

COMMERCIAL FOR SALE

163 Cook's Lane, Bridgewater

Commercial - For Sale

163 Cook's Lane | Bridgewater, NS B4V 7P5



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163 COOK'S LANE

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KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
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SECTION I
PROPERTY OVERVIEW

PROPERTY SUMMARY

163 COOK'S LANE



Property Summary

Current Use:	Commercial
Exterior	Brick façade
Building Size:	18,037 SF
Lot Size:	6.49 Acres
Clear Height:	27' - 29.4' (Original structure)
Addition Clear Height:	20' - 22.8"
Main Bay Loading:	18' x 14' Wide doors x 5 (drive through)
Addition Loading:	16' x 12' Grade level x 4
Electrical:	120/240 Volt 400 Amp 3 Phase power supply
Parking:	Paved
List Price:	\$4,250,000
Vacant Possession:	May 1st, 2024

Property Overview

- 2 washrooms up, 2 down, kitchenette
- Compressor lines
- Floor drain with oil water separator
- Make up air systems
- Led lighting in showroom
- Not sprinklered
- Well and septic

Location Overview

The subject property is located in the Municipality of the District of Lunenburg with 1,500 feet of frontage on Cooks Lane, Bridgewater and excellent exposure to Highway 103.

The area offers excellent commercial opportunities, agricultural and food production, makers and manufacturers, creative communities and lifestyle entrepreneurs an opportunity to thrive.

Located in the heart of Nova Scotia's beautiful South Shore, the area offers a rural setting within an hour's drive to Metropolitan Halifax, offering everything you need for establishing or growing your business success.

PROPERTY PHOTOS

163 COOK'S LANE



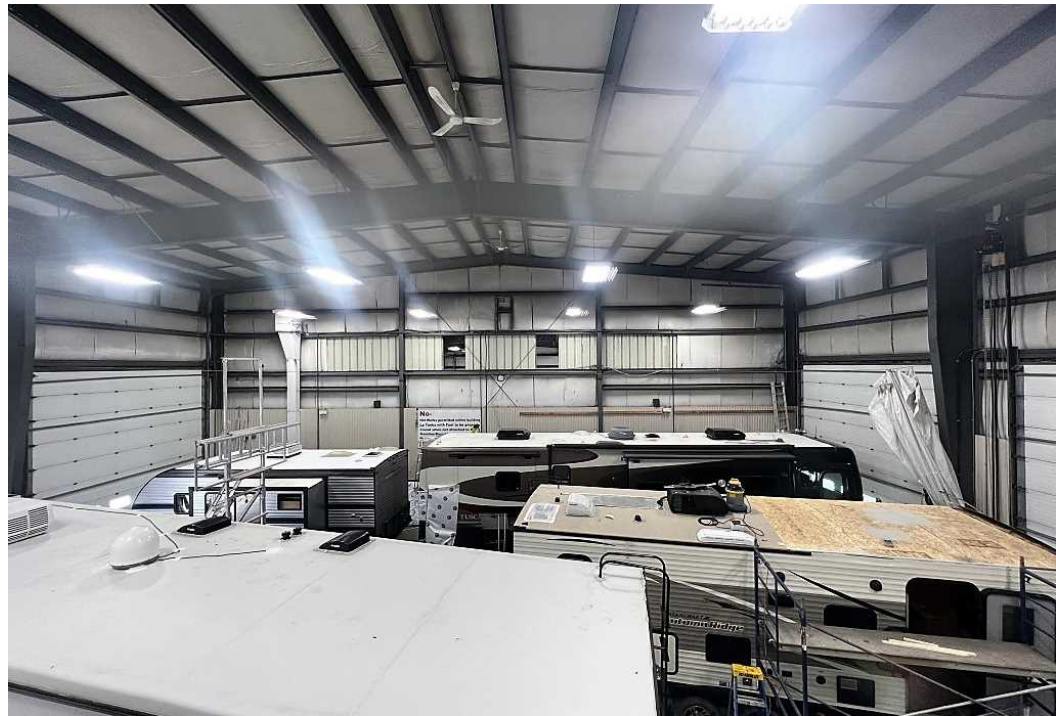
PROPERTY PHOTOS

163 COOK'S LANE



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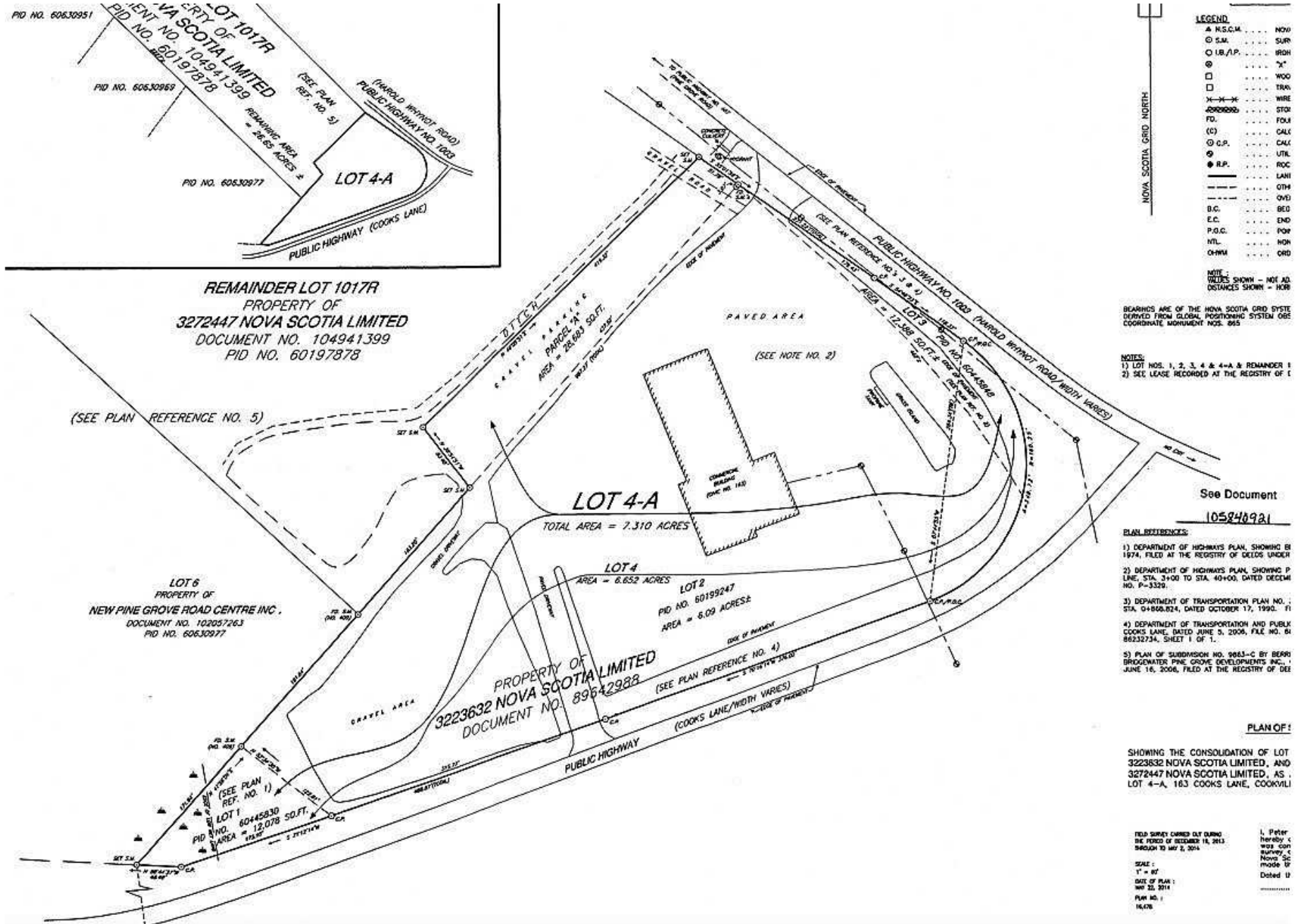
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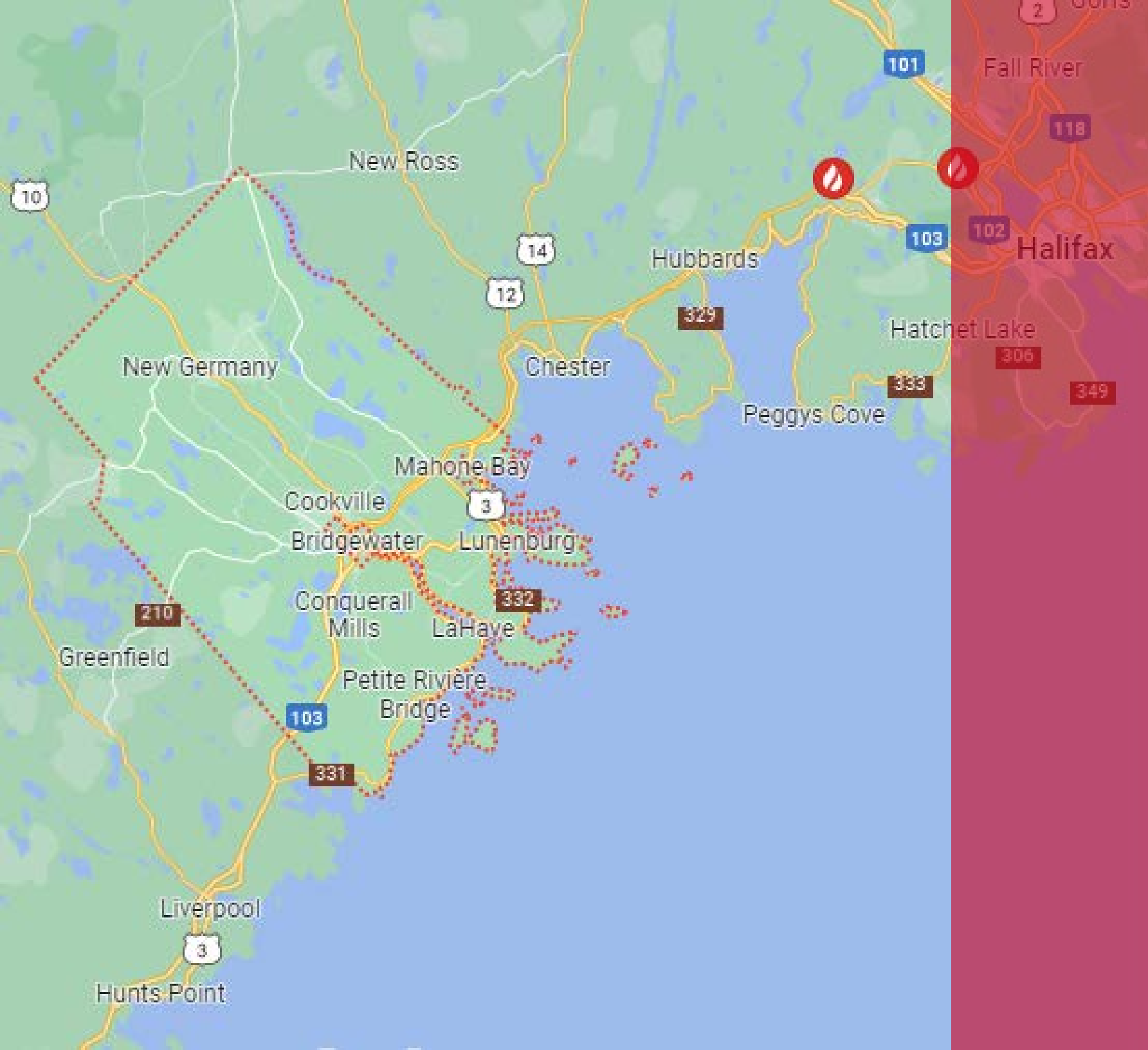
163 COOK'S LANE



SURVEY PLAN

163 COOK'S LANE



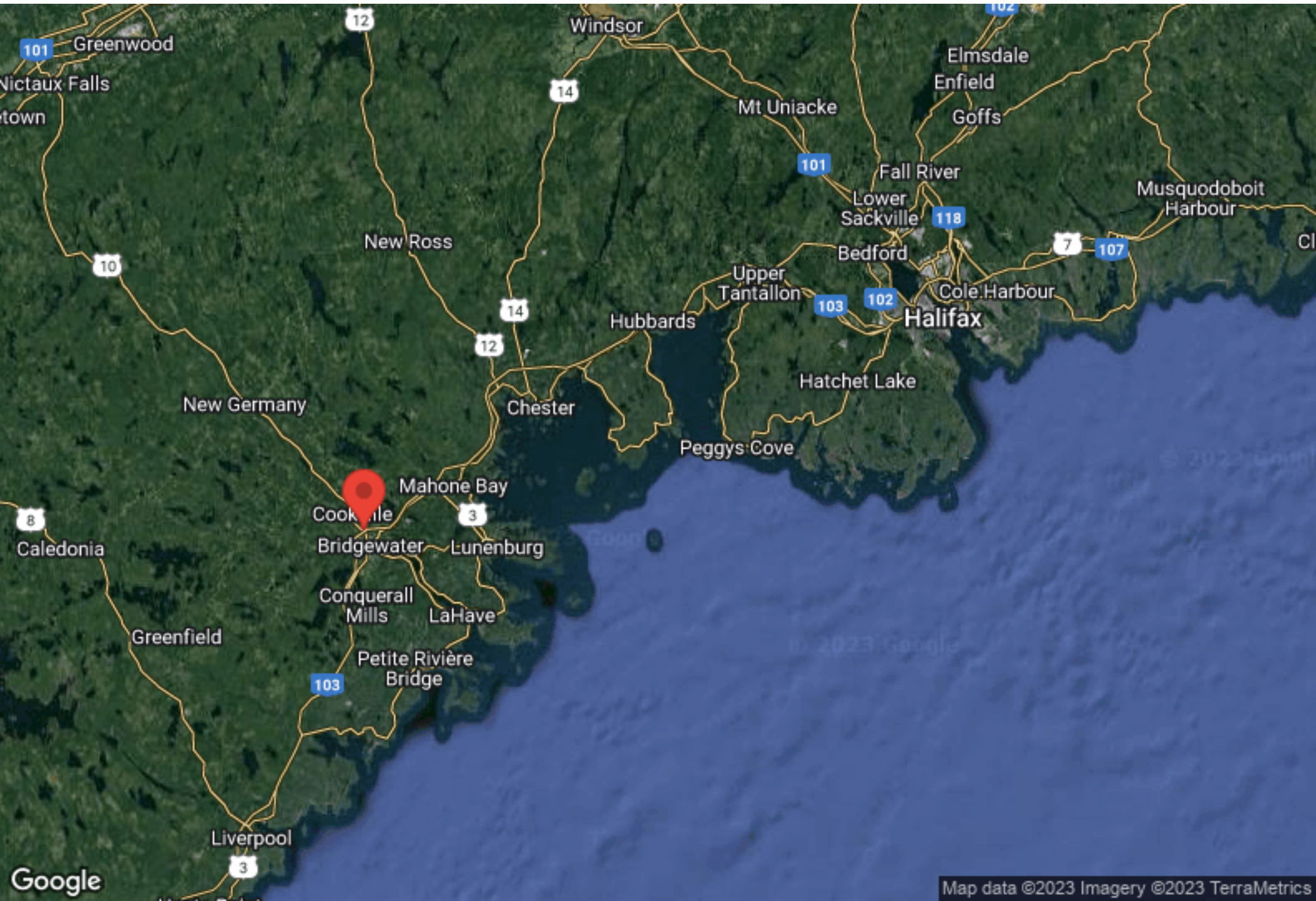


SECTION II

LOCATION

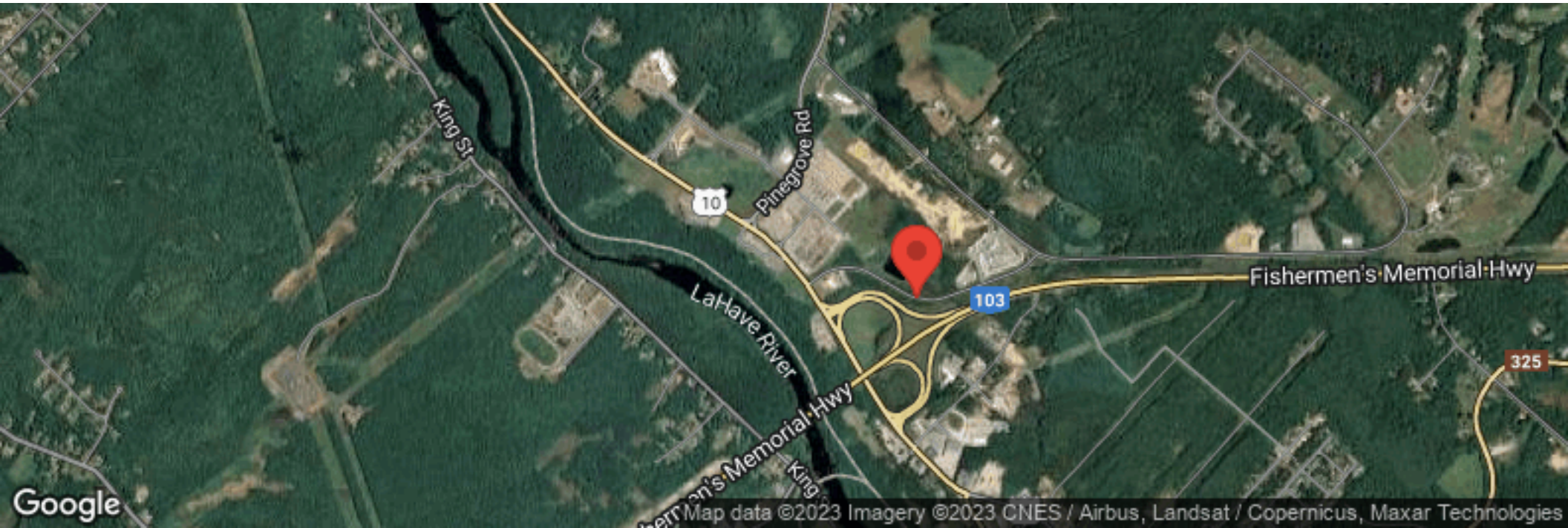
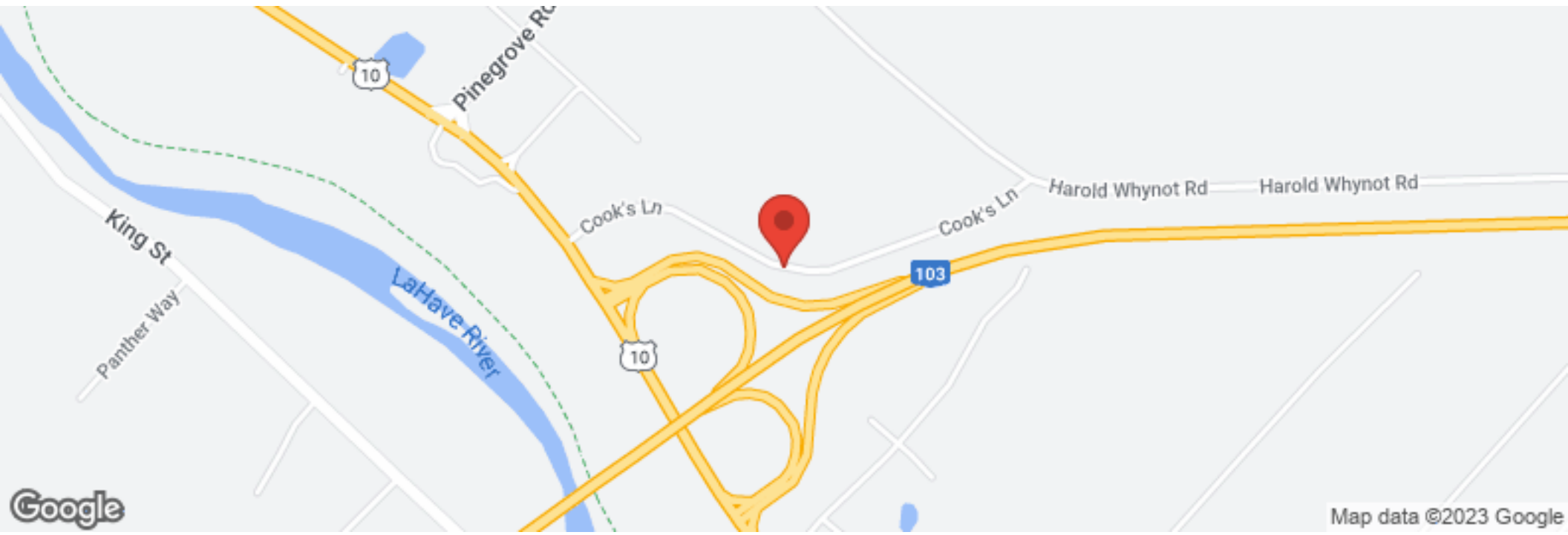
REGIONAL MAP

163 COOK'S LANE



LOCATION MAPS

163 COOK'S LANE



BUSINESS MAP

163 COOK'S LANE




 Best Western Plus Bridgewater Hotel & Convention Centre


Riverview Park Trails

 Royal Canadian Mounted Police (RCMP)

Traditional Hearth & Fireplace

Acadia Equipment Rentals LTD

Bridgewater Animal Hospital

Bridgewater Centennial Trail parking



SECTION III
CONTACT INFORMATION

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DISCLAIMER

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Each Office Independently Owned and Operated

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