INDUSTRIAL FOR LEASE

419 MAIN STREET

419 MAIN STREET, MULGRAVE, NS B0E 2G0



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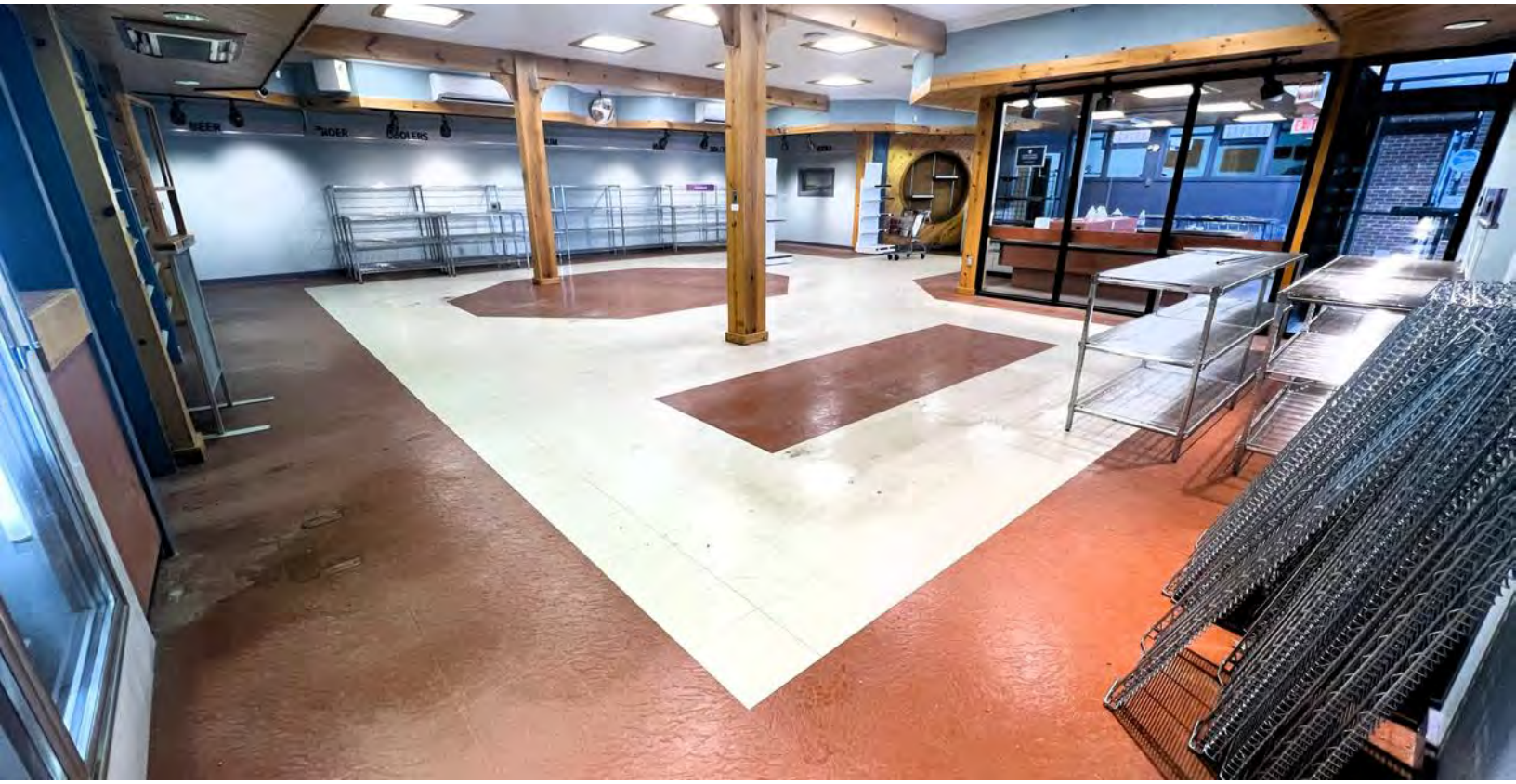
EXECUTIVE SUMMARY

419 MAIN STREET



OFFERING SUMMARY

Property Type:	Commercial / Retail
Available Space:	3,687 SF
Loading:	10' x 8' Dock Level Loading + Hydraulic Leveler
Lot Size:	0.30-Acre (13,000 SF)
Parking:	Paved Parking
Zoning:	C1 (Commercial Central Business)
Lease Rate:	$11.00 Net + $5.00 CAM & Tax

PROPERTY OVERVIEW

Well-maintained commercial building, constructed in 1984 on a 13,000 SF lot. Formerly operated as an NSLC retail store, the property features a functional layout including two vestibules, pay till area, two large retail display spaces, a 156 SF walk-in cooler, raised observation area, washroom with janitor closet, lunch room, electrical room, and dock-level loading area with a 10' x 8' dock level loading and hydraulic leveler. Zoned C1 - Commercial Central Business, the property is ideally suited for retail, service, or office uses.

LOCATION OVERVIEW

Located in the historic coastal town on the Strait of Canso. Situated along the Marine Drive scenic route, the property provides access to local and regional thoroughfares, including direct proximity to the Canso Causeway, which connects mainland Nova Scotia to Cape Breton Island.

Mulgrave's strategic location supports a variety of commercial business uses, such as retail, office, or service-oriented ventures, benefiting from visibility on the main thoroughfare and its role as a gateway community with marine and transportation heritage.

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PROPERTY PHOTOS

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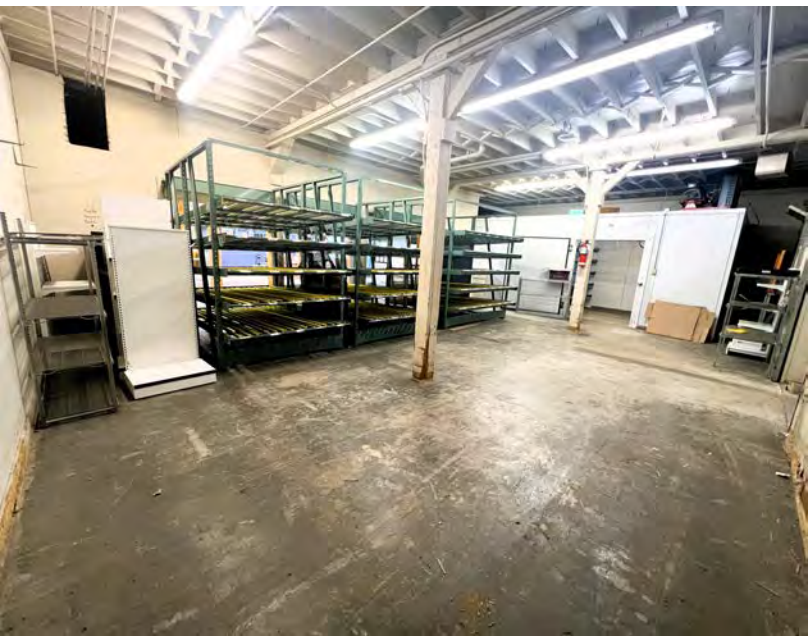

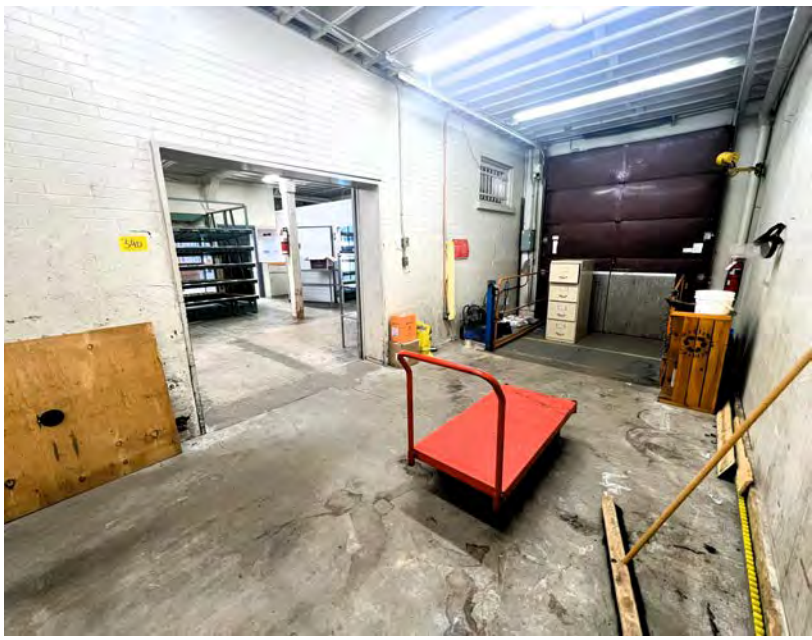



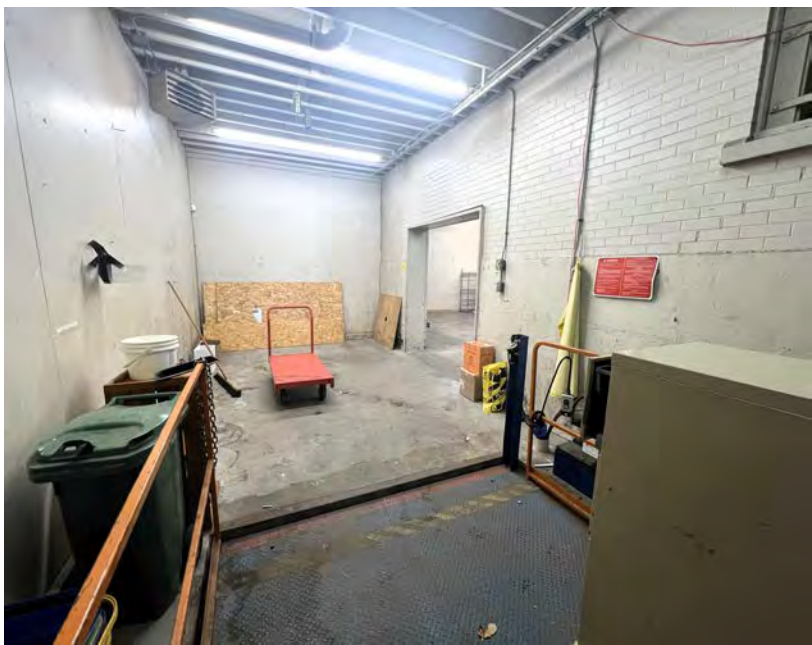

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FLOOR PLAN

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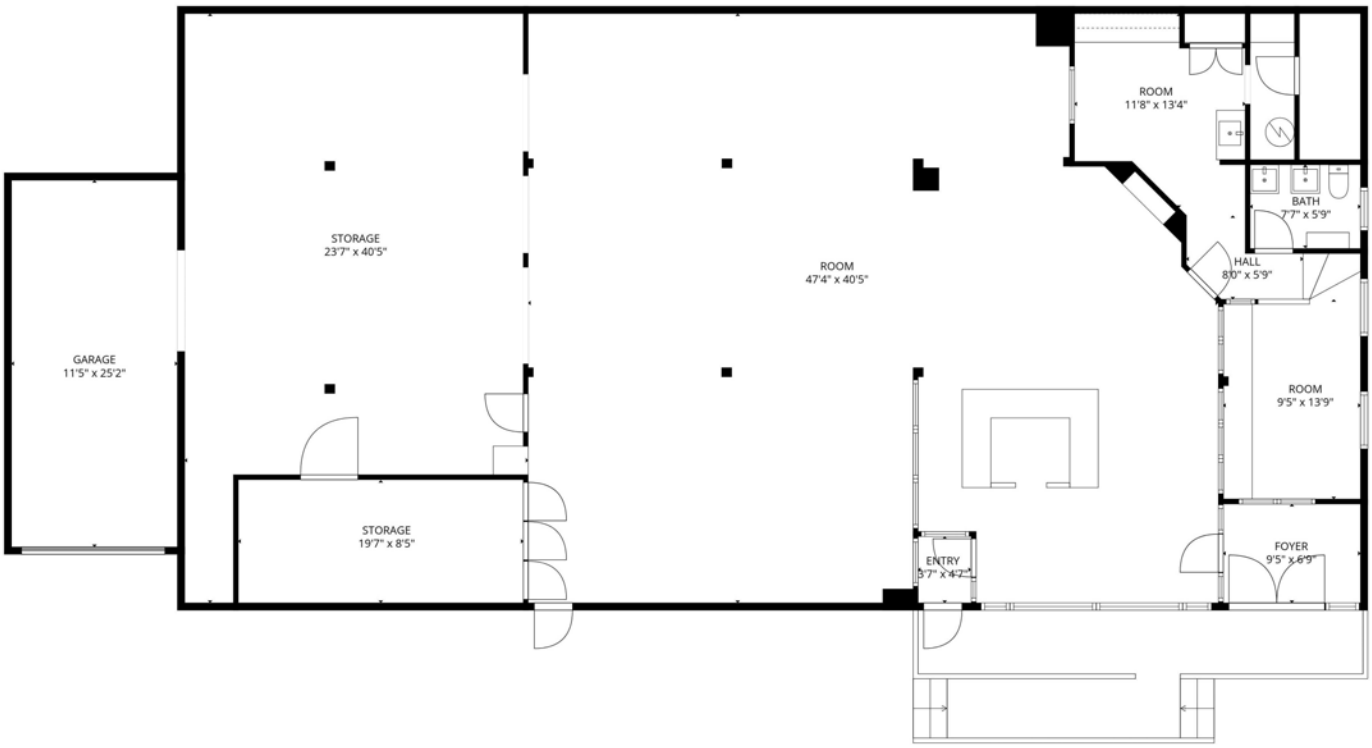

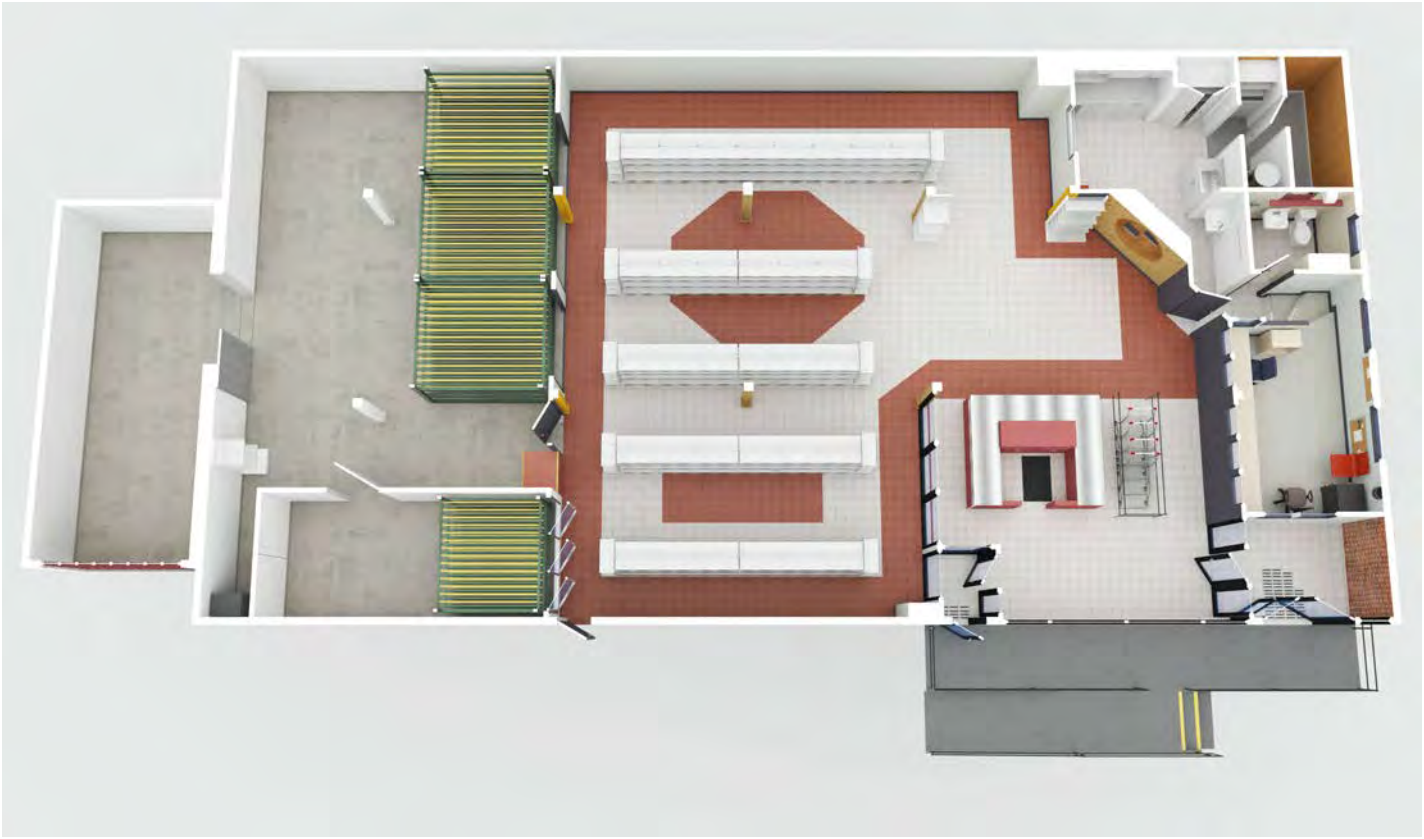

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LOCATION MAPS

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CONTACT INFORMATION

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