

# INDUSTRIAL FOR SALE

## 712 Durham Road

Industrial - For Sale

712 Durham Road, Scotsburn, NS B0K 1R0



# TABLE OF CONTENTS

712 DURHAM ROAD

**PHIL BOLHUIS**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

**MATT OLSEN**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2492

C: (902) 489-7187

mattolsen@kwcommercial.com

Nova Scotia

**SECTION I - PROPERTY OVERVIEW**

Executive Summary	4
Building Overview	5
Property Photos	6
Floor Plan	11

**SECTION II - LOCATION OVERVIEW**

Location & Highlights	13
Survey Plan	14
Aerial View	15
Aerial Map	16
Location Maps	17

**SECTION III - CONTACT INFORMATION**

Contact Information	19
Disclaimer	20

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



SECTION I  
PROPERTY OVERVIEW

# EXECUTIVE SUMMARY

712 DURHAM ROAD



## OFFERING SUMMARY

<b>PID #:</b>	65049090
<b>BUILDING SIZE:</b>	18,000 SF
<b>BUILDING DIMENSIONS:</b>	60' x 232' + 140' x 33'
<b>LOT SIZE:</b>	5 Acres
<b>LOADING:</b>	9' x 10' Grade loading
<b>ZONING:</b>	No Zoning (Municipality of the County of Pictou)
<b>ASSESSED OWNER:</b>	Atlantic Pearl Homes Inc.
<b>ASSESSED VALUE:</b>	\$538,300.00 (Commercial Taxable 2024) \$19,000.00 (Resource Taxable 2024)
<b>PROPERTY TAX:</b>	\$10,671.83 (2024)
<b>PRICE:</b>	\$1,800,000

## PROPERTY OVERVIEW

- Year Built: 1969 Older section (11,000 SF), Renovated in 2018  
2018 new section (7,000 SF)
- Wood Frame Structure
- Corrugated Metal Roofing
- Metal Pre-engineered Siding
- Ducted Heat Pumps with Ventilation System
- Electric Fuel Type
- Drilled Well
- Oversized septic system suitable for Cannabis or Vegetable Horticulture
- Laundry Facilities
- 25 High Definition Security Cameras

## LOCATION OVERVIEW

The community of Scotsburn is located within the Municipality of the County of Pictou, is the namesake as the headquarters of Scotsburn Co-operative Services Limited the largest independent dairy company in Atlantic Canada, purchased by Saputo in 2014. Additionally Scotsburn Lumber Limited is one of the largest sawmills in Nova Scotia.

# BUILDING OVERVIEW

712 DURHAM ROAD



## BUILDING SPECIFICATIONS

PID #:	65049090
Building Size:	18,000 SF
Building Dimensions:	60' x 232' + 140' x 33'
Year Built:	1969 - Older section (11,000 SF), Renovated in 2018 2018 - New section (7,000 SF)
Foundation:	Concrete
Structure:	Wood Frame
Roof Type:	Corrugated Metal
Siding:	Metal Pre-engineered
Lot Size:	5 Acres
Road Frontage:	1,500' (approx.)
Site Condition:	Cleared, partially gravel graded surrounding buildings, majority of remaining lands flat with grass
Ceiling Height:	9' Clear
Loading:	9' x 10' Grade loading
Electrical:	One (1) 120/240 volt 400 Amp 3 Phase Service + One (1) 120/240 Volt 400 Amp Single Phase Service. Pre Wired for automated Generator
HVAC:	Ducted Heat Pumps with Ventilation system
Fuel Type:	Electric
Water Source:	Drilled Well
Zoning:	No Zoning (Municipality of the County of Pictou)
Security:	25 High Definition Security Cameras
Sprinkler:	No Sprinkler
Septic:	Oversized Septic system suitable for Cannabis or Vegetable Horticulture
Property Features:	Four (4) Washrooms with showers + 1 Barrier Free Washroom Laundry Facilities High Security Vault
List Price:	\$1,800,000
Certifications:	5,000 SF building section certified as an indoor cultivation facility by Health Canada Food Grade standard in 2020

# PROPERTY PHOTOS

712 DURHAM ROAD



# PROPERTY PHOTOS

712 DURHAM ROAD



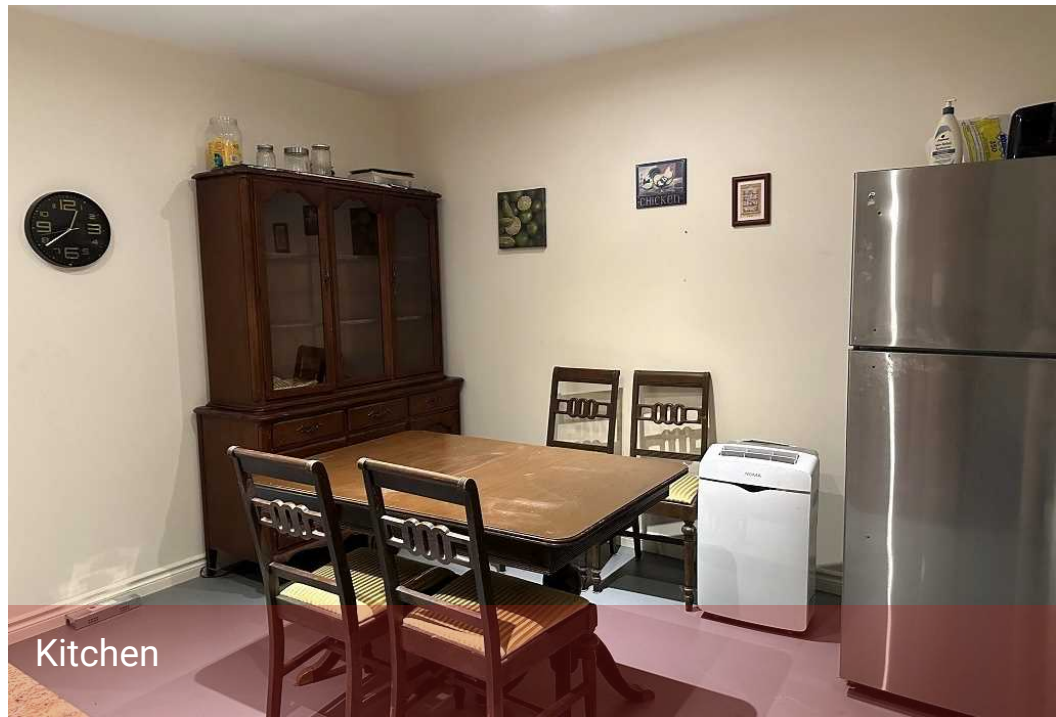
Private Office



Private Office



Meeting Room



Kitchen

# PROPERTY PHOTOS

712 DURHAM ROAD



Shower Room



Vault



# PROPERTY PHOTOS

712 DURHAM ROAD



Grow Room



Clone Rack



Moveable Tray

# PROPERTY PHOTOS

712 DURHAM ROAD



Grow Light



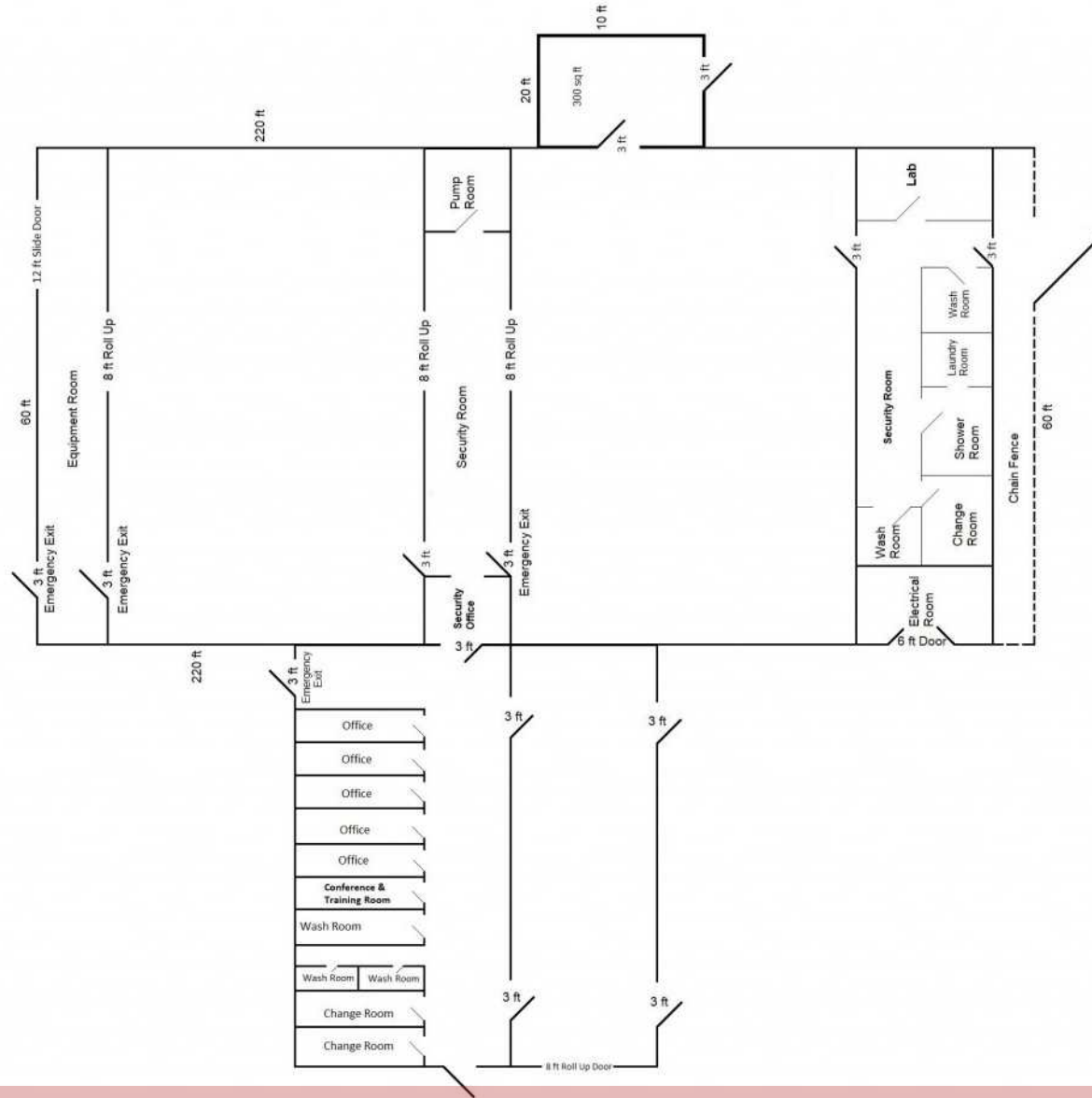
Garage



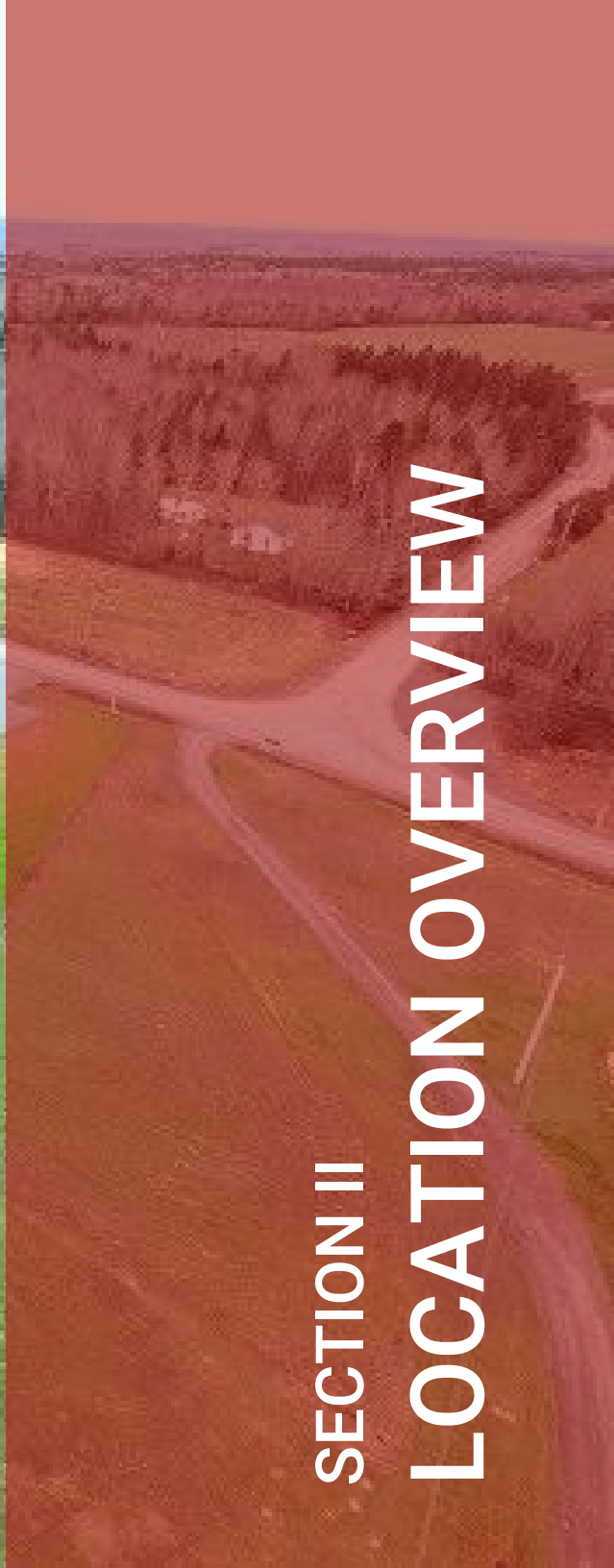
Dry-Trim-Package Area

# FLOOR PLAN

712 DURHAM ROAD



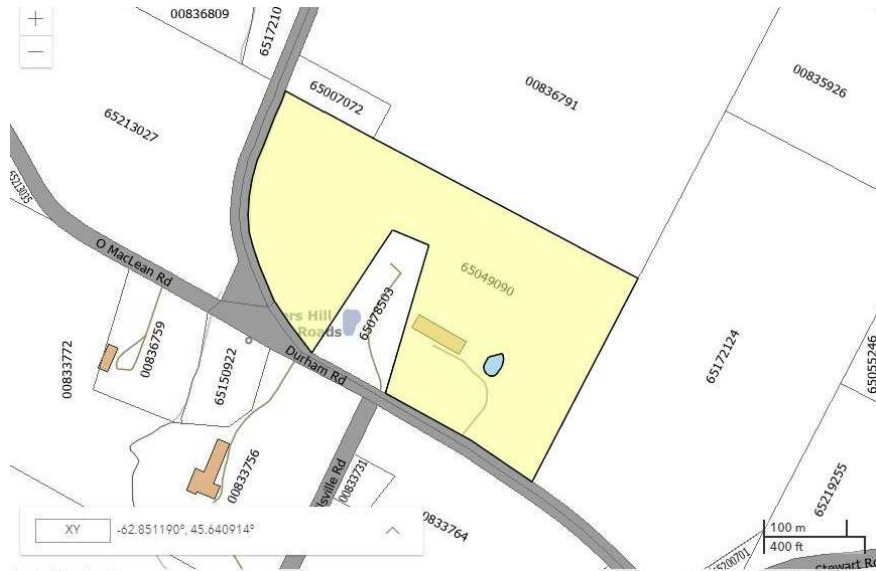
Note: Not to Scale



SECTION II  
LOCATION OVERVIEW

# LOCATION & HIGHLIGHTS

## 712 DURHAM ROAD



### LOCATION OVERVIEW

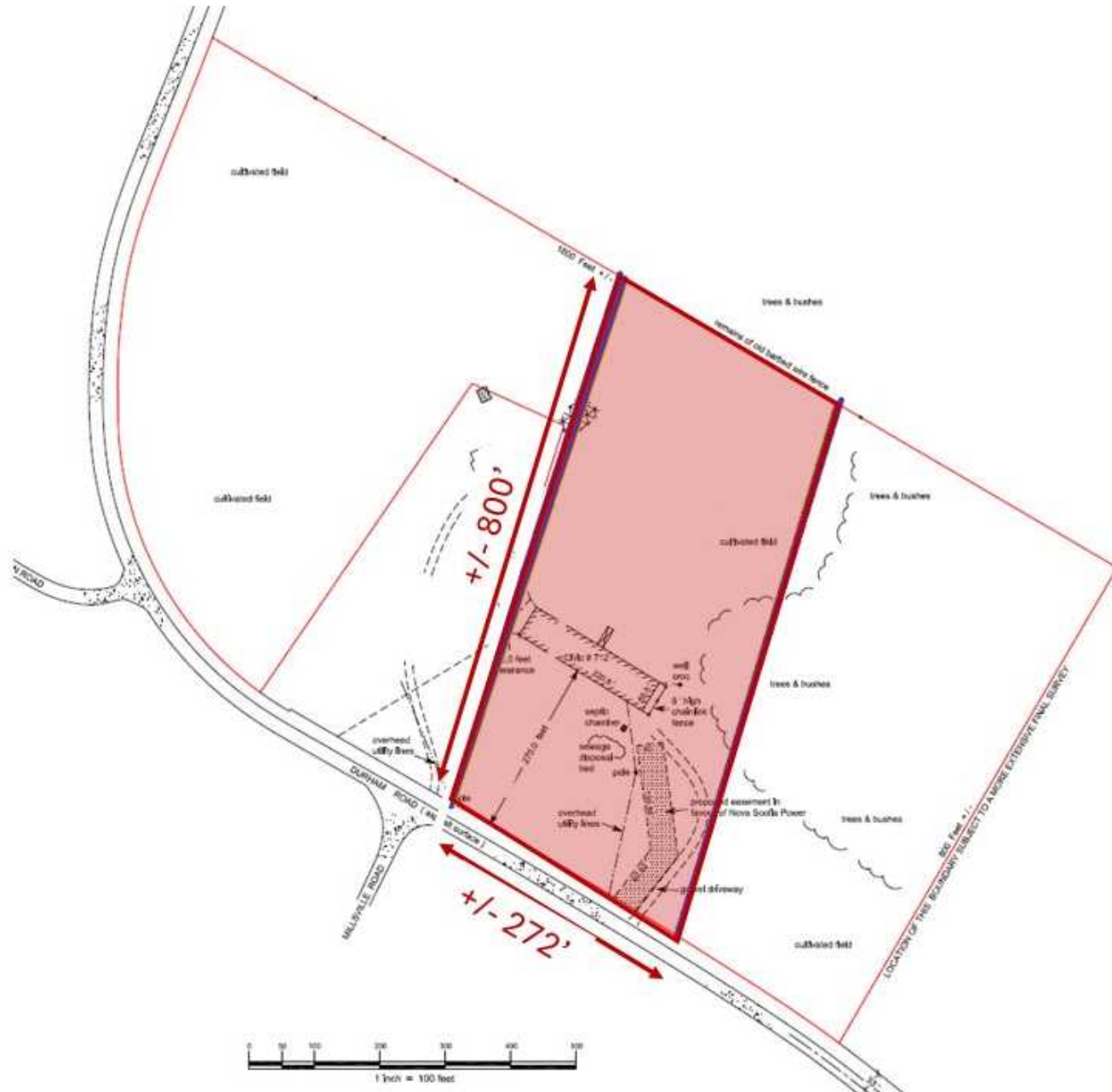
The community of Scotsburn is located within the Municipality of the County of Pictou, is the namesake as the headquarters of Scotsburn Co-operative Services Limited the largest independent dairy company in Atlantic Canada, purchased by Saputo in 2014. Additionally Scotsburn Lumber Limited is one of the largest sawmills in Nova Scotia.

Approximate population of Scotsburn is 5,500 (as of 2018) and the entire population of Pictou County is approximately 43,657 (as of 2021). The County of Pictou includes the following towns and proximities to the subject property: New Glasgow (22 Km), Stellarton (22 Km) , Pictou (13 Km), Westville (17 Km) and Trenton (25 Km). The property is approximately 121 Km to the Halifax International Airport, 143 Km to the Burnside Industrial Park, 151 Km to Downtown Halifax generally via NS 4 East, via exit 19, to Trans Canada Highway 104, and Highway 102.

Stellarton is known for its history with the exploration and operations of coal mining and the railroad. It is adjacent to the south of the larger town of New Glasgow. In pioneer times, the area was called Coal Mines Station, and from 1833 to 1870, it was known as Albion Mines. The town is still home to coal mining operations. The Canadian grocery chain Sobeys is based out of Stellarton and its corporate offices and grocery subsidiaries based in Stellarton include Big 8 Beverages, TRA Cash and Carry, Eastern Sign-Print and Regional Distribution Centre.

# SURVEY PLAN

712 DURHAM ROAD



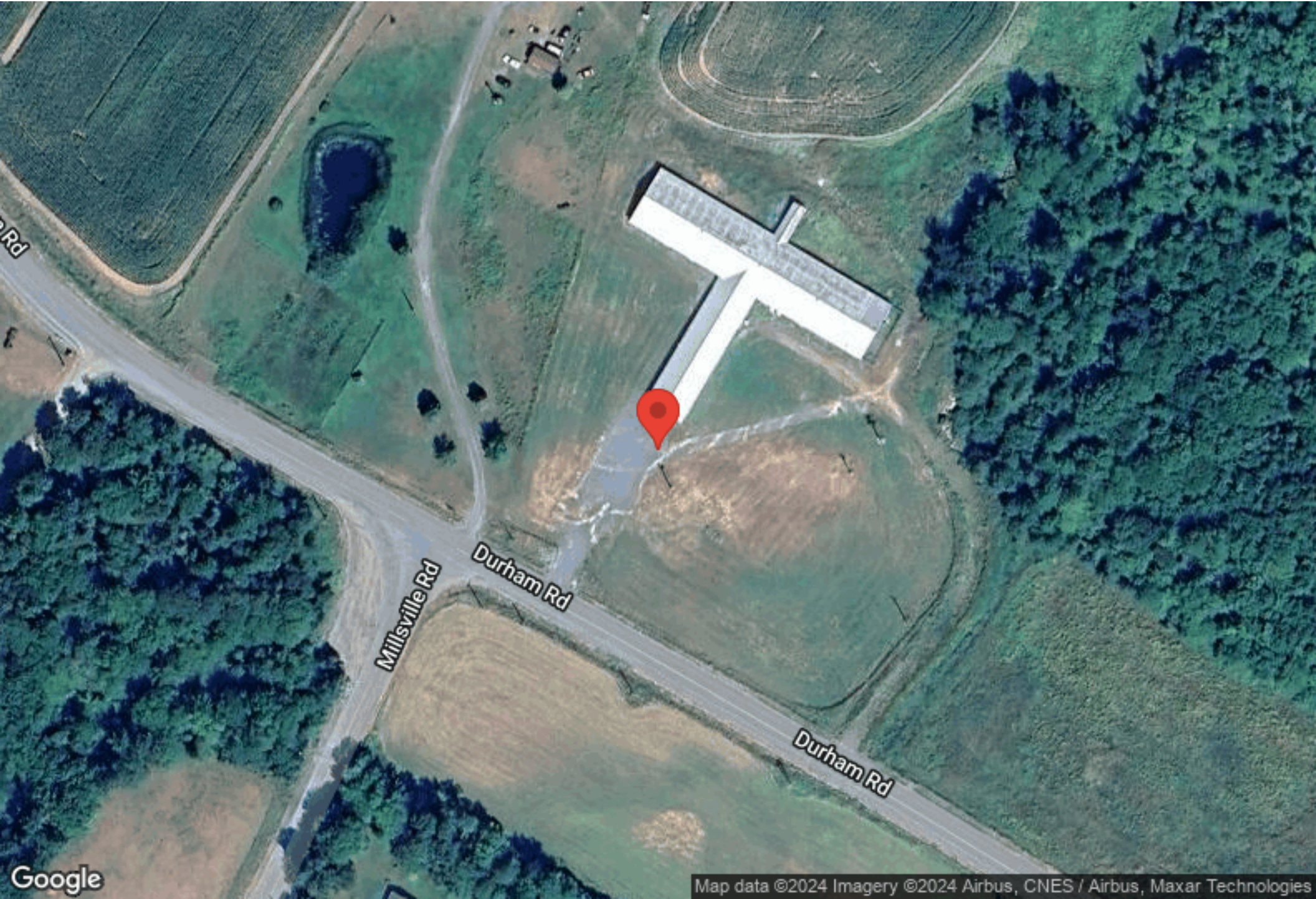
# AERIAL VIEW

712 DURHAM ROAD



# AERIAL MAP

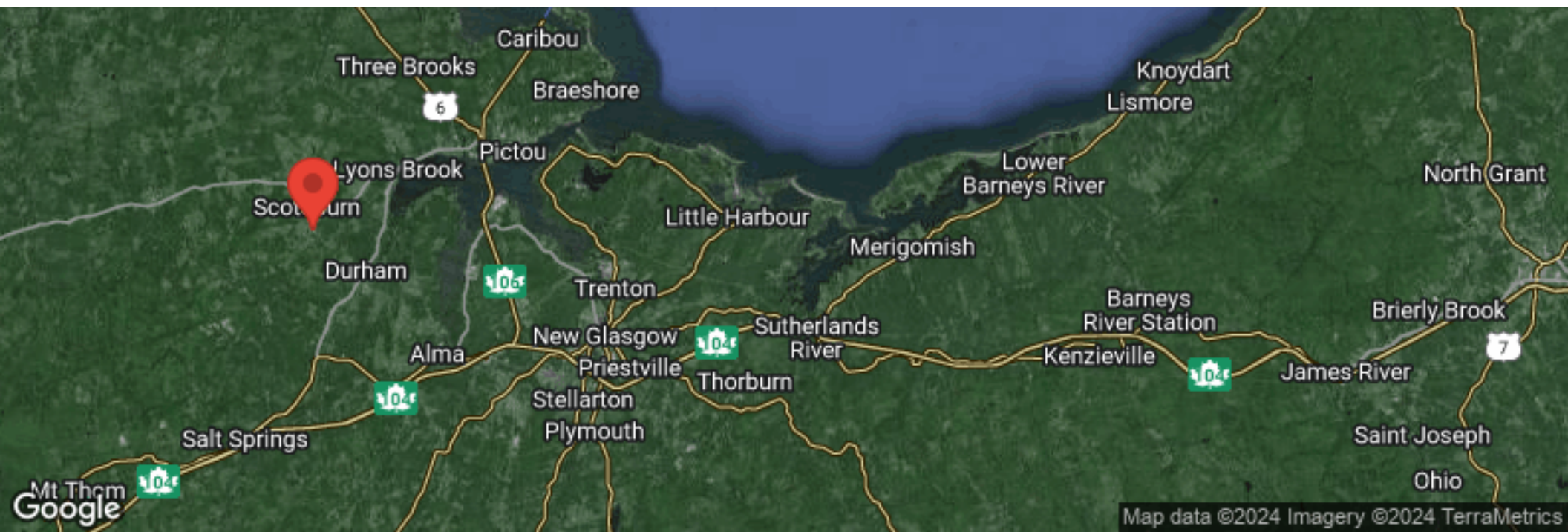
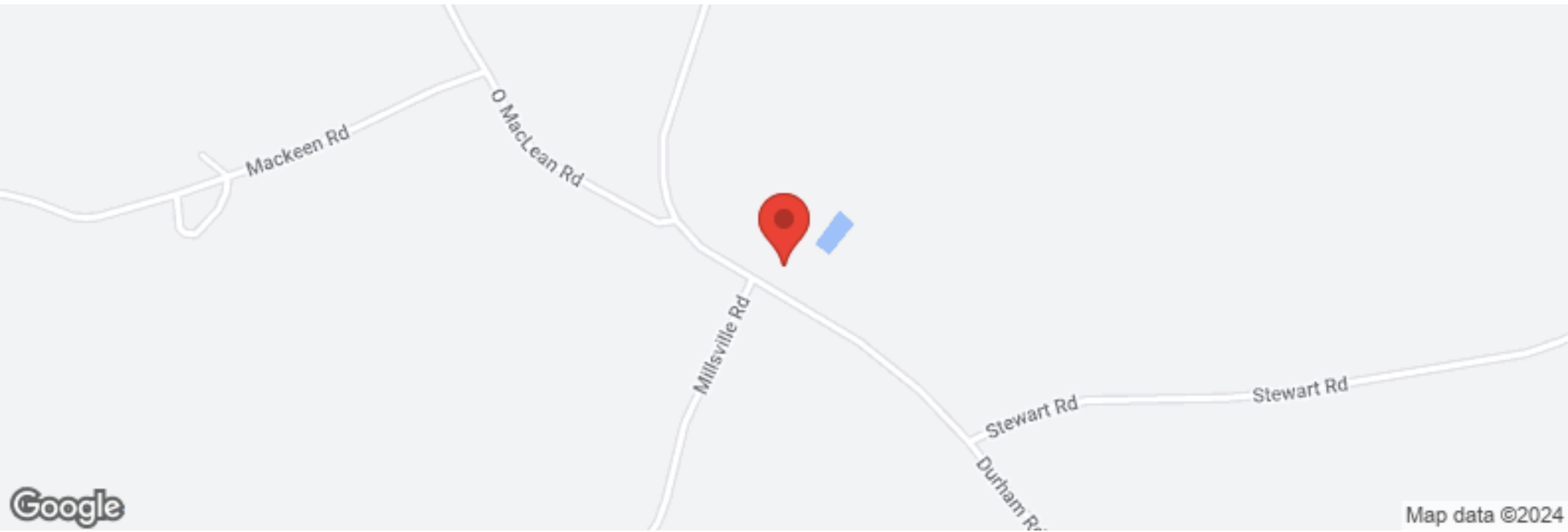
712 DURHAM ROAD

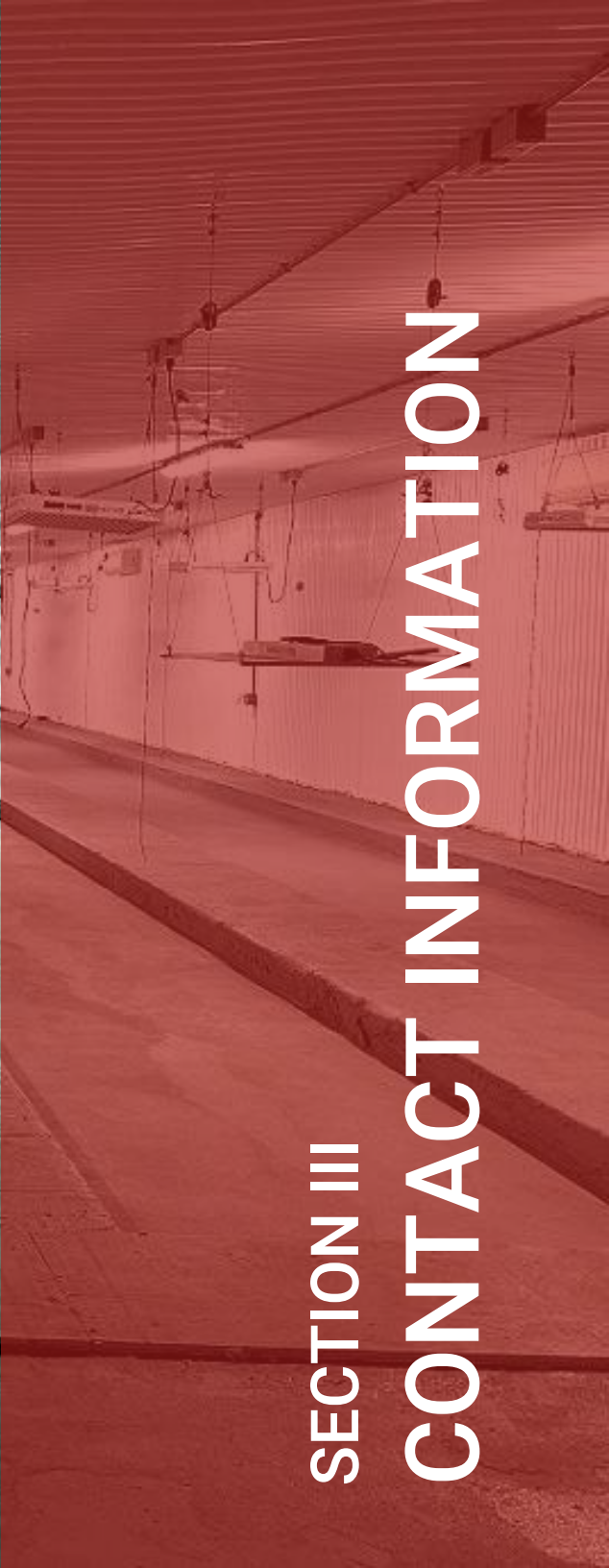




# LOCATION MAPS

712 DURHAM ROAD





SECTION III

CONTACT INFORMATION

## CONTACT INFORMATION

---

712 DURHAM ROAD



**MATT OLSEN**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-489-7187 | [MATTOLSEN@KWCOMMERCIAL.COM](mailto:MATTOLSEN@KWCOMMERCIAL.COM)



**PHIL BOLHUIS**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-293-4524 | [PHILBOLHUIS@KWCOMMERCIAL.COM](mailto:PHILBOLHUIS@KWCOMMERCIAL.COM)

# DISCLAIMER

712 DURHAM ROAD

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

## PRESENTED BY:

### PHIL BOLHUIS

Commercial Real Estate Advisor  
O: (902) 407-2854  
C: (902) 293-4524  
philbolhuis@kwcommercial.com

### MATT OLSEN

Commercial Real Estate Advisor  
O: (902) 407-2492  
C: (902) 489-7187  
mattolsen@kwcommercial.com  
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.