

INDUSTRIAL FOR SALE

152 Crossley Avenue

Industrial - For Sale

152 Crossley Avenue, Truro, NS B2N 6T7

kww COMMERCIAL
ADVISORS[®]

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152 CROSSLEY AVENUE

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

152 CROSSLEY AVENUE

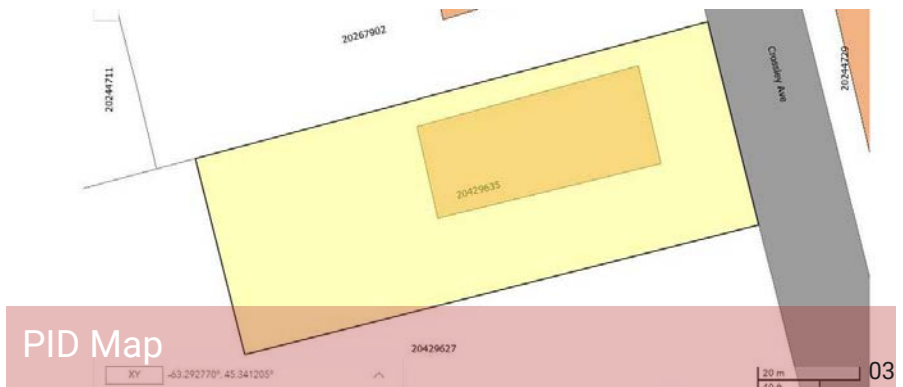


PROPERTY SUMMARY

PID #:	20429635
PROPERTY TYPE:	Industrial
BUILDING SIZE:	15,000 SF
BUILDING DIMENSIONS:	60' x 200' Base Area Building + 2 Concrete Mezzanines
CONSTRUCTION TYPE:	Pre-Engineered Steel, Clear Span Construction with 20' Clear Height at the Peak
LOADING:	Two (2) 10' x 10' Grade Doors Two (2) 16' x 16' Grade Doors Exterior Loading Dock with Plate
LOT SIZE:	1 Acre
ASSESSED OWNER:	152 Realty Holdings Ltd.
ASSESSED VALUE:	\$1,130,200 (Commercial Taxable 2026)
PRICE:	\$3,200,000

PROPERTY OVERVIEW

- Includes showroom/office buildout to the front with washroom. 2nd washroom and lunch room off the warehouse
- Built in 2003 (60' x 100' Original structure with two 60' x 50' additions). Latest addition in 2012
- Oil fired hot water in floor heating and a ducted cooling unit to the office/showroom area
- BI (Business Industrial) zoning



PROPERTY PHOTOS

152 CROSSLEY AVENUE



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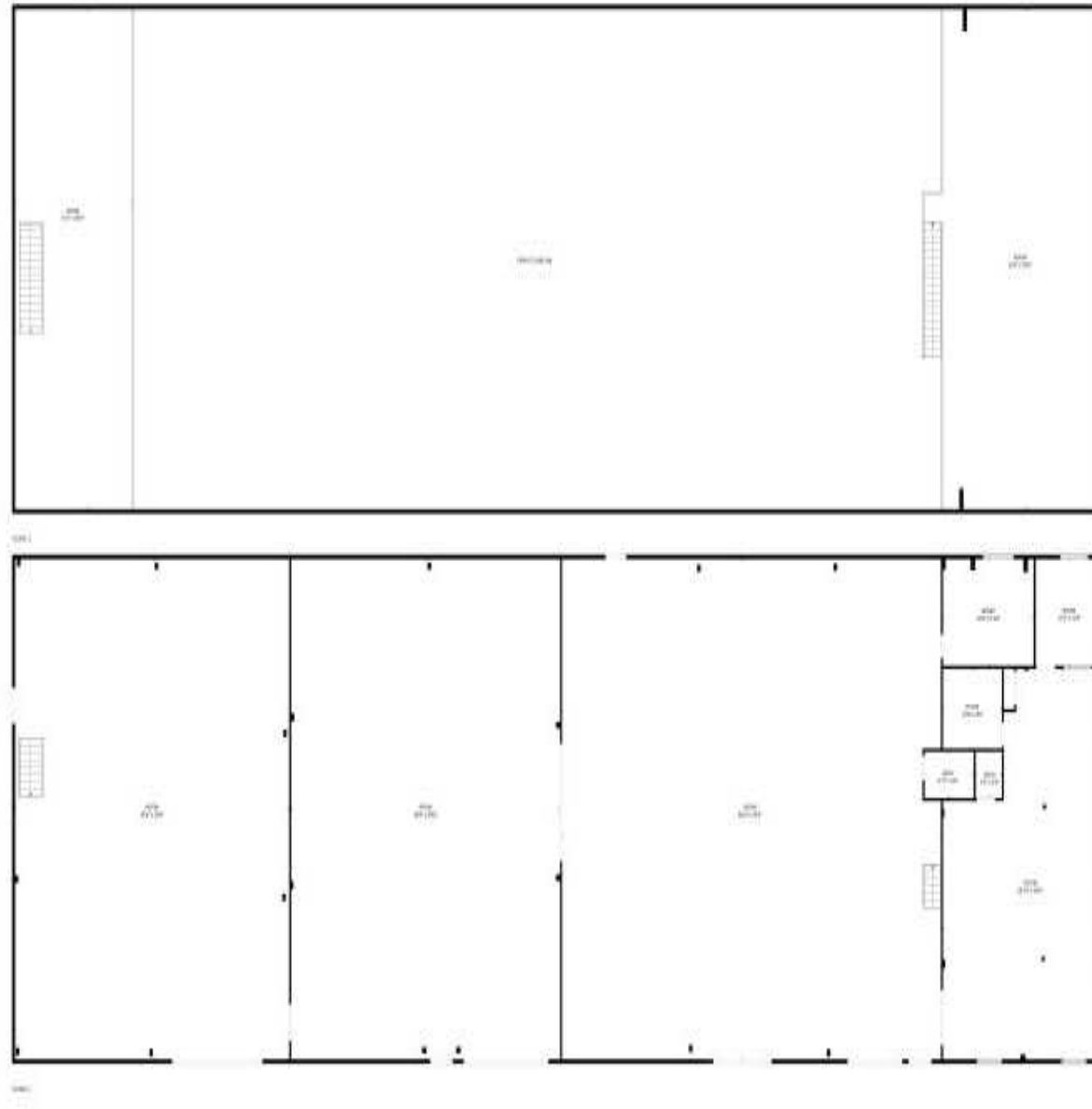
PROPERTY PHOTOS

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FLOOR PLAN

152 CROSSLEY AVENUE

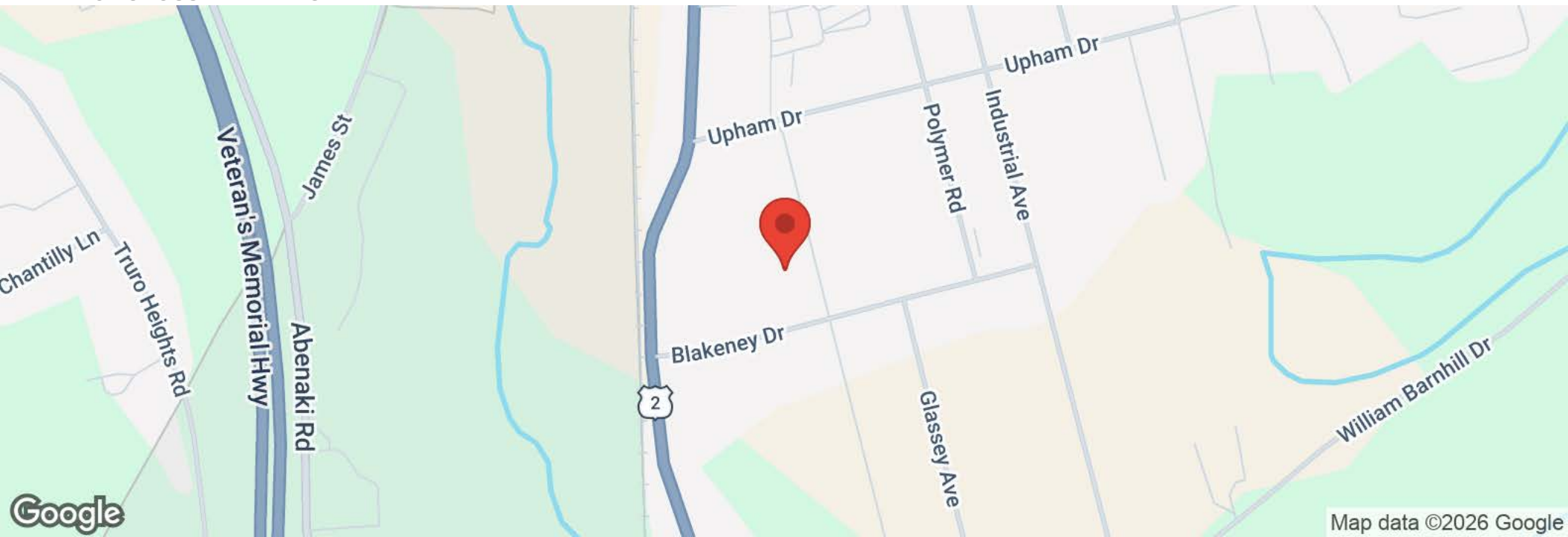
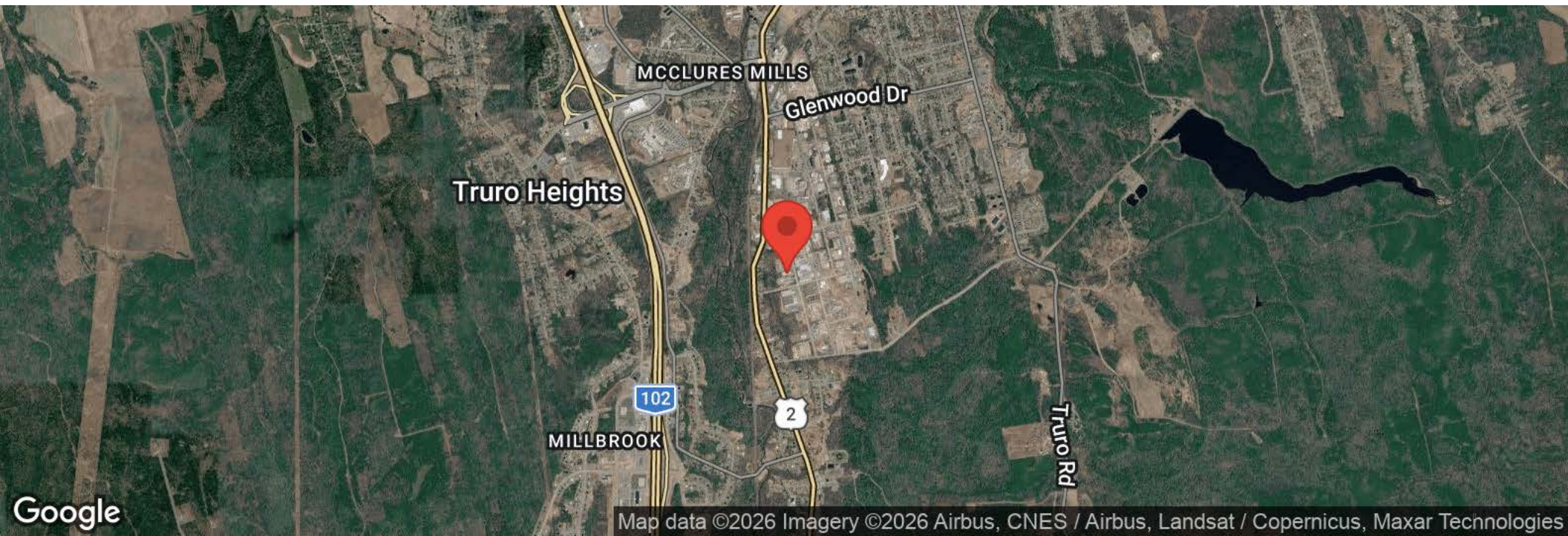


Main Level + Mezzanine

Total scanned area: 15101 sq. ft

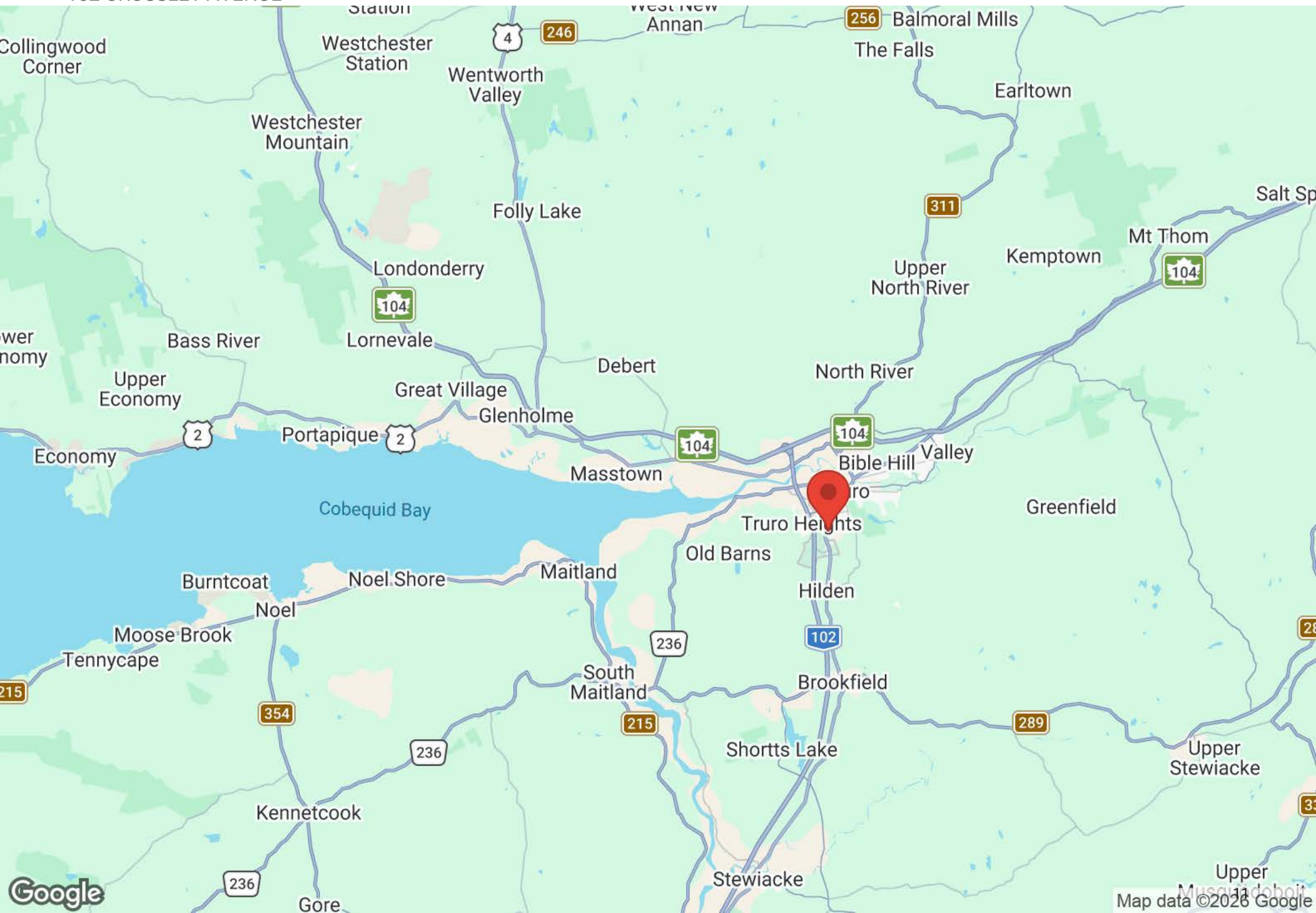
LOCATION MAPS

152 CROSSLEY AVENUE



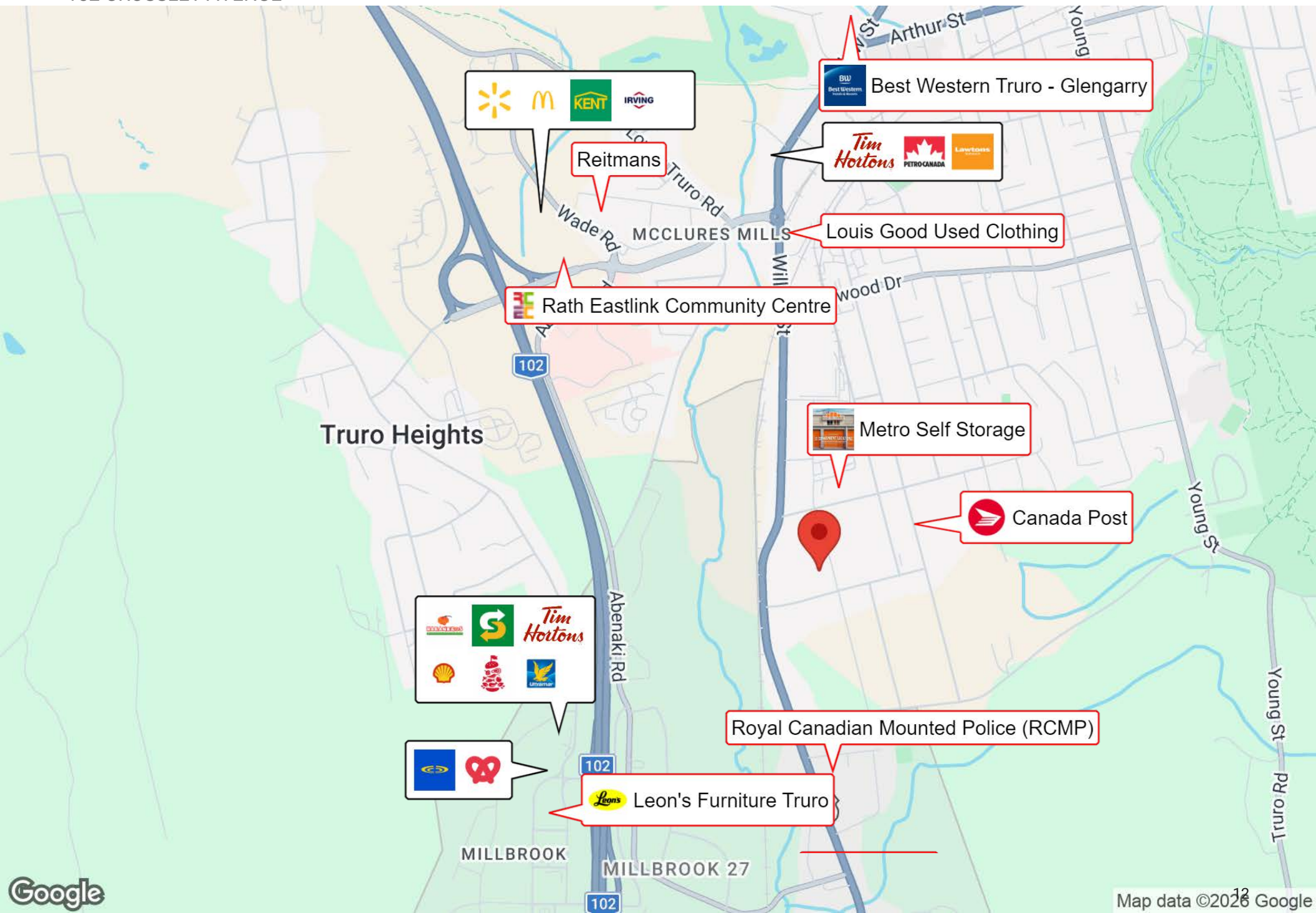
REGIONAL MAP

152 CROSSLEY AVENUE



BUSINESS MAP

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ZONING: BI (BUSINESS INDUSTRIAL)

152 CROSSLEY AVENUE

10.1 PERMITTED USES

Table 10.1: Business Industrial (BI) Zone Permitted Uses

 AS-OF-RIGHT	 CONDITIONAL USE	 SITE PLAN APPROVAL	 DEVELOPMENT AGREEMENT
Accommodations		Convenience Stores	
Adult Entertainment		Crematoria	
Animal and Pet Services		Crop Production, Indoor	
Animal Hospital		Day Care Centre	
Animal Shelter		Dormitory	
Artisan Studio		Dry-cleaning and Laundry	
Automobile Repair		Educational Use	
Automobile Sales and Rentals		Emergency Services	
Automobile Service Station		Emergency Shelter	
Automobile Wash and Detailing		Farmers Market, Flea Market, and Antique Market	
Bank and Financial Institution		Food Service	
Beverage Room, Lounge and Cabaret		Funeral Home	
Brewery, Winery, and Distillery		Garden Centre	
Broadcasting and Communications		Governmental Use	
Construction Industry		Greenhouse, Nursery, and Floriculture	
Correctional Facility		Health Care Clinic	
Club		Hospital	
Community Institution		Industrial Equipment Sales and Service	

continued...



Kennel		Repair Shop	
Manufacturing, Processing, and Assembly		Residential (up to 2 units)	
Neighbourhood Clinic		Restaurant	
Office and Professional Use		Restaurant, Drive-Thru	
Parking Lots		Retail	
Parking Structure		Scientific and Technical Service	
Parks and Open Space		Stadia and Auditoria	
Personal Services		Taxi Depot	
Printing		Transportation Facilities and Depots	
Recreation Facility, Commercial		Utilities	
Recreation Facility, Indoor		Warehousing & Storage	
Recreation Facility, Outdoor		Waste Management and Remediation	
Recycling and Material Recovery		Wholesale Use	
Religious Institution			

CONTACT INFORMATION

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