

**FOR SALE**

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

**50 THORNE AVENUE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS**

INDUSTRIAL | 6,050 SF



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the True North Salmon Co. Ltd to facilitate a sale of the land and building located at 50 Thorne Avenue - Burnside Business Park, Dartmouth, NS.

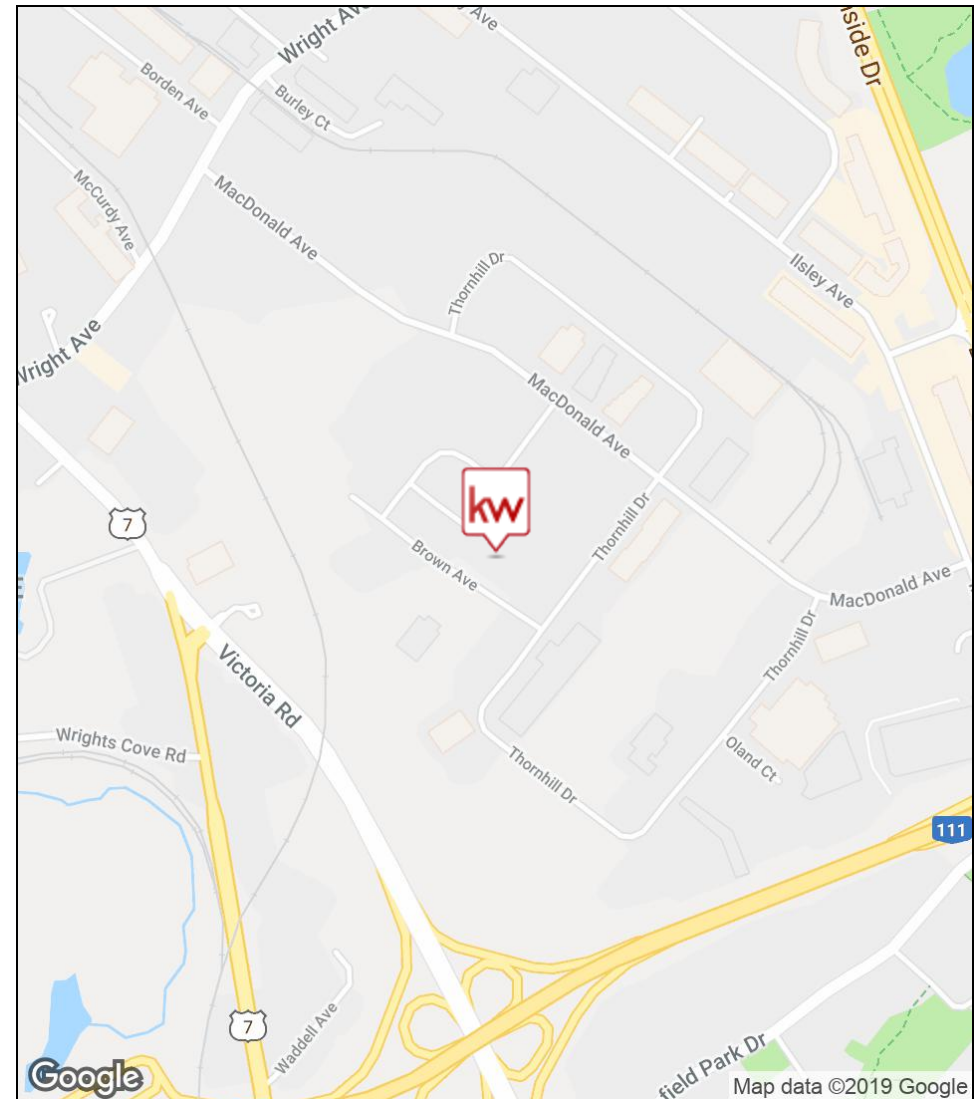
<b>Civic Address:</b>	50 Thorne Avenue, Dartmouth, NS B3B 1Y5
<b>Property Type:</b>	Industrial
<b>PID #:</b>	40638785
<b>Year Built:</b>	+/- 2005
<b>Current Use:</b>	CFIA approved Fish processing, fridge and freezer
<b>Building Size:</b>	6,050 SF
<b>Construction Style:</b>	Pre-Engineered Steel
<b>Premises Breakdown:</b>	Large freezer room, large cooler, small cooler, processing rooms, packing rooms, shipping and receiving, propane backup generator, 2 washrooms, 5 private offices, kitchenette, printer room and open reception area
<b>Lot Size:</b>	23,867 SF (0.55 Acres)
<b>Parking:</b>	5 asphalt paved at front Ample gravel graded at rear
<b>Zoning:</b>	I-2 General Industrial Zone
<b>Assessed Owner:</b>	True North Salmon Co. Ltd
<b>Assessed Value:</b>	\$564,300 (2019 Commercial Taxable)
<b>List Price:</b>	\$950,000



# AREA OVERVIEW

50 Thorne Avenue is located in the Burnside Industrial Park, Dartmouth, and offers good access for customers, suppliers and staff via MacDonald Avenue from Royles Avenue where Staples Business Advantage Canada is located. MacDonald Avenue leads to both Wright Avenue and Ilsley Avenue as the primary way to access the property. An alternate route available is through Thornhill Drive from MacDonald Avenue, to Brown Avenue, which leads to Thorne Avenue. Thorne Avenue boasts Business' such as Allied Coffee Corporation, Scout's Canada, Sani Engineering, Duron Atlantic, the Canadian Food Inspection Agency, Baker Hughes, and Safety First.

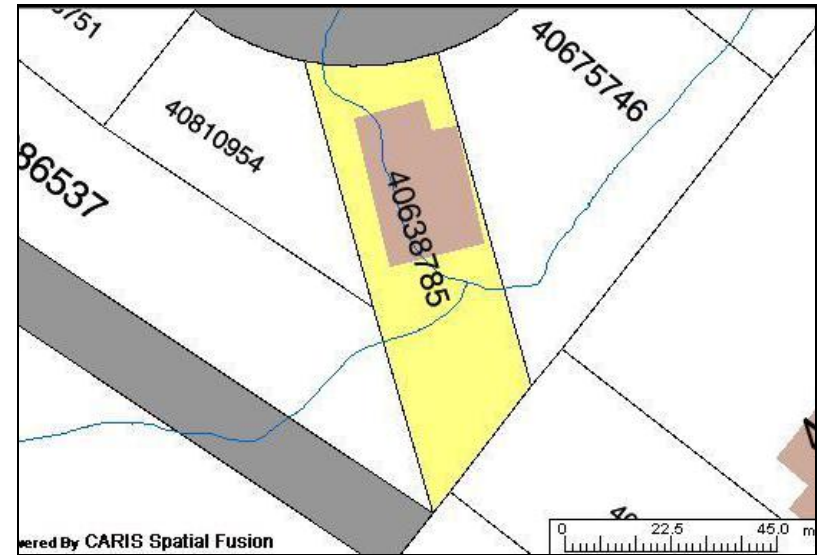
Burnside Business Park is currently home to over 1,500 enterprises and employs more than 15,000 people. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax.





# SITE SPECIFICATIONS

<b>Civic Address:</b>	50 Thorne Avenue - Burnside Business Park Dartmouth, NS B3B 1Y5		
<b>PID #:</b>	40638785		
<b>Lot Size:</b>	23,867 SF (0.55 Acres)		
<b>Site Dimensions:</b>	Thorne Avenue Frontage:	91.19' (Arclength)	
	North Eastern Boundary:	233.58'	
	South Eastern Boundary:	108.66'	
	South Western Boundary:	316.94'	
<b>Easements:</b>	Easement Benefit Killeen and Sons Welding - \$3,600/year Easement to access 7' x 5' x grade loading door adjacent dock loading area, automatically terminates on sale, unless negotiated with Grantor. Easement Burden - NS Power at front		
<b>Zoning:</b>	I-2 General Industrial Zone		
<b>Municipal Services:</b>	Municipal Water, Sewer and Hydro,		
<b>Parking:</b>	5 asphalt paved at front Ample gravel graded at rear		
<b>Assessed Value:</b>	\$564,300 (2019 Commercial Taxable)		





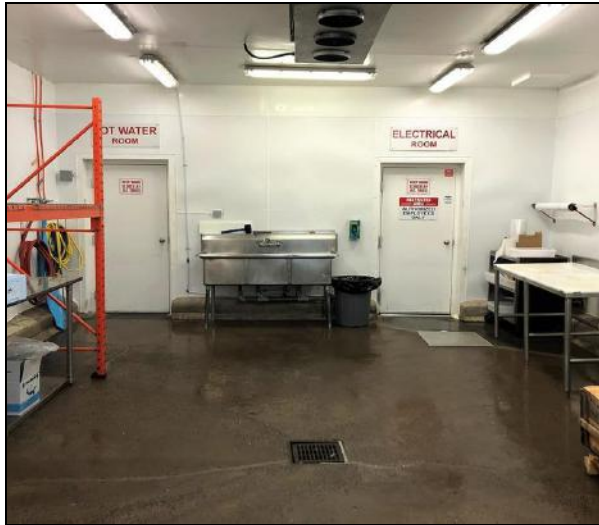
# BUILDING OVERVIEW

<b>Building Type:</b>	Industrial
<b>Building Size:</b>	6,050 SF
<b>Building Dimensions:</b>	100' x 63' less 25' x 10' loading jog
<b>Building Type:</b>	Pre-Engineered Robertson Steel
<b>Exterior:</b>	Metal cladding and brick facade
<b>Interior:</b>	Food grade insulated freezer panels in warehouse, T- Bar ceiling, VCT tile in front office area
<b>Foundation:</b>	Concrete
	Corrugated metal
<b>Heating &amp; Cooling:</b>	Lennox Rooftop Ducted Heat Pump in office
<b>Fuel Type:</b>	Electric
<b>Electrical System:</b>	600 volt 600 Amp 3 phase
<b>Hot Water System:</b>	Propane fired
<b>Ceiling Height:</b>	10'-15' clear in warehouse
<b>Loading System:</b>	10' high x 8' wide dock loading 7' x 5' grade loading accessed by easement set to terminate on sale, unless negotiated with 3rd party Easement Grantor
<b>Property Features:</b>	Multiple compressors and condensers for freezer and cooler area, multiple graded floor drains, CFIA approved seafood site, multiple exhaust fans, propane fired backup generator



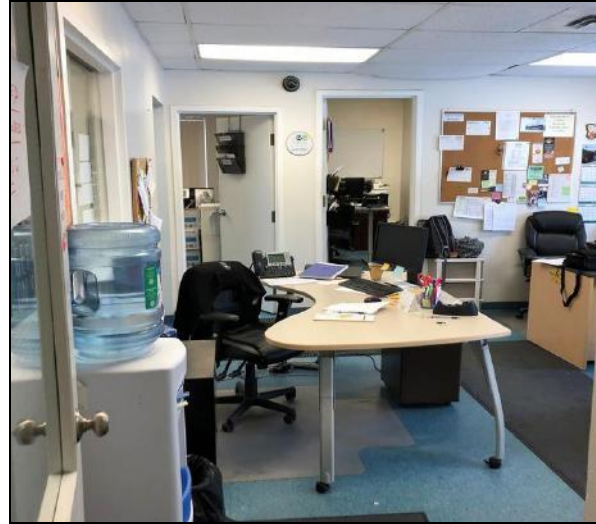


# WAREHOUSE PHOTOS



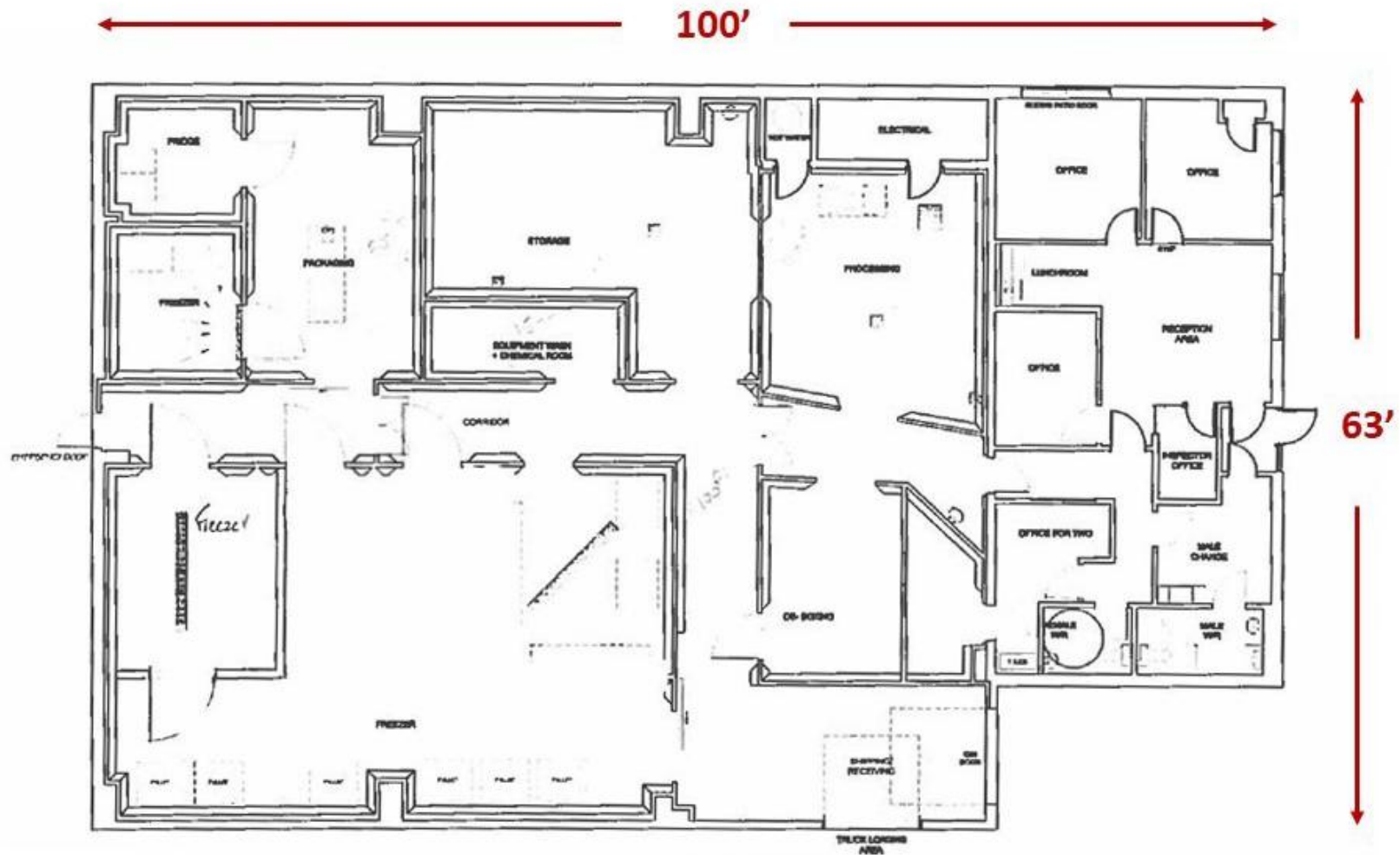


# OFFICE PHOTOS





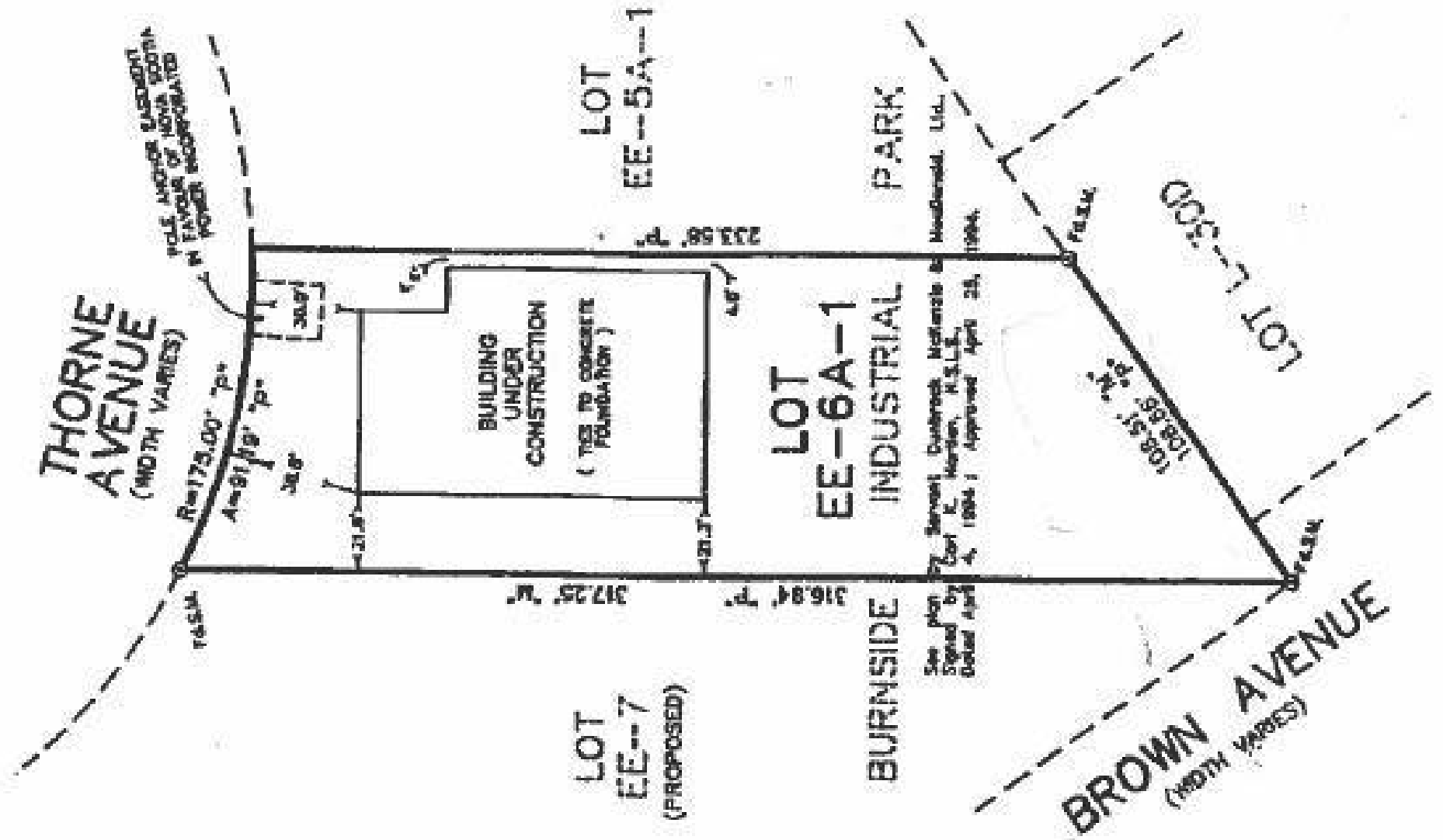
# FLOOR PLAN



# EXTERIOR PHOTOS



# LOCATION CERTIFICATE





# ZONING

## PART 13: I-2 ZONE - GENERAL INDUSTRIAL ZONE

42 (1) The following uses only shall be permitted in a I-2 Zone:

(a) C-3 uses as herein set out;

(i) except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06) (b) industrial enterprises except obnoxious uses and uses creating a hazard to the public.

(c) cabarets (HECC-Dec 4/08; E-Dec 27/08)

(d) pawn shops (HECC-Dec 4/08; E-Dec 27/08) 42(2) Buildings used for C-3 uses in an I-2 Zone shall comply with the requirements of a C-3 Zone.

42 (3) Buildings uses for I-2 uses in an I-2 Zone shall comply with the following requirements:

(a) Lot area minimum - 5,000 square feet

(b) Lot coverage, maximum - 100% if the requirements for 100% lot coverage if the Building By-laws of the City of Dartmouth are met.

(c) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.

For additional information, see Dartmouth Land Use By-Law

# CONTACT INFORMATION



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