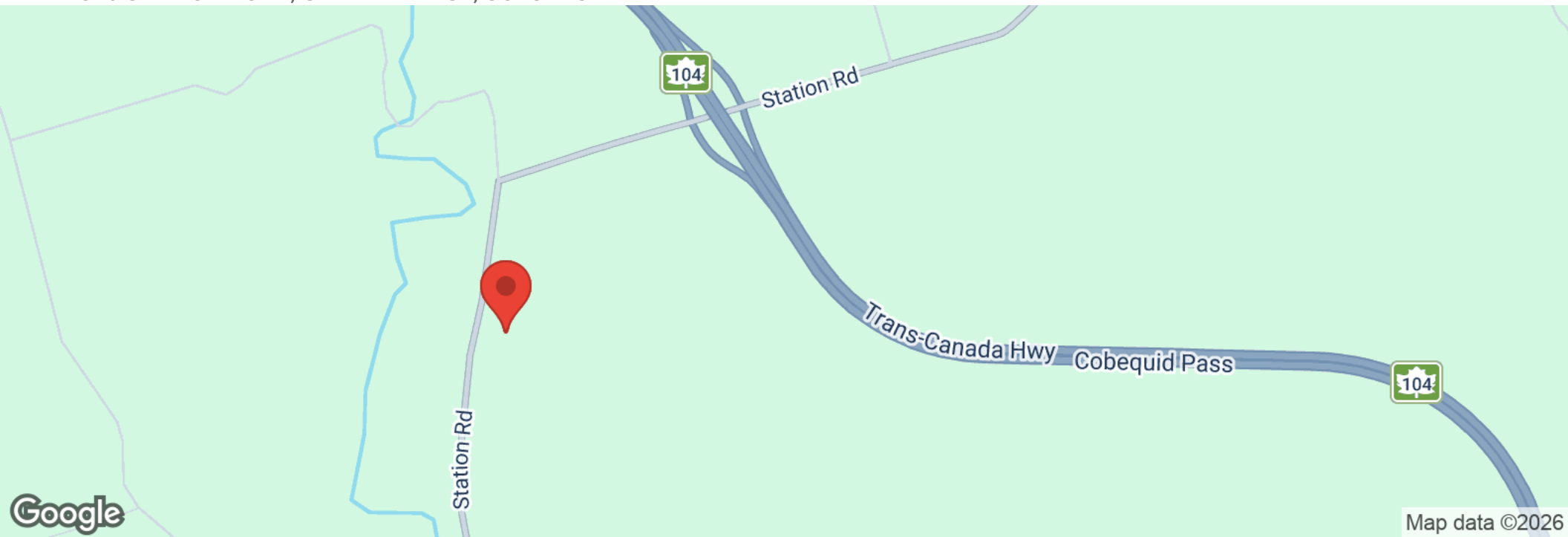
ENTERED AND FILED AT 8:25 O'CLOCK P.M.  
 April 24 A.D. 1991 AS No. 6226  
 Robert E. Pearson



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

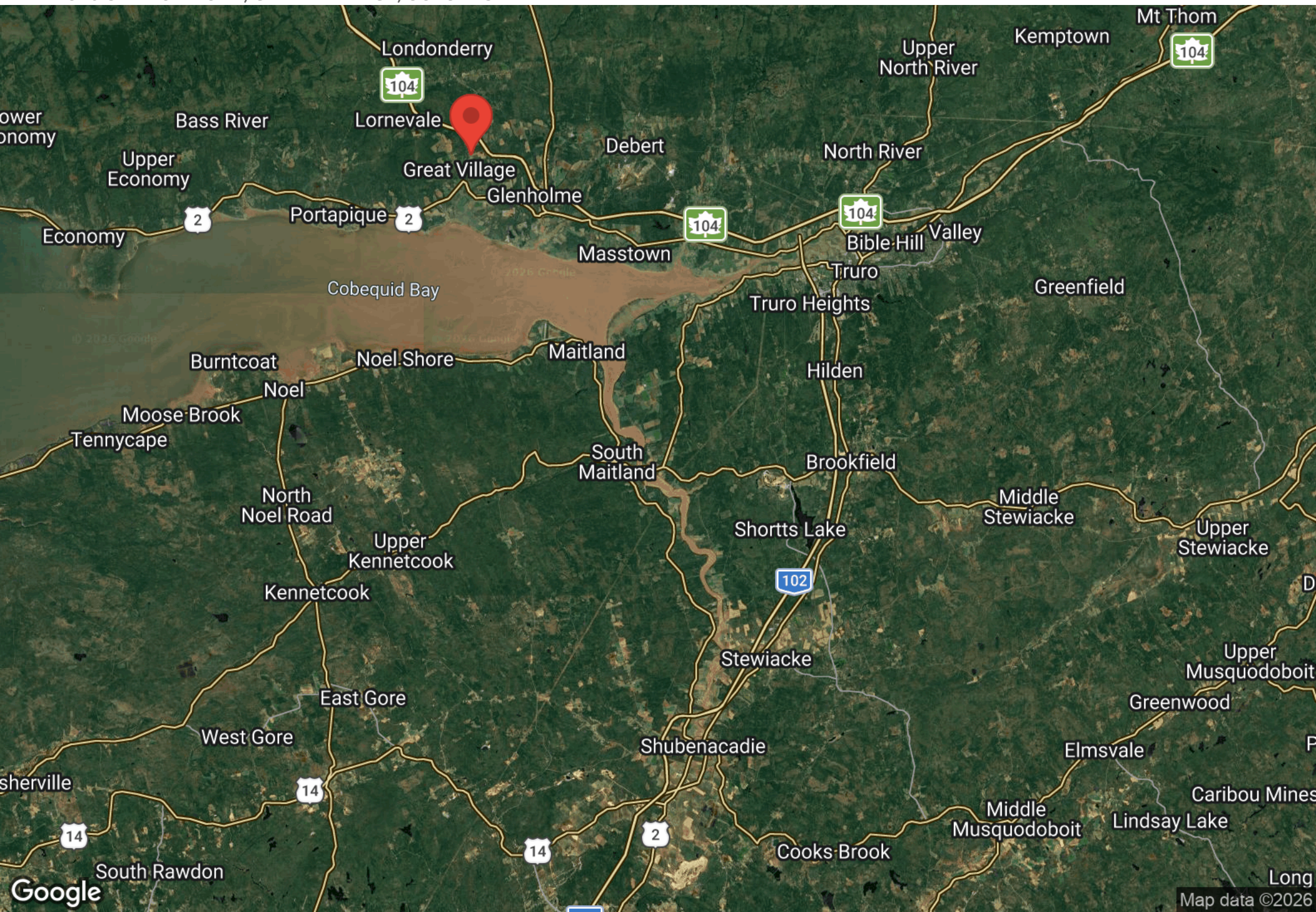
# LOCATION MAPS

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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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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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Each Office Independently Owned and Operated

### PRESENTED BY:

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