

INDUSTRIAL FOR SALE

20 Estates Road (Share Sale)

Industrial - For Sale

20 Estates Road, Dartmouth, NS B2Y 0B8

kww COMMERCIAL
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20 ESTATES ROAD

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

20 ESTATES ROAD



OFFERING SUMMARY

Property Type:	Industrial
PID #:	40308967
Building Size:	4,160 SF (3,200 SF 1st Level, 960 SF 2nd Level, + 300 SF Mezzanine)
Loading:	One (1) 18' x 14' Grade Loading Door
Lot Size:	2 Acres (87,120 SF)
Parking:	Asphalt Paved (Front) Gravel Graved (Rear)
Zoning:	LI (Light Industrial)
Operating Business:	Marine Business
List Price:	\$4,195,000 (Share Sale)

PROPERTY OVERVIEW

Offering a unique opportunity to acquire a 4,160 SF industrial building on a flat 100% usable 2-acre lot in Dartmouth's Woodside Industrial Park, together with the established marine business through a share purchase. The facility features 18–24' clear ceiling heights, 600V/800A three-phase power, and an 18' x 14' grade-level loading door, providing excellent functionality for marine, service, warehouse, and industrial operations. The building includes a showroom, clear-span warehouse, parts and tool areas, multiple offices, boardroom, and additional storage space. Significant improvements and upgrades over the past five years, making it extremely energy efficient. The fully fenced, gated property offers paved access at the front and loading area, with additional gravel yard space to the rear.

LOCATION OVERVIEW

20 Estates Road, located in Dartmouth's Woodside Industrial Park, provides a key location for military subcontractors, as it is 5.9 KM from the 475 Acre former Valero / Refinery lands (1350 Main Rd, Eastern Passage), purchased by the Federal Government for \$82.5M with 33 acre waterlot with wharf / pier infrastructure, earmarked for Royal Canadian Navy Operations, including portions of the German made TKMS Submarine contract estimated at \$20-30 Billion initial investment, with lifetime maintenance costs expected to reach 100 Billion, making it the largest defense procurement in Canadian history.

PROPERTY PHOTOS

20 ESTATES ROAD



Main Level Showroom



Kitchenette

PROPERTY PHOTOS

20 ESTATES ROAD



PROPERTY PHOTOS

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PROPERTY PHOTOS

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BUILDING OVERVIEW

20 ESTATES ROAD

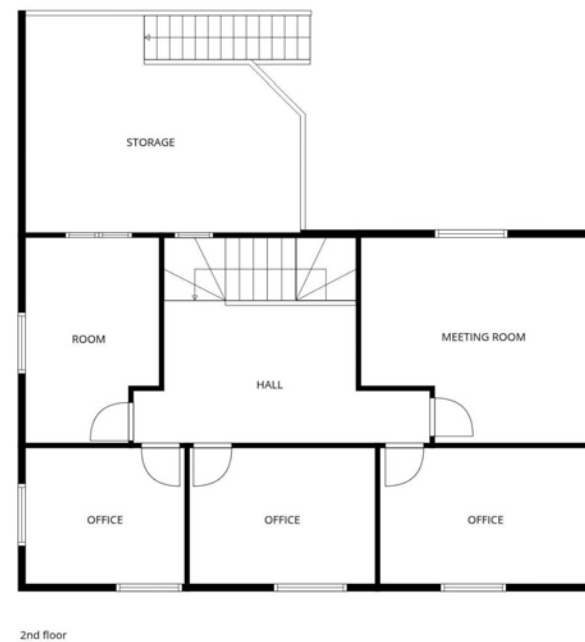
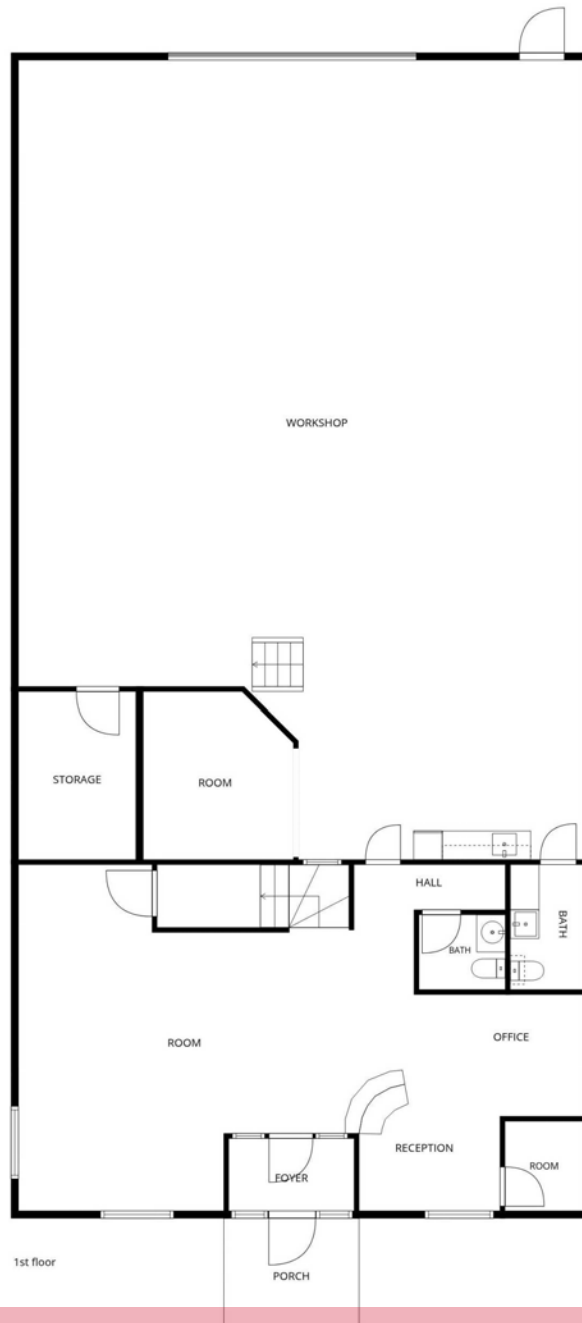


BUILDING SPECIFICATIONS

Property Type:	Industrial
Current Use:	Marine Boat Sales & Service
Building Size:	4,160 SF (3,200 SF 1st Level, 960 SF 2nd Level, + 300 SF Mezzanine)
Main Level Layout:	Vestibule, Open Showroom with Storefront Counter, Electrical Room, 2 Washrooms, Kitchenette in Warehouse, Parts Room & Tool Crib Room, with the Balance Clear Span Warehouse
2nd Level Layout:	4 Private Offices, Boardroom, Open Area with Staircase Overlooking Warehouse. Separate Mezzanine Staircase in Warehouse Leads to Storage Area Above Parts Room and Tool Crib, All Overlooking Warehouse
Roof Type:	Corrugated Metal (Less than 5 Years Old)
Energy Efficiency:	R 50 in Roof, R30 in Walls & All Windows Less than 5 Years old
Building Dimensions:	80' x 40' 24' x 40' 2nd Floor + 25' x 12' Mezzanine
Ceiling Height:	18' - 24' Clear
Loading:	One (1) 18' x 14' Grade Loading Door
Fuel Type:	Electric
Heating:	5 Ductless Mini Split Heat Pumps (4/Warehouse & 1/Showroom) + Ducted Heat Pump & Electric Baseboard on 2nd Level
Electrical:	600 Volt 800 AMP 3 Phase Power 600/347 Volt 3 Phase Panel and 120/208 Volt 3 Phase Panel
Sprinkler:	Not Sprinklered
Lot Size:	2 Acres (87,120 SF)
Parking:	Asphalt Paved (Front Access & Loading Area) Gravel Graded (Rear)
Zoning:	LI (Light Industrial)
Yard:	Flat & 100% Usable Gravel Graded & Paved Yard, with Electric Gated Access, Fully Fenced from Building Front to Rear Boundary

2D FLOOR PLAN

20 ESTATES ROAD



3D FLOOR PLAN

20 ESTATES ROAD



Main Level



2nd Level

LOCATION & HIGHLIGHTS

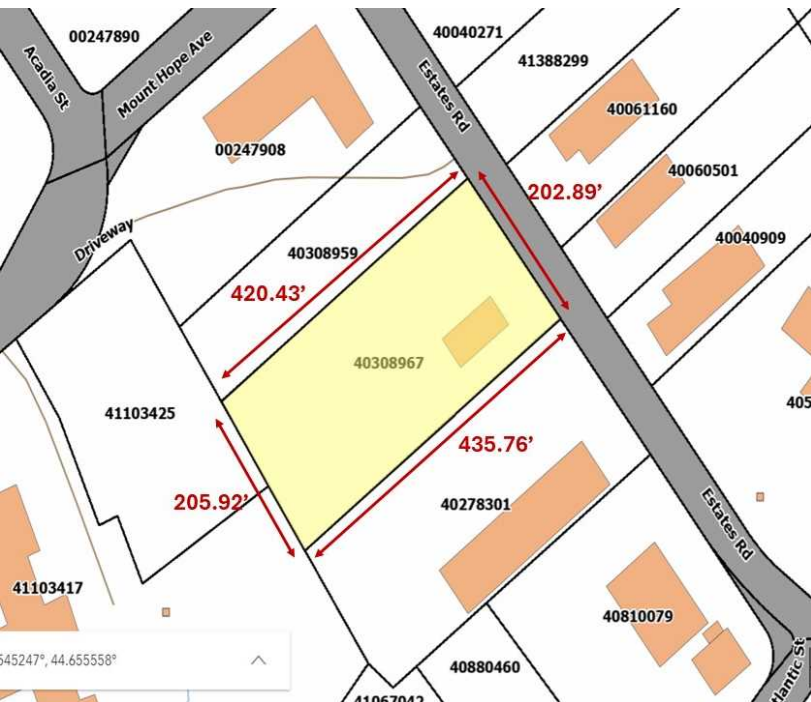
20 ESTATES ROAD



20 Estates Road is strategically located in Woodside Industrial Park in Dartmouth, an established industrial and commercial area offering excellent access to key transportation routes throughout the Halifax Regional Municipality. Located just off Mount Hope Avenue, the property provides convenient connectivity to Highway 111, Highway 107, Burnside Business Park, downtown Dartmouth, the Port of Halifax, and Halifax Stanfield International Airport, making it well positioned for businesses requiring efficient movement of employees, customers, materials, and goods.

Woodside Industrial Park is home to a diverse mix of manufacturing, marine, transportation, distribution, automotive, trades, and service-oriented businesses, creating an established environment for industrial and commercial operations. The area's proximity to the Halifax Harbour, marine terminals, and major road networks is particularly advantageous for businesses involved in marine services, logistics, warehousing, distribution, and other transportation-dependent industries.

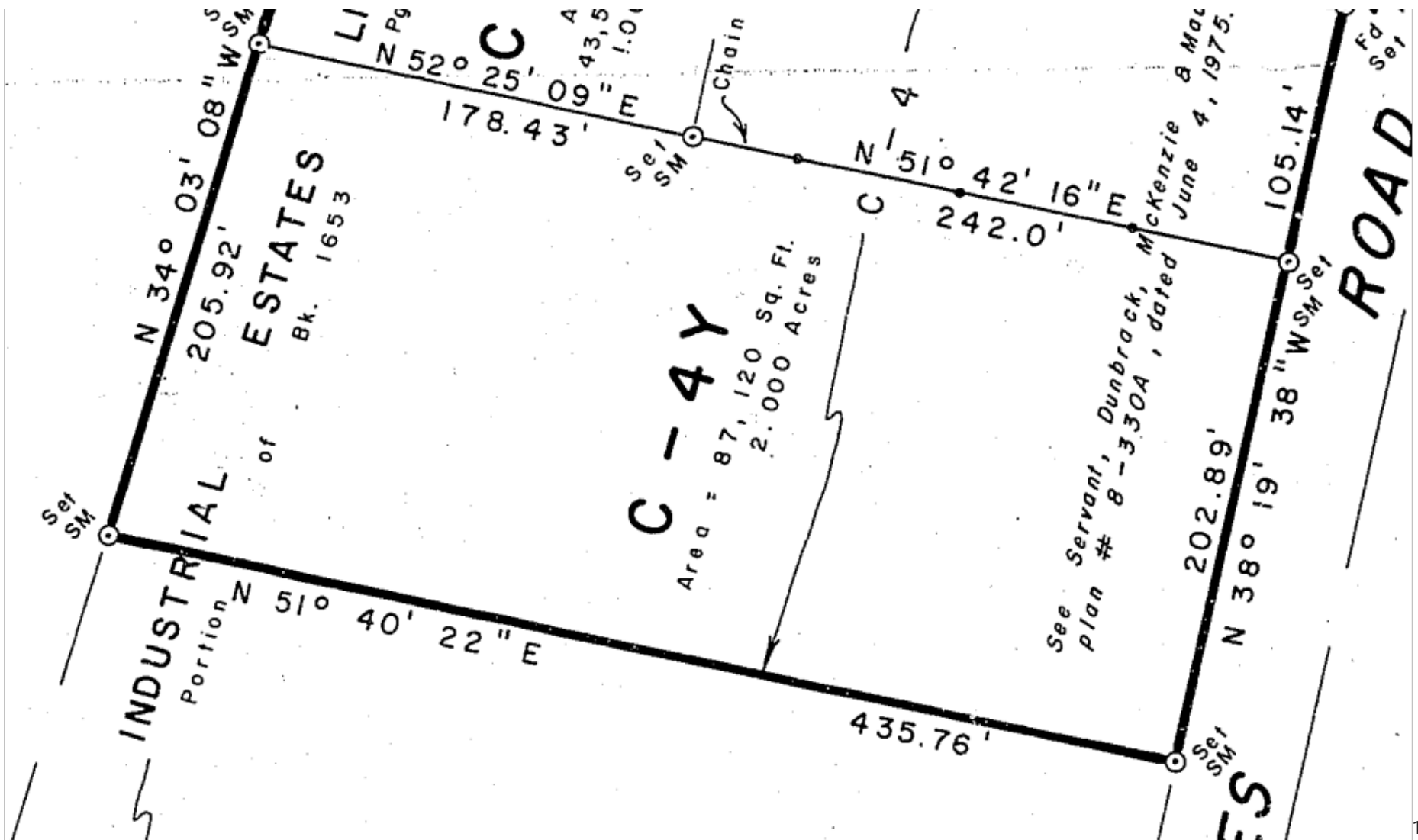
The property also benefits from its location within the broader Dartmouth industrial market, with access to a wide range of commercial services and amenities. With strong regional connectivity and established industrial infrastructure, 20 Estates Road offers a strategic location for an owner-user, investor, or business with significant industrial land for expansion and a highly functional commercial facility.



SITE PLAN

20 ESTATES ROAD

Lot Size: 2 Acres (87,120 SF)
Topography: Generally Flat and Level with Estates Road
Improvements: Asphalt Paved at Front of Building, Laneway to Rear of Building and in Front of Loading Area, with Well Compacted Gravel to the Rear. Electronic Gated Access to Rear, All Fenced From the Front of the Building to the Rear Property
Lot Dimensions: 202.89' Frontage (North Eastern Boundary)
420.43' North Western Boundary
205.92' South Western Boundary
435.76' South Eastern Boundary



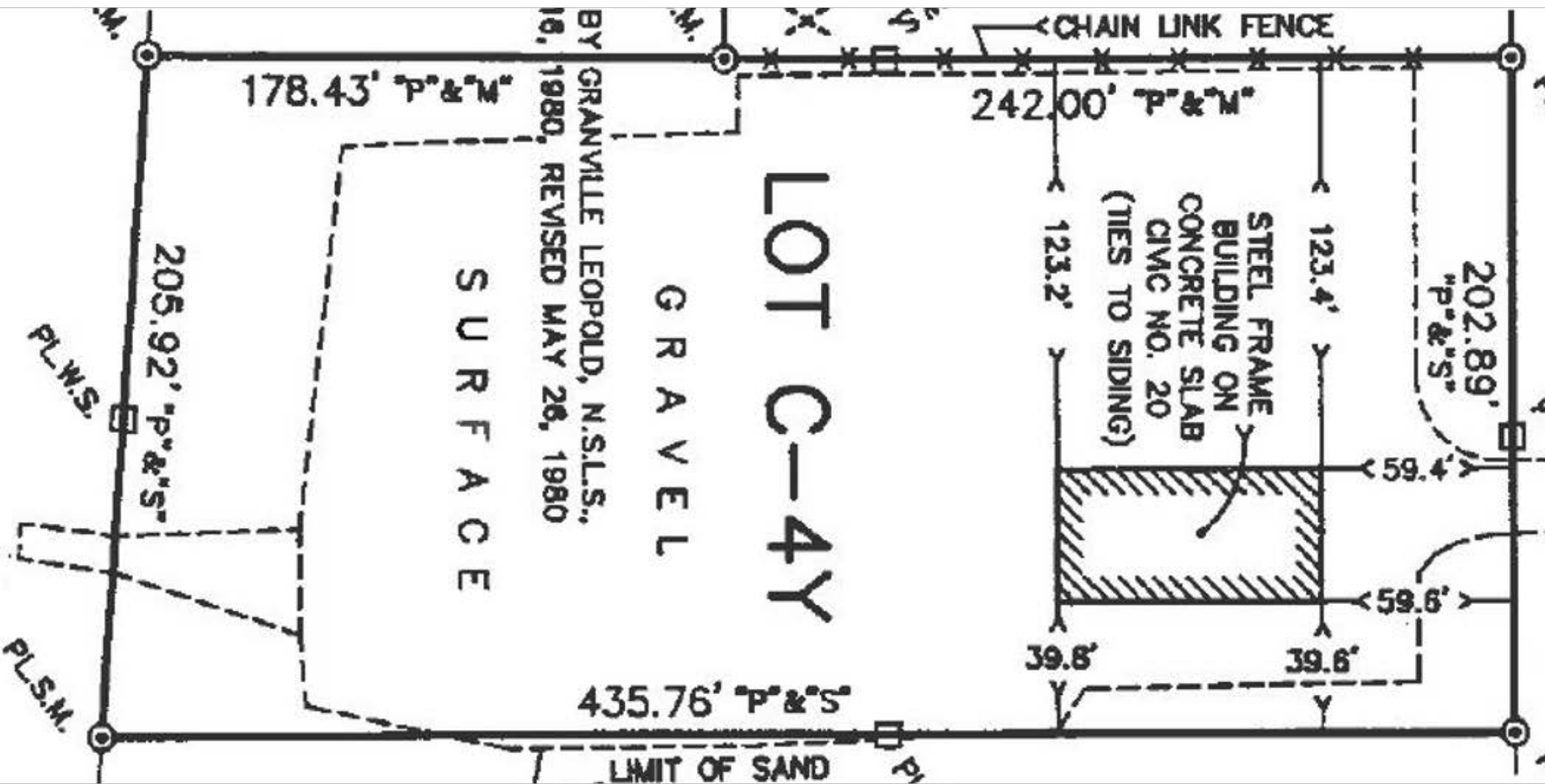
SITE DIMENSIONS

20 ESTATES ROAD



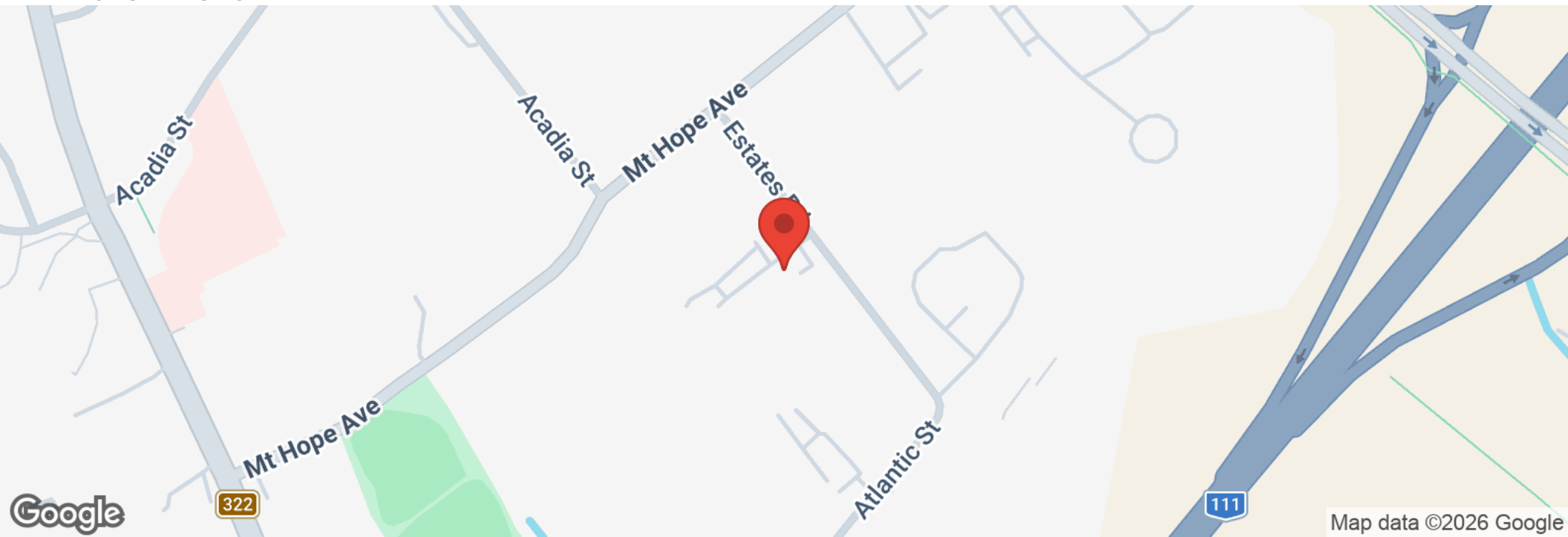
LOCATION CERTIFICATE

20 ESTATES ROAD



LOCATION MAPS

20 ESTATES ROAD



ZONING INFORMATION - LI (LIGHT INDUSTRIAL) REGIONAL CENTRE PLAN AREA

20 ESTATES ROAD

Table 1C: Permitted uses by zone (CLI, LI, HRI, INS, UC-2, UC-1, DND, H, PCF, RPK, and WA)

Residential	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Single-unit dwelling use											
Semi-detached dwelling use											
Duplex apartment use (RCCC-Sep 4/24,E-Apr 17/25)											
Townhouse dwelling use											
Two-unit dwelling use											
Three-unit dwelling use											
Four-unit dwelling use (RC- May 23/24,E-June 13/24)											
Multi-unit dwelling use (B 2)											
Repealed(RC- May 23/24,E-June 13/24)											
Backyard suite use											
Small shared housing use											
Large shared housing use											
Short-term bedroom rental (RC-Feb 21/23,E-Sep 1/23) use											
Home occupation use											
Home office use											
Work-live unit use											
Grade-related dwelling unit use											
Model suite use											
Cluster housing use											
Commercial	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Broadcast and production studio use											
Cannabis lounge use											
Cannabis retail sales use											
Casino use											
Catering use											
Commercial recreation use											
Cruise ship terminal use											
Dealership use											
Drinking establishment use											
Financial institution use											
Fitness centre use											
Garden centre use											
Grocery store use											
Hotel use											
Kennel use											
Local commercial use											
Local drinking establishment use											
Makerspace use											
Micro-brewery use											
Micro-distillery use											
Office use											
Pawn shop use											
Personal service use											

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Pet daycare use											
Quick charging station use											
Restaurant use											
Retail use											
Self-storage facility use											
Service station use											
Service use											
Short-term rental use (RC-Feb 21/23,E-Sep 1/23)											
Studio use											
Veterinary facility use											
Any other commercial use (if not prohibited above)											
Urban agriculture	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Educational farm use											
Farmers' market use											
Urban farm use											
Institutional	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Community services use (RCCC-Dec10/25,E-Dec31/25)											
Convention centre use											
Cultural use											
Daycare use (RCCC-Oct 26/22,E-Nov 11/22)											
Emergency services use											
Hospital use											
Library use											
Minor spectator venue use											
Major spectator venue use											
Medical clinic use											
Public building use											
Religious institution use											
School use											
Shelter use											
University or college use											
Industrial	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Auto repair use											
Cannabis production facility use											
Car wash use											
Crematorium use											
Data storage centre use											
Industrial training facility use											
Light manufacturing use											
Marine-related use											
Marine-related use existing on the coming into force date of this By-law											
Recycling depot use											
Research and development facility use											
Storage yard use											
Warehousing use											
Wholesale food production use											
Wholesale use											

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ZONING INFORMATION - LI (LIGHT INDUSTRIAL) REGIONAL CENTRE PLAN AREA

20 ESTATES ROAD

Park and community facilities	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Boating club use				•			•		•	•	•
Cemetery use									•	•	
Club recreation use	•	•		•			•		•	•	
Community recreation use	•	•		•	•	•	•	•	•	•	
Conservation use	•	•	•	•	•	•	•	•	•	•	•
Park use	•	•							•	•	•
Water access	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Water access structure use	•	•	•	•	•	•	•	•	•	•	•
Military	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Military use							•				
Other	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Accessory structure or use	•	•	•	•	•	•	•	•	•	•	
Historic site or monument use	•	•	•	•	•	•	•	•	•	•	•
Parking structure use	•	•	•	•	•	•	•	•	•	•	
Temporary construction use	•	•	•	•	•	•	•	•	•	•	•
Temporary use (RCCC-Oct 26/22, E-Nov 11/22)	•	•	•	•	•	•	•	•	•	•	
Transportation facility use	•	•	•	•	•	•	•	•	•	•	⑤
Underground parking, access, and servicing for a CEN-2 use											
Utility use	•	•	•	•	•	•	•	•	•	•	•
Prohibited in all zones	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Adult entertainment use											
C&D transfer, processing, and disposal use											
Heavy industrial use											
Obnoxious use											
Salvage use											

④ Use is permitted if entirely contained within a building, excluding parking and loading facilities.

⑤ Retail use shall not exceed a maximum gross floor area of 300.0 square metres per premises. This requirement shall not apply to a building supply establishment or a retail use accessory to a permitted industrial use.

⑦ Use is permitted within the Mixed Industrial Commercial (M/C) Special Area, as shown on Schedule 3F.

⑧ Use is permitted on lands identified as a landmark building site on Schedule 9, as per the requirements of Section 43.

⑪ Use is permitted on the ground floor of a university or college building, and the floor area of the use cannot exceed 25% of the total floor area of the building.

⑫ Use is permitted in conjunction with another permitted main use.

⑬ Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53. (RC-Feb 21/23, E-Sep 1/23)

⑮ Use is restricted to publicly owned or operated ferry terminals. (RC-Jan 9/24, E-Feb 9/24) (RC-Oct 7/25; E-Dec 3/25)

(a) In the Northwest Arm Special Area, as shown on Schedule 3E, beyond the reference line of the Northwest Arm, as shown on Schedule 12; and (RC-Oct 7/25; E-Dec 3/25)

(b) In the Dartmouth Cove Special Area, as shown on Schedule 3E, beyond the reference line of Dartmouth Cove, as shown on Schedule 53. (RC-Oct 7/25; E-Dec 3/25)

⑯ Use is permitted in conjunction with another permitted main institutional use except on the lands that is identified as a landmark building site on Schedule 9. (RC- May 23/24, E-June 13/24)

⑰ Use is permitted, including on lands identified as a landmark building site on Schedule 9 subject to the requirements of Section 43. (RCCC-Dec10/25, E Dec31/25)

DISCLAIMER

20 ESTATES ROAD

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