

INDUSTRIAL FOR SALE

## 35 GASPER CROSS ROAD

35 GASPER CROSS ROAD, SALMON RIVER, NS B2N 4X9

**kw** COMMERCIAL  
ADVISORS



# INDUSTRIAL FOR SALE

**KW COMMERCIAL ADVISORS**

1160 Bedford Highway, Suite 100  
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Each Office Independently Owned and Operated

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# PROPERTY SUMMARY

35 GASPER CROSS ROAD



## Property Summary

Property Type:	Industrial
PID #::	20402160
	20036620
	20036638
Net Rentable Area:	6,718 SF
	+ 1,490 SF Mezzanine
Lot Size:	2.75 Acres
Zoning:	C1 (Commercial)
List Price:	\$590,000
Price PSF:	\$71.88

## Property Overview

6,718 SF building with an additional 1,490 SF of mezzanine  
2.75 Acres of land over 3 PID's  
3 Large grade level loading doors  
15' Clear height  
120/240 Volt 200 Amp single phase power supply  
C1 Commercial Zoning

## Location Overview

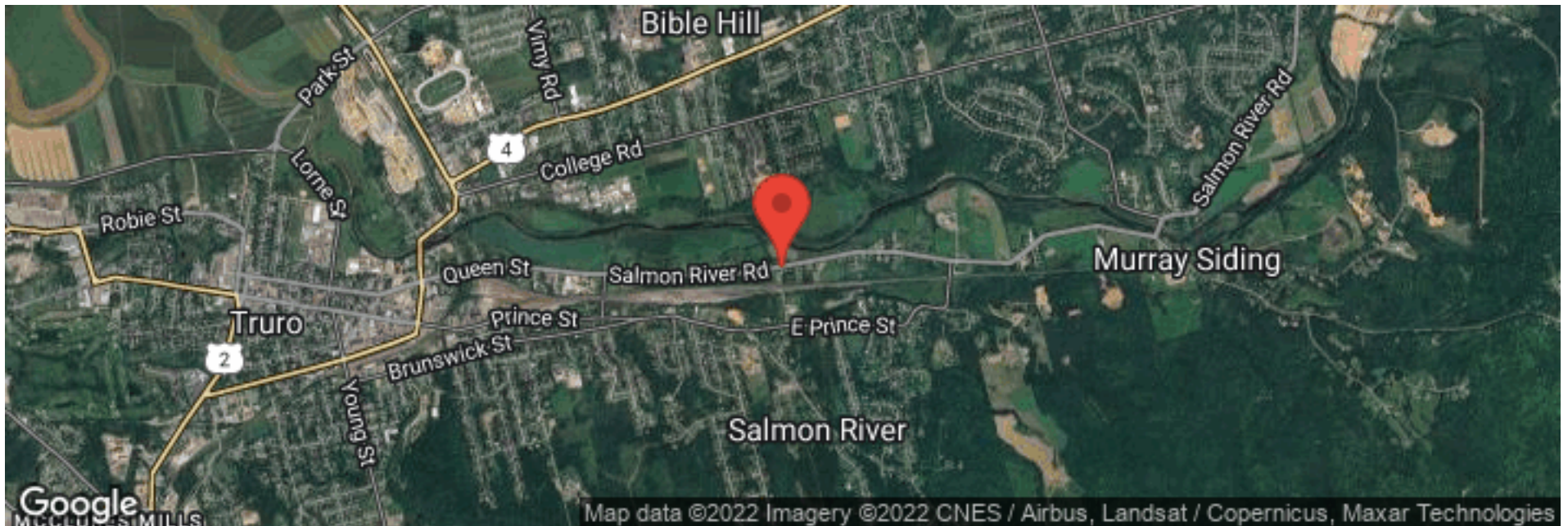
The subject property is located on Gasper Cross Road, Truro. It is an excellent hub for businesses servicing the entire province, with convenient access to Highway #102 and the Trans-Canada Highway.



# SECTION I Location Overview

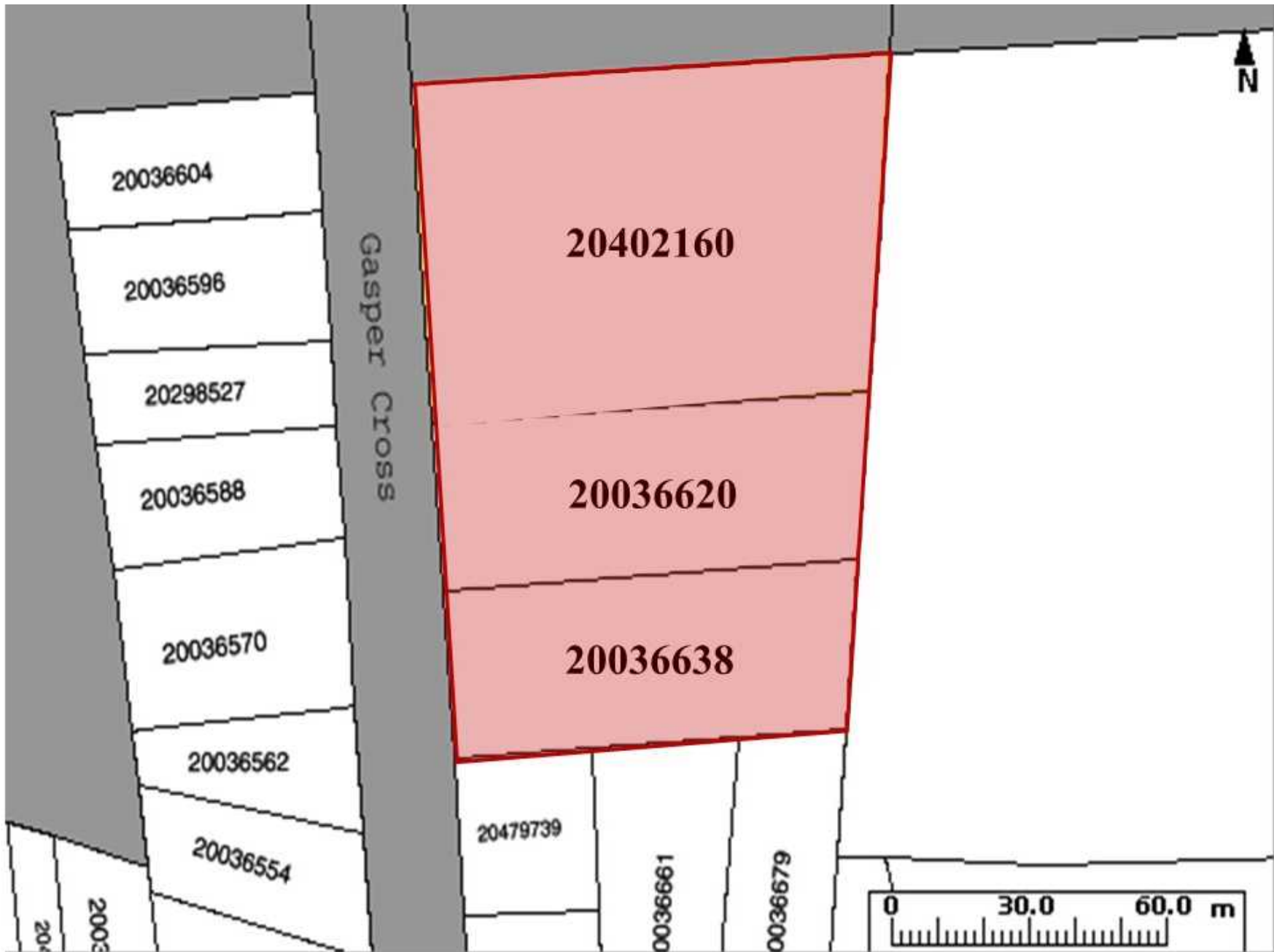
# LOCATION MAPS

35 GASPER CROSS ROAD



# PID MAPS

35 GASPER CROSS ROAD



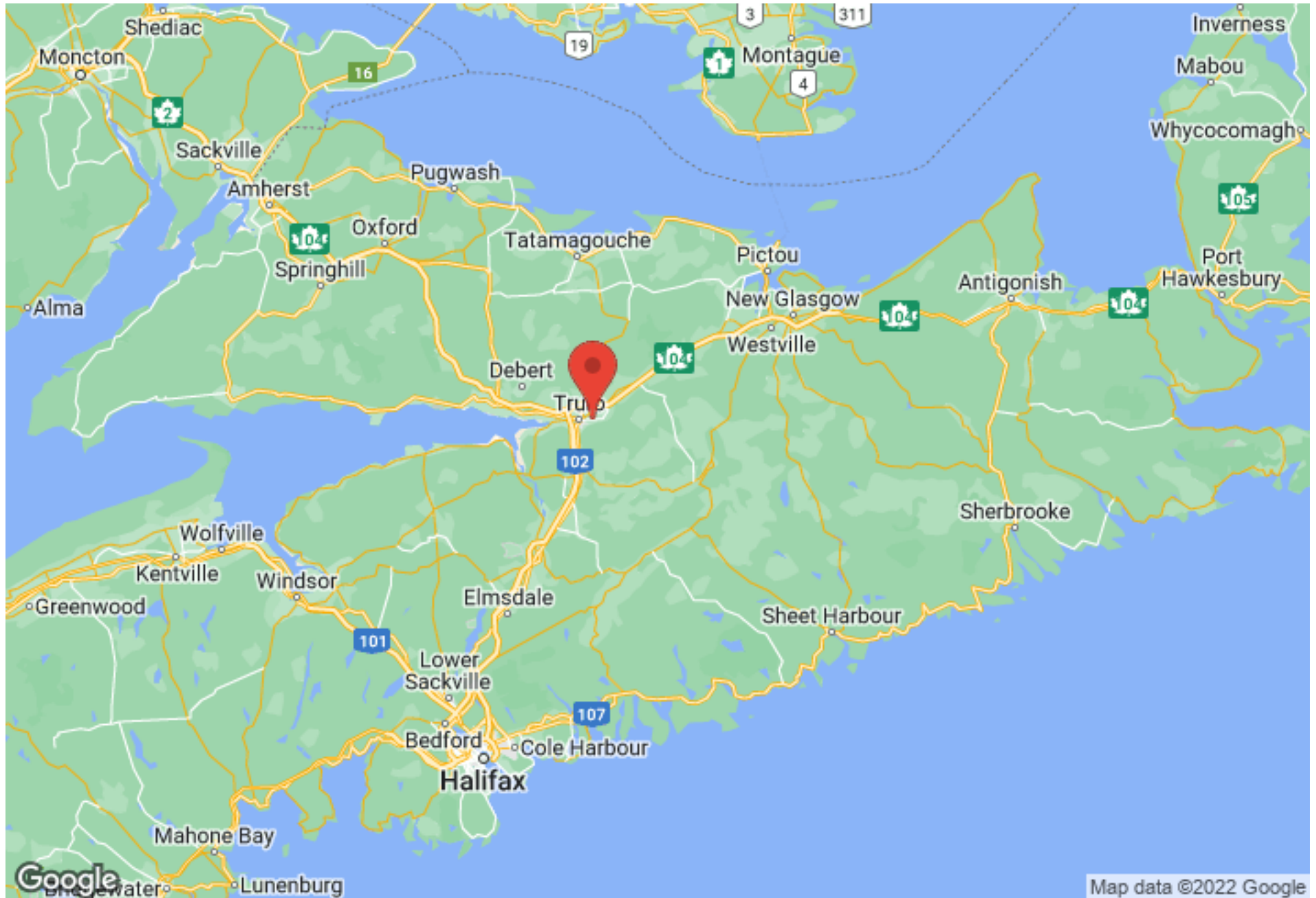
# BUSINESS MAP

35 GASPER CROSS ROAD



## REGIONAL MAP

35 GASPER CROSS ROAD





## SECTION II

# Property Overview

# PROPERTY DESCRIPTION

35 GASPER CROSS ROAD



## 35 Gasper Cross Road

Available SF:	6,718 + 1,490 SF Mezzanine
Type:	Industrial
Ceiling Height	15' Clear
Lot Size:	2.75 Acres
Power:	120/240 Volt 200 Amp Single Phase Power Supply
Municipal Services:	Water & Sewer
Loading:	3 Large Grade Level Loading
Parking:	Gravel Graded
Zoning:	C1 (Commercial)
List Price:	\$590,000

# PROPERTY PHOTOS

35 GASPER CROSS ROAD



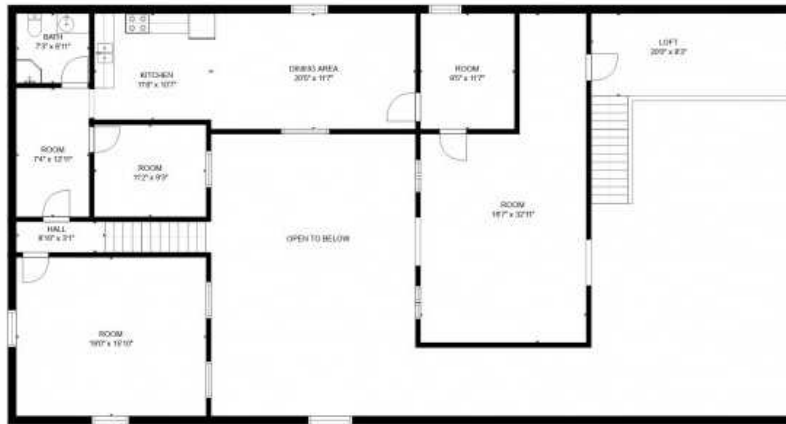
# PROPERTY PHOTOS

35 GASPER CROSS ROAD

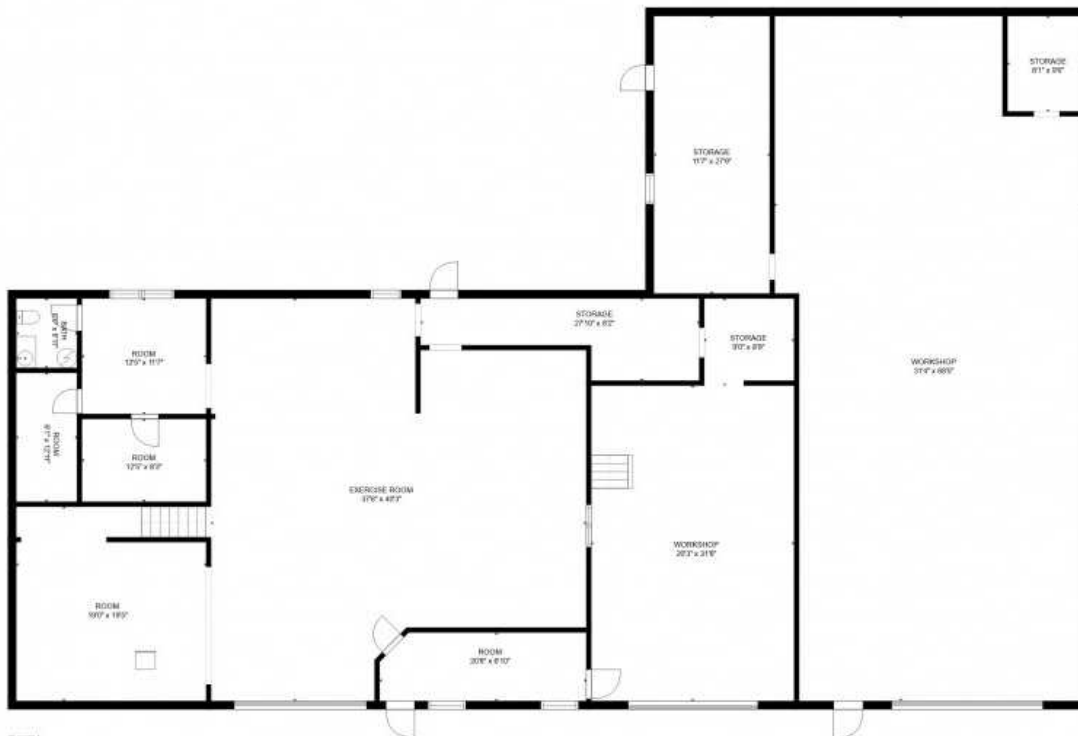


# FLOOR PLANS

35 GASPER CROSS ROAD



FLOOR 2



FLOOR 1

# ZONING – C1 (COMMERCIAL)

35 GASPER CROSS ROAD

Commercial Uses	Zones			
	C-1	C-2	C-3	C-4
Veterinary Clinics	X	X	X	
Animal Shelters		X		
Automobile Sales, Repair & Service Stations	X	X		
Accessory Trade Shops	X			
Banks & Financial Institutions	X	X	X	
Business & Professional Offices	X	X	X	
Commercial Dog Care and Kennel Facilities		X		
Commercial Schools	X	X	X	
Courier & Delivery Services	X	X		
Craft Shops & Studios	X	X	X	
Daycare Centres	X	X	X	X
Drive-in Restaurants	X	X		
Drycleaning & Laundry Establishments	X	X		
Farm Machinery/ Heavy Equip. Sales & Service		X		
Funeral Homes	X	X	X	
Garden & Nursery Sales	X	X	X	
Hotels & Motels	X	X		
Laundromats & Drycleaning Depots	X	X	X	X
Light Industrial Uses		X		
Medical Clinics	X	X	X	
Mini-Malls	X	X	X	
Manufactured Home Sales & Display		X		
Night Clubs, Lounges, & Beverage Rooms	X	X		
Open Storage	X	X		
Outdoor Commercial Displays	X	X		
Parking Lots	X	X		

Parks & Open Space	X	X	X	X
Places of Entertainment, Recreation, & Assembly	X	X		
Private & Service Clubs & Fraternal Orgs.	X	X	X	
Printing Establishments	X	X		
Rental Outlets	X	X		
Repair Shops	X	X		
Restaurants	X	X		
Retail Lumber & Building Supplies	X	X		
Retail Stores	X	X	X	
Neighbourhood Convenience Stores	X	X	X	X
Institutional Uses	X	X	X	
Service & Personal Service Shops	X	X	X	X
Service Industries		X		
Shopping Centres	X	X		
Taxi & Bus Stations	X	X	X	
Trailer & Recreational Vehicle Sales & Service	X	X		
Warehouse, Personal Storage	X	X		
Warehousing / Wholesale		X		
Accessory Residential Use		X		
Existing Low Density Residential Uses	X	X	X	X
Low Density Residential Uses			X	X
Residential R-3 & R-4 Uses (3 to 12 units)	X		X	
Residential R-4 Uses (more than 12 units)	X			
Commercial & Residential Uses Within a Structure	X		X	X

## CONTACT INFORMATION

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