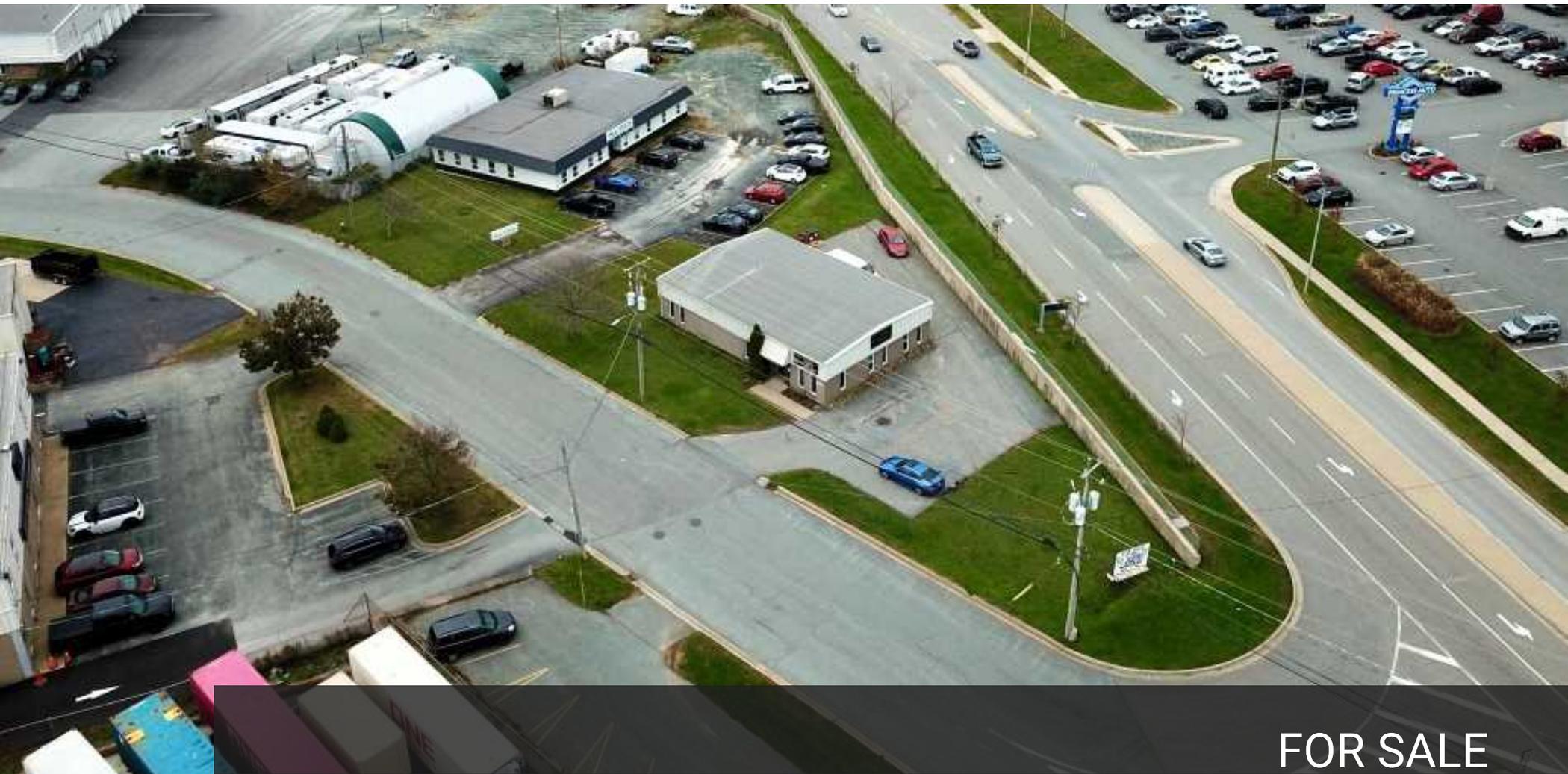


INDUSTRIAL FOR SALE

# 174 TRIDER CRESCENT



FOR SALE

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Each Office Independently Owned and Operated

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## 174 TRIDER CRESCENT

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# EXECUTIVE SUMMARY

174 TRIDER CRESCENT



## OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Industrial
<b>PID:</b>	40462632
<b>BUILDING SIZE:</b>	2,400 SF
<b>LOT SIZE:</b>	11,000 SF
<b>CEILING:</b>	13' Clear height
<b>LOADING:</b>	1x 8' Grade loading door
<b>ELECTRICAL:</b>	200 Amp 120/208V 3 phase
<b>ASSESSED OWNER:</b>	3336129 Nova Scotia Ltd.
<b>ASSESSED VALUE:</b>	\$387,600 (2023 Commercial Taxable)
<b>PRICE:</b>	\$899,000

## PROPERTY OVERVIEW

174 Trider Crescent is a 2,400 square foot owner-occupied industrial building situated on a 11,000 square foot lot in the heart of the Burnside Industrial Park with high profile exposure along Wright Avenue. The building features office admin buildout, warehouse space to the back with 13' clear height and a grade level loading door.

- 2,400 SF (60' x 40') pre engineered steel building built in 1988
- Electric furnace and ducted heat pump
- BGI (Burnside General Industrial) zone

## LOCATION OVERVIEW

Trider Crescent is located off of Joseph Zatzman Drive, one of the most centrally located streets in Burnside connecting with both Akerley Boulevard and Wright Avenue. Excellent access to the Circumferential Highway 111, 118 and 107 via Akerley Boulevard and nearby amenities in Dartmouth Crossing and on Burnside Drive.

# PROPERTY PHOTOS

174 TRIDER CRESCENT



Reception



Private Offices



# PROPERTY PHOTOS

174 TRIDER CRESCENT



Warehouse



# PROPERTY PHOTOS

174 TRIDER CRESCENT



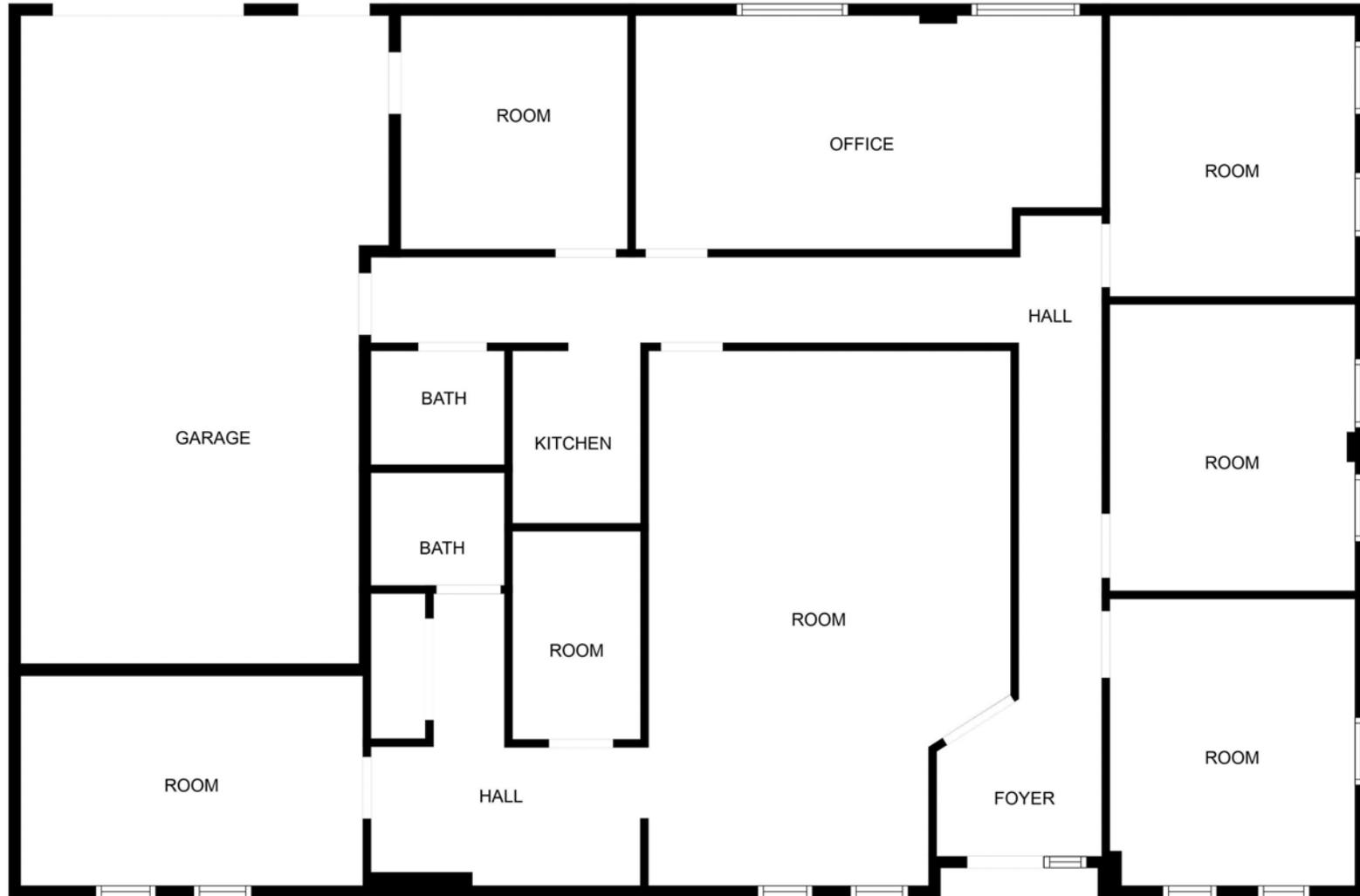
# PROPERTY PHOTOS

174 TRIDER CRESCENT



# FLOOR PLAN

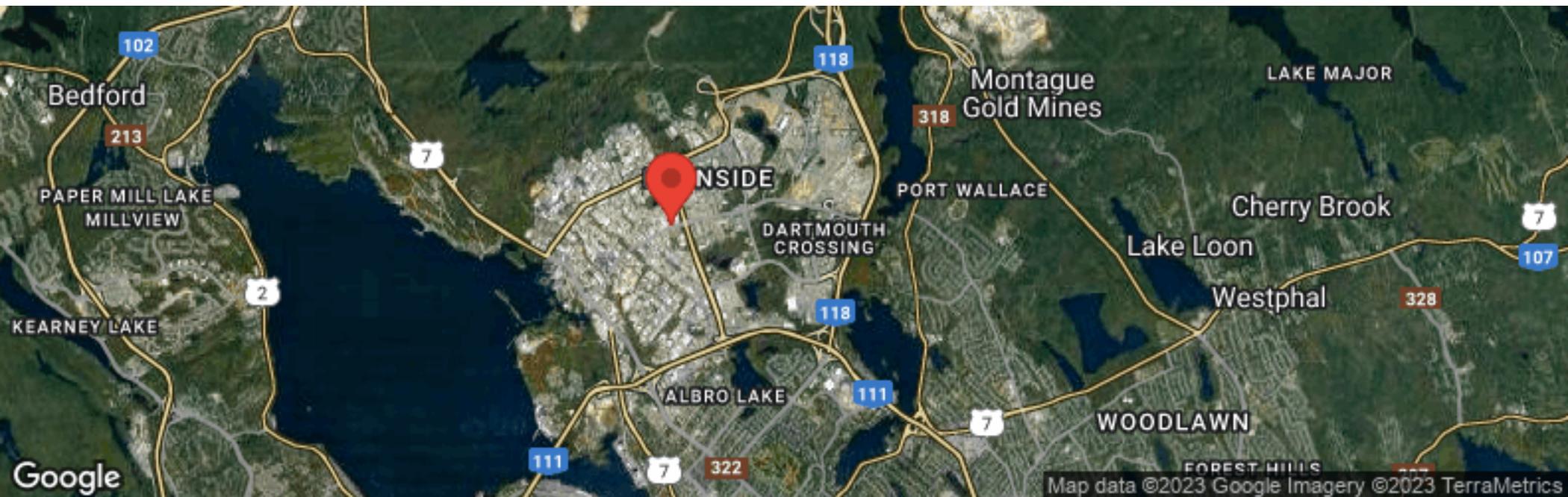
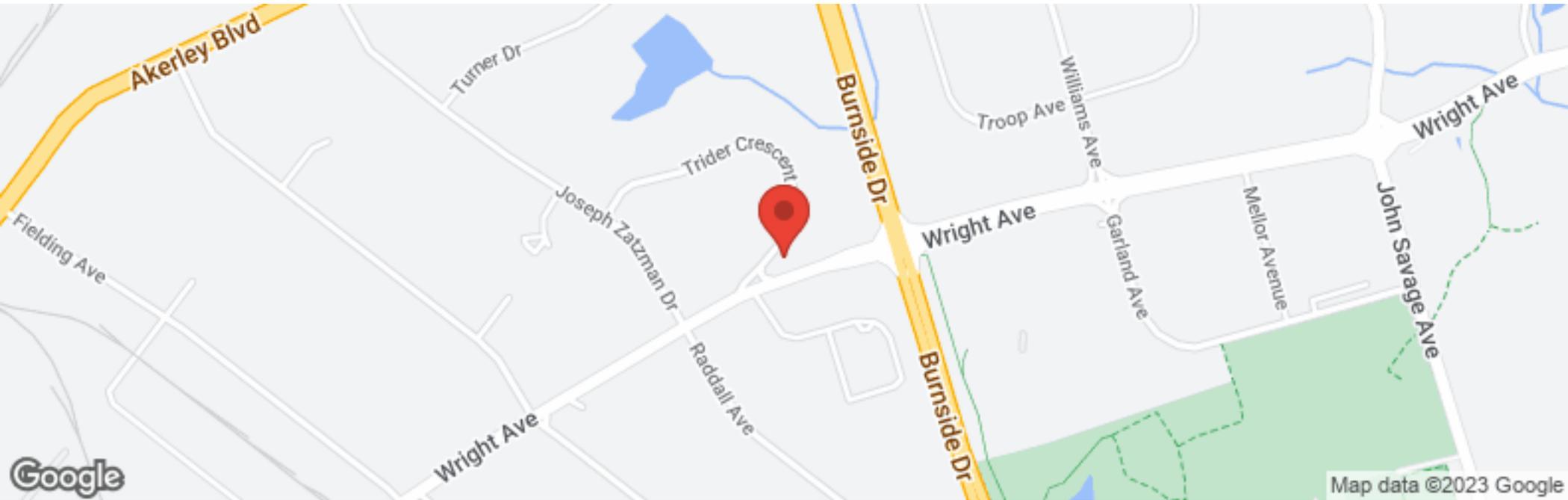
174 TRIDER CRESCENT



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# LOCATION MAPS

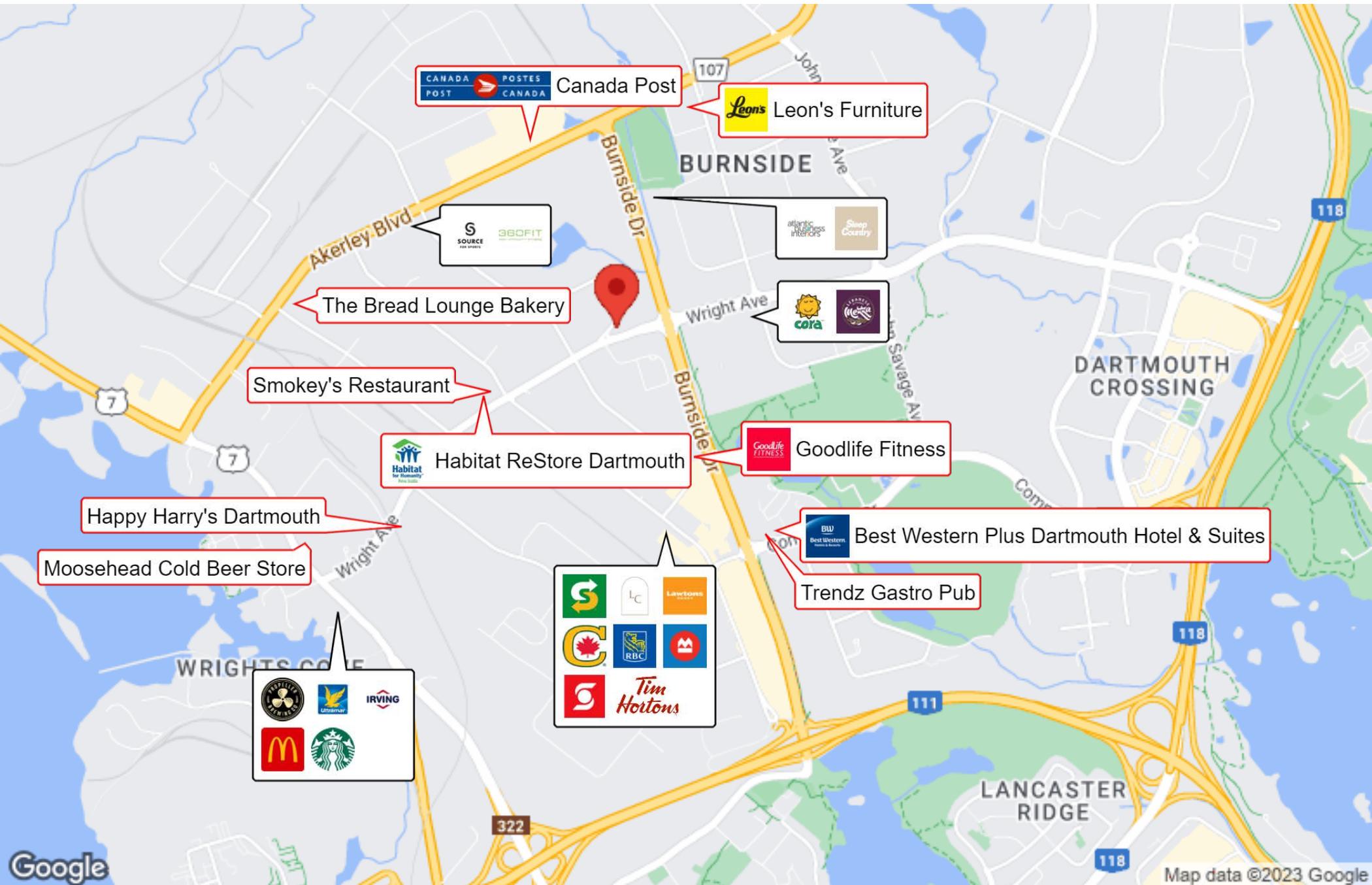
174 TRIDER CRESCENT





# BUSINESS MAP

174 TRIDER CRESCENT



## CONTACT INFORMATION

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174 TRIDER CRESCENT



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# DISCLAIMER

## 174 TRIDER CRESCENT

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