

INDUSTRIAL FOR SALE

712 Durham Road

Industrial - For Sale

712 Durham Road, Scotsburn, NS B0K 1R0



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712 DURHAM ROAD

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SECTION I
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

712 DURHAM ROAD



OFFERING SUMMARY

PID #:	65049090
BUILDING SIZE:	18,000 SF
BUILDING DIMENSIONS:	60' x 232' + 140' x 33'
LOT SIZE:	30 Acres
LOADING:	9' x 10' Grade loading
ZONING:	No Zoning (Municipality of the County of Pictou)
ASSESSED OWNER:	Atlantic Pearl Homes Inc.
ASSESSED VALUE:	\$538,300.00 (Commercial Taxable 2024) \$19,000.00 (Resource Taxable 2024)
PROPERTY TAX:	\$10,671.83 (2024)
PRICE:	\$2,500,000

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:	30 Acres
Road Frontage:	1500' (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:	\$2,500,000
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



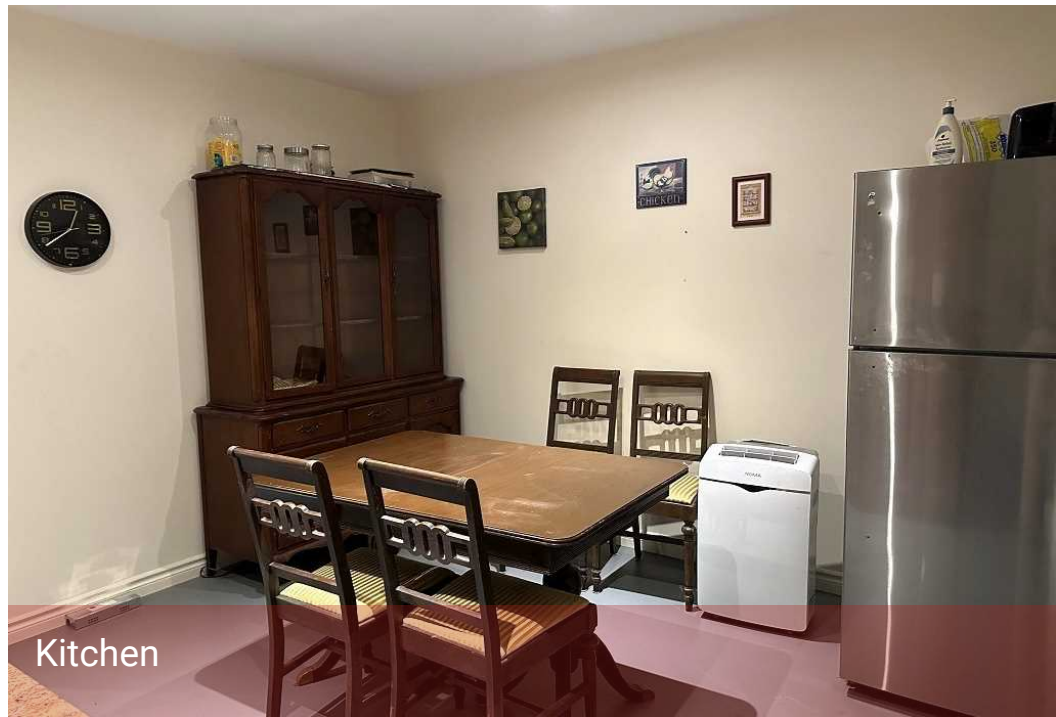
Private Office



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



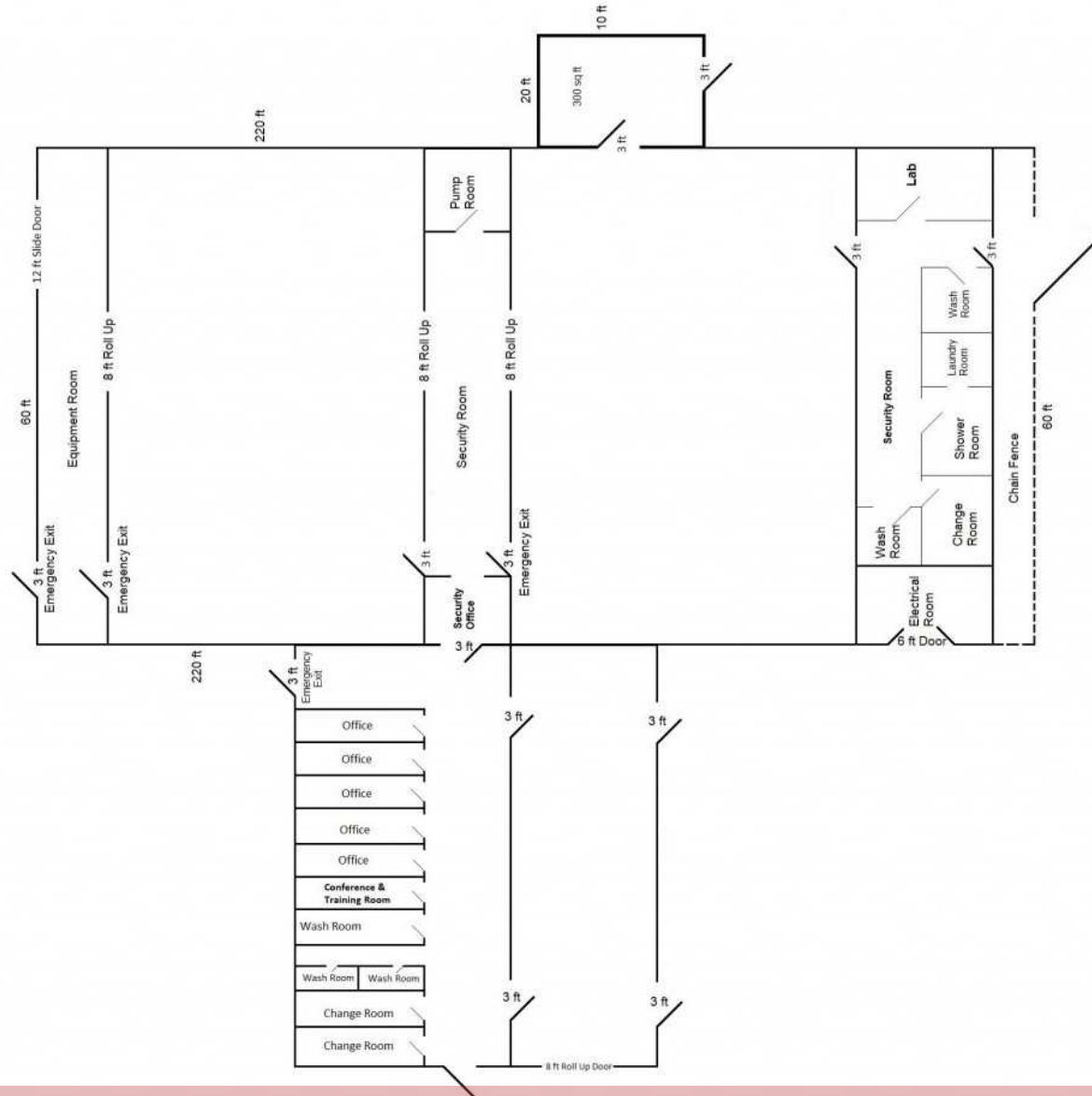
Garage



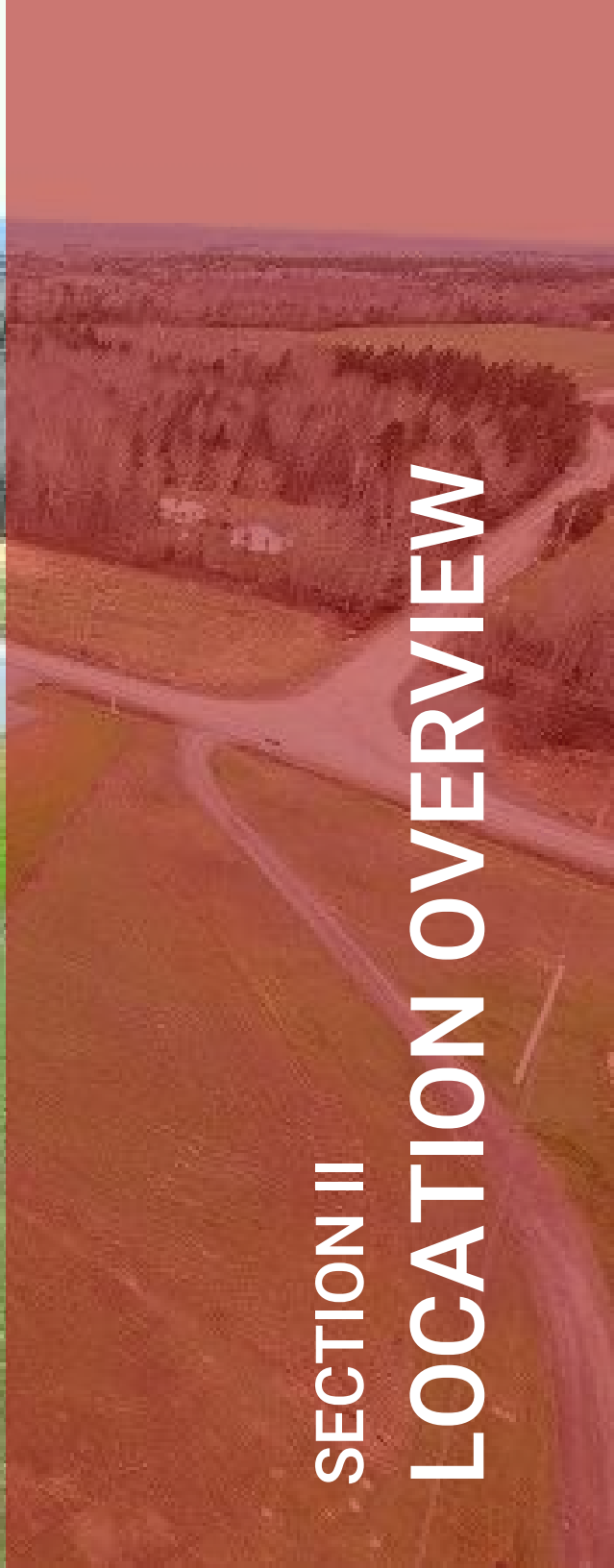
Dry-Trim-Package Area

FLOOR PLAN

712 DURHAM ROAD



Note: Not to Scale



SECTION II
LOCATION OVERVIEW

LOCATION & HIGHLIGHTS

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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.

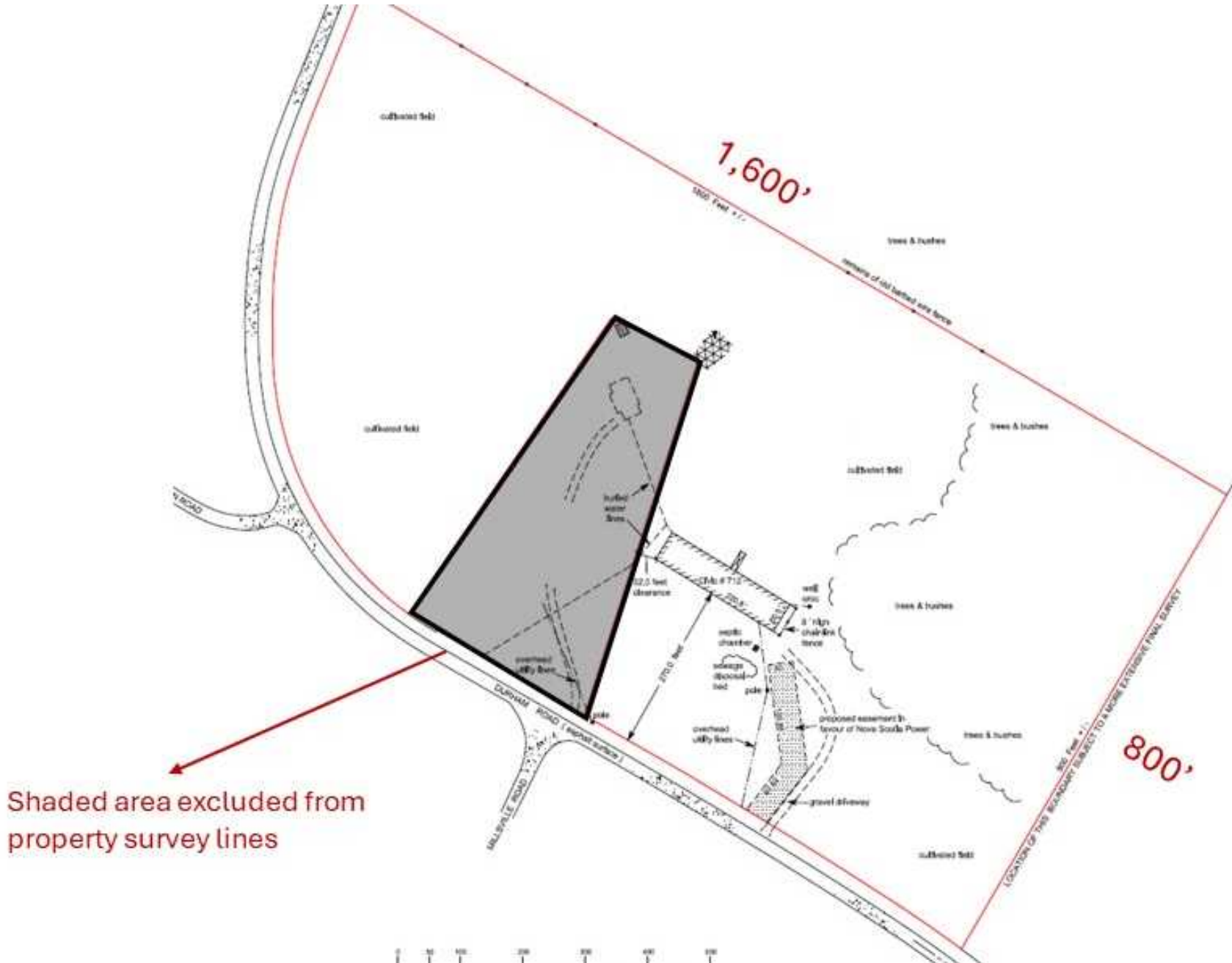
Approximate population of Scotsburn is 5,500 (as of 2018) and the entire population of Pictou County is approximately 43,657 (as of 2021). The County of Pictou includes the following towns and proximities to the subject property: New Glasgow (22 Km), Stellarton (22 Km) , Pictou (13 Km), Westville (17 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



Shaded area excluded from property survey lines

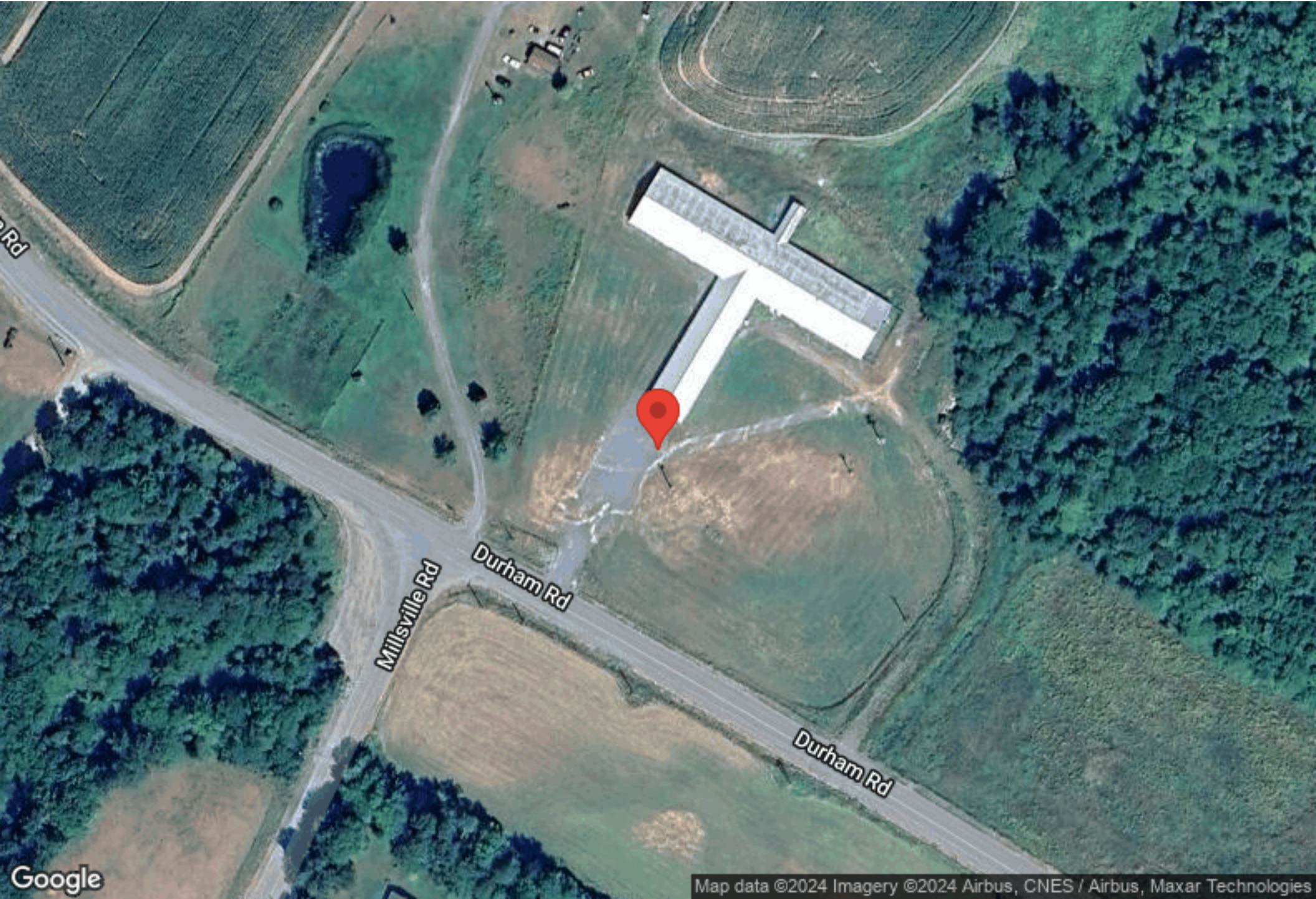
AERIAL VIEW

712 DURHAM ROAD



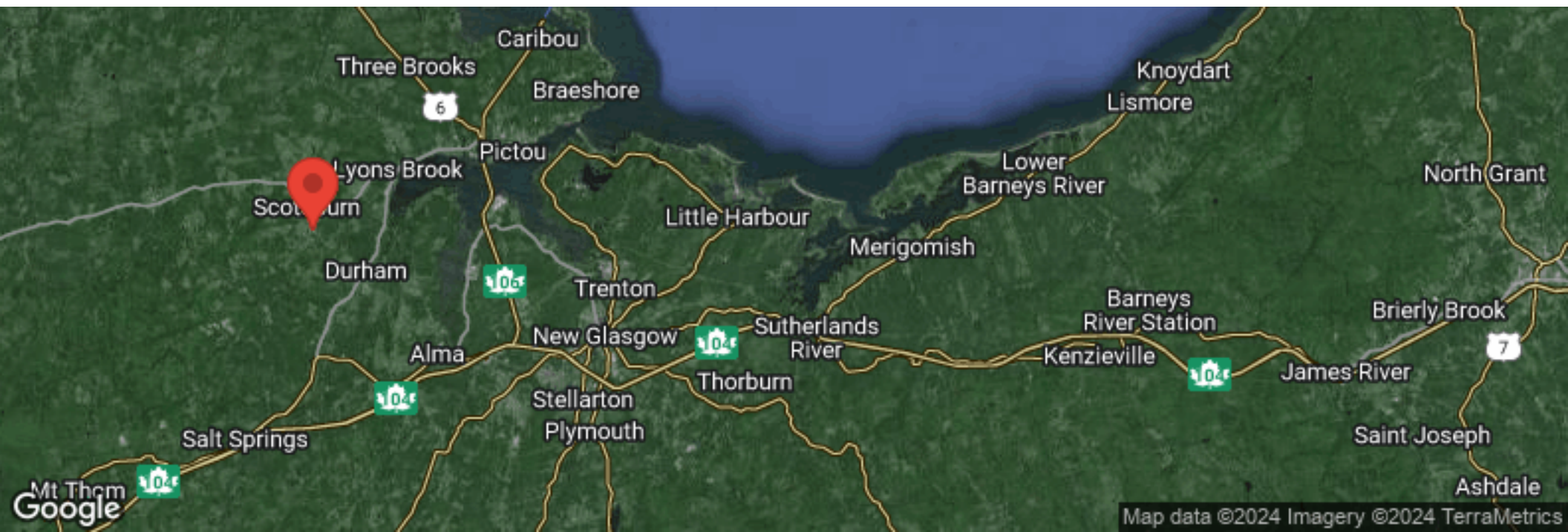
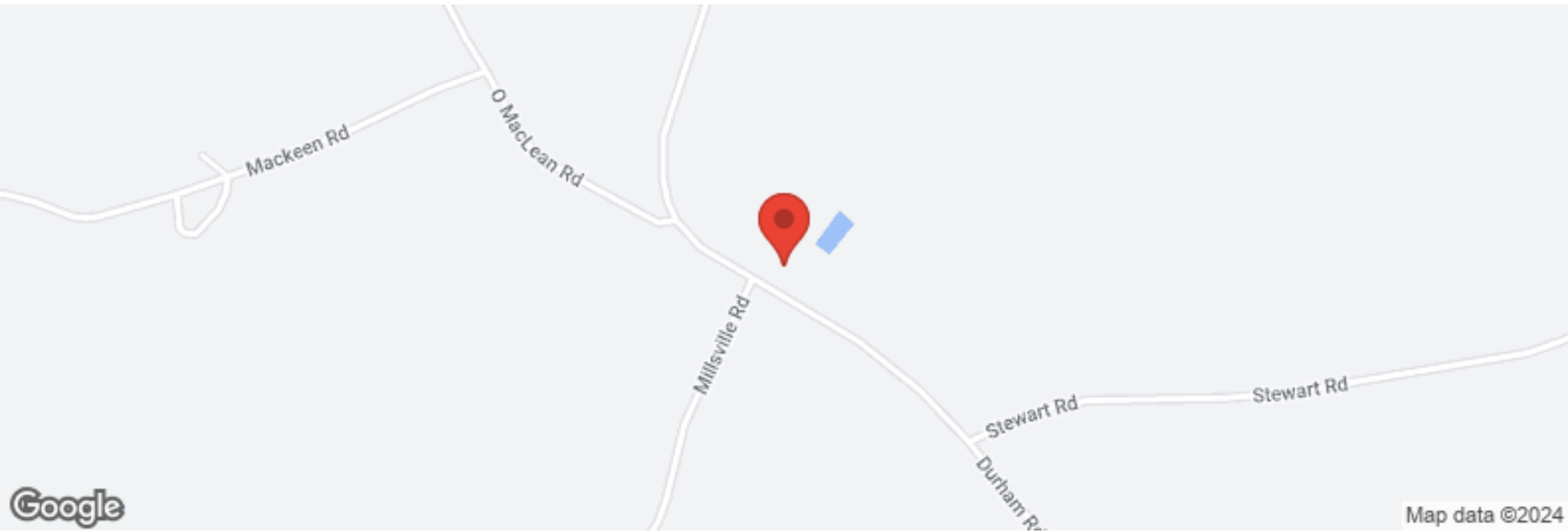
AERIAL MAP

712 DURHAM ROAD



LOCATION MAPS

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SECTION III

CONTACT INFORMATION

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