

# INDUSTRIAL FOR SALE

27 Troop Avenue

Industrial - For Sale

27 Troop Avenue, Burnside Business Park, NS B3B 2A7

**kW** COMMERCIAL  
ADVISORS®



# TABLE OF CONTENTS

27 TROOP AVENUE

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Each Office Independently Owned and Operated

## SECTION I - PROPERTY OVERVIEW

Executive Summary	4
Property Photos	5
Floor Plan	10

## SECTION II - LOCATION OVERVIEW

Location Maps	12
Regional Map	13

## SECTION III - CONTACT INFORMATION

Contact Information	15
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# SECTION I PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

27 TROOP AVENUE



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	13,345 SF
<b>PID #:</b>	40880783
<b>YEAR BUILT:</b>	2001
<b>CLEAR HEIGHT:</b>	16.5'
<b>LOADING:</b>	2 Dock and 6 grade loading doors
<b>HEATING:</b>	Oil fired forced air and electric
<b>ELECTRICAL:</b>	120/240Volt 200Amp 3 Phase
<b>LOT SIZE:</b>	78,492 SF
<b>ZONING:</b>	BGI (Burnside General Industrial)
<b>ASSESSED OWNER:</b>	Rock Investments Holdings Ltd.
<b>ASSESSED VALUE:</b>	\$1,368,400 (Commercial Taxable 2024)
<b>LIST PRICE:</b>	\$4,195,000

## PROPERTY OVERVIEW

27 Troop Avenue offers a 11,020 SF main building and an additional 2,325 SF rear storage building - both pre-engineered steel construction, situated on 1.80 acres of BGI zoned land. The main building offers a mix of showroom, office space, and industrial warehouse featuring 15.5' clear height and both dock & grade level loading. The corner site offers ample paved and gravel graded parking.

## LOCATION OVERVIEW

Troop Ave is located off of Williams Ave, just around the corner from one of Burnside's main thoroughfares, Akerley Boulevard. 27 Troop's central location provides easy access to the circumferential Highway 111, 118, 107, and will be less than 1km away from the new Burnside Connector upon its completion.

# PROPERTY PHOTOS

27 TROOP AVENUE





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27 TROOP AVENUE





# PROPERTY PHOTOS

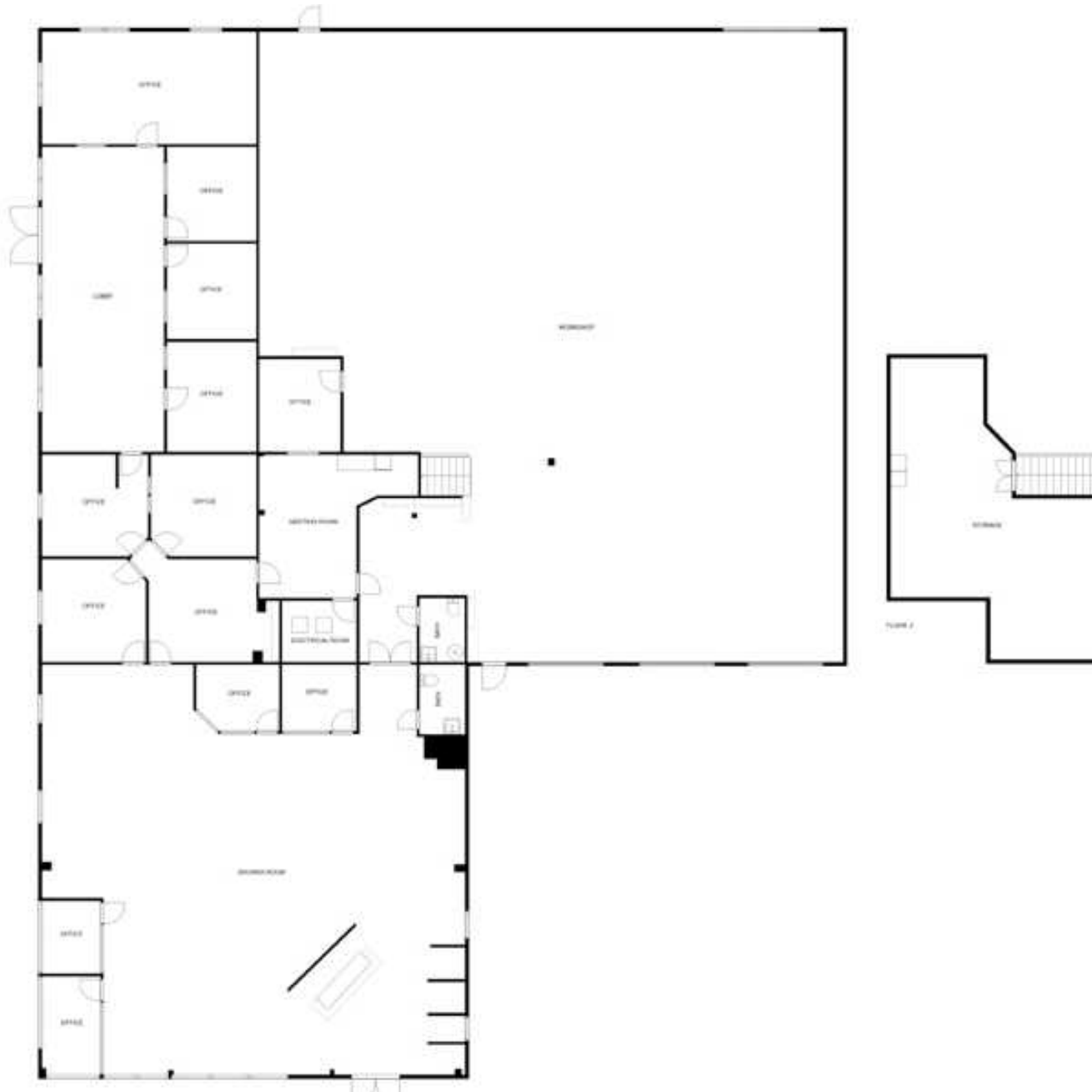
27 TROOP AVENUE





# FLOOR PLAN

27 TROOP AVENUE





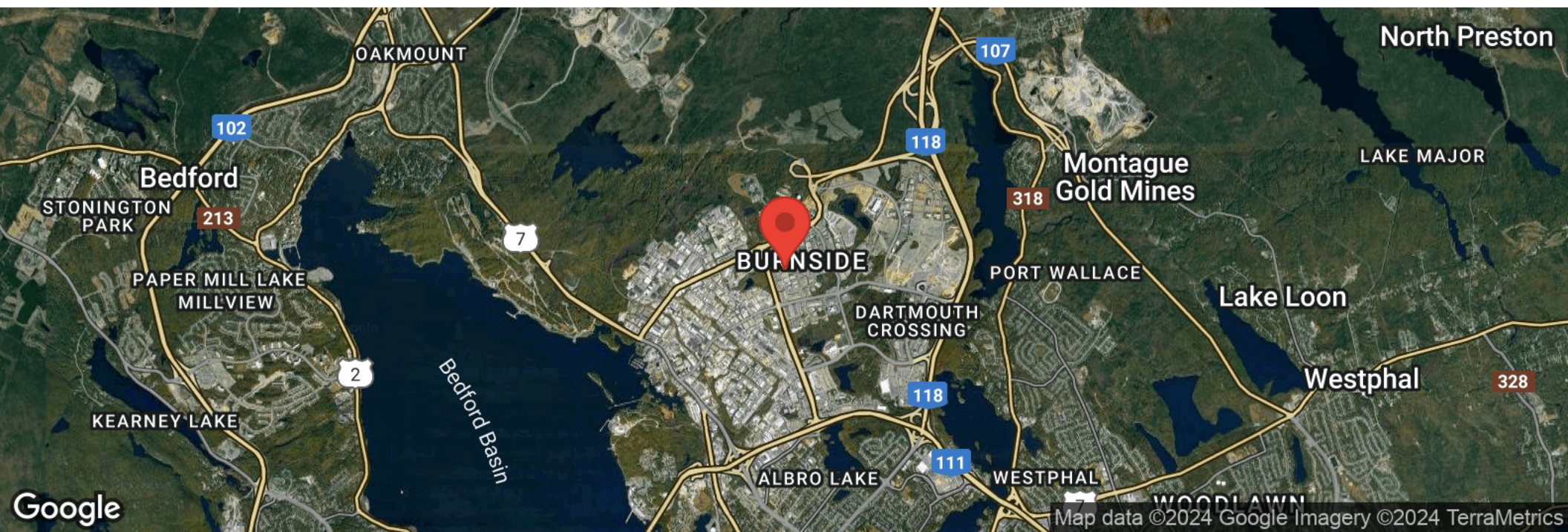
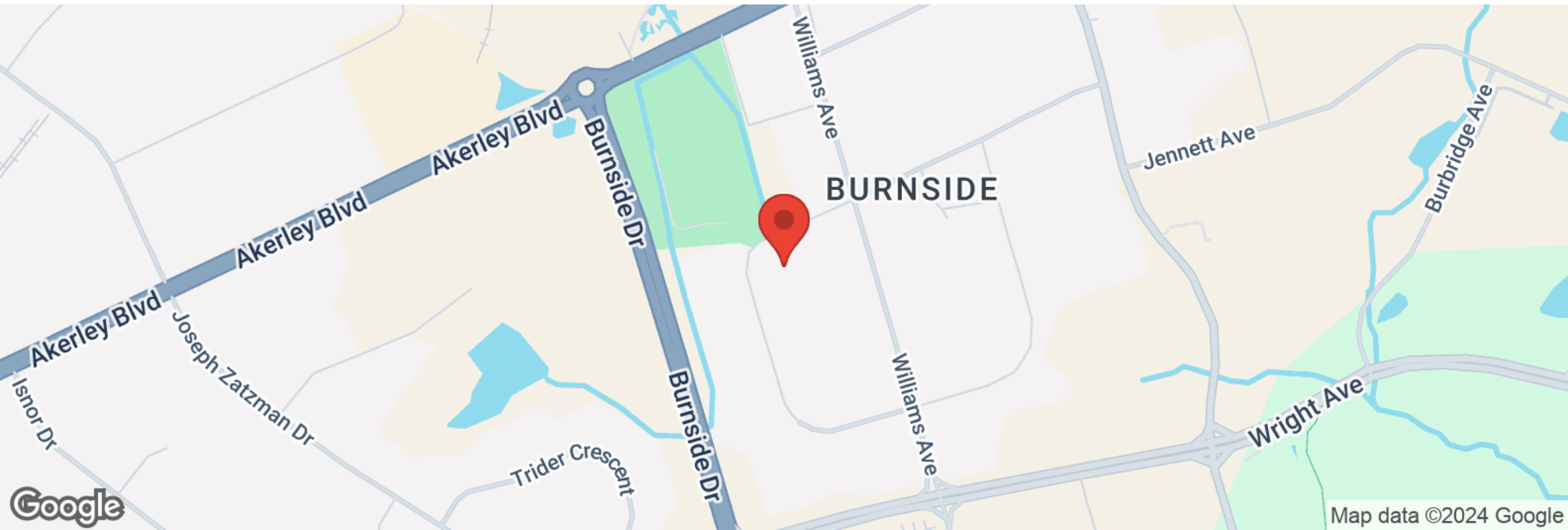


# SECTION II LOCATION OVERVIEW



# LOCATION MAPS

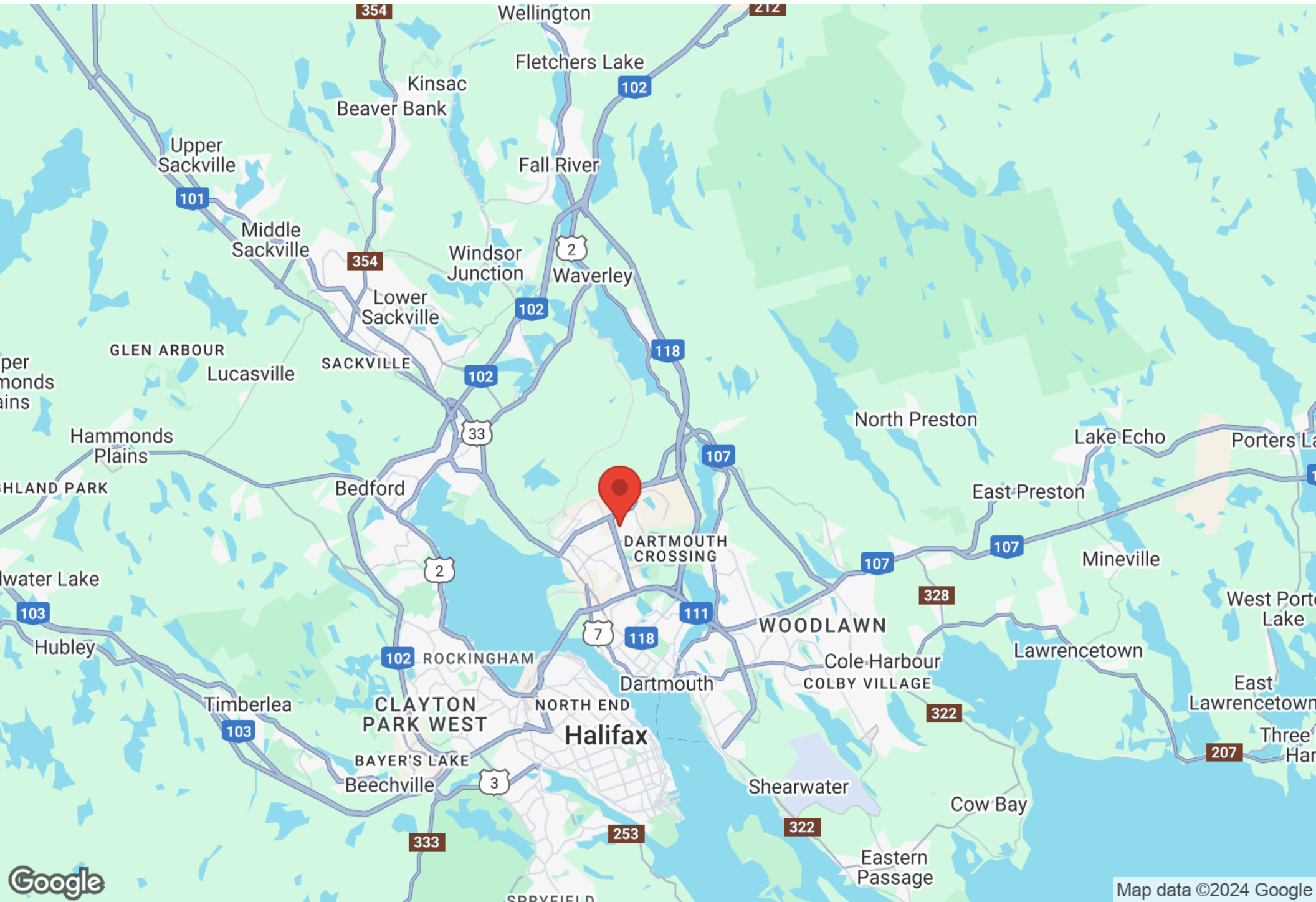
27 TROOP AVENUE





# REGIONAL MAP

27 TROOP AVENUE







# SECTION III CONTACT INFORMATION





## CONTACT INFORMATION

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