

INDUSTRIAL - FOR SALE

153 Commercial Street, Berwick

Industrial - For Sale

153 Commercial Street, Berwick, NS B0P 1E0

kww COMMERCIAL
ADVISORS®

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153 COMMERCIAL STREET

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Each Office Independently Owned and Operated

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SECTION I
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

153 COMMERCIAL STREET



OFFERING SUMMARY

PROPERTY TYPE:	Industrial
PID #:	55239024
BUILDING SIZE:	3,500 SF
YEAR BUILT:	1976
LOADING:	Dock & grade (1 door)
LOT SIZE:	82,168 SF
PARKING:	20+ Paved
ZONING:	C1 (Commercial General)
ASSESSED VALUE:	\$261,300.00 (Commercial Taxable 2024)
ASSESSED OWNER:	Rock Investments Holdings Limited
LIST PRICE:	\$549,000

PROPERTY OVERVIEW

3,500 SF pre-engineered steel building with showroom/office space to the front and warehouse to the back with 1 overhead door with exterior dock and grade loading access. Situated on a large 1.88 acre parcel of land providing ample parking for customers & staff as well as maneuverability for trucks.

LOCATION OVERVIEW

Located along Berwick's main commercial thoroughfare, the subject property offers high profile exposure to users with a retail component and the C1 zoning has a wide variety of permitted uses.

PROPERTY PHOTOS

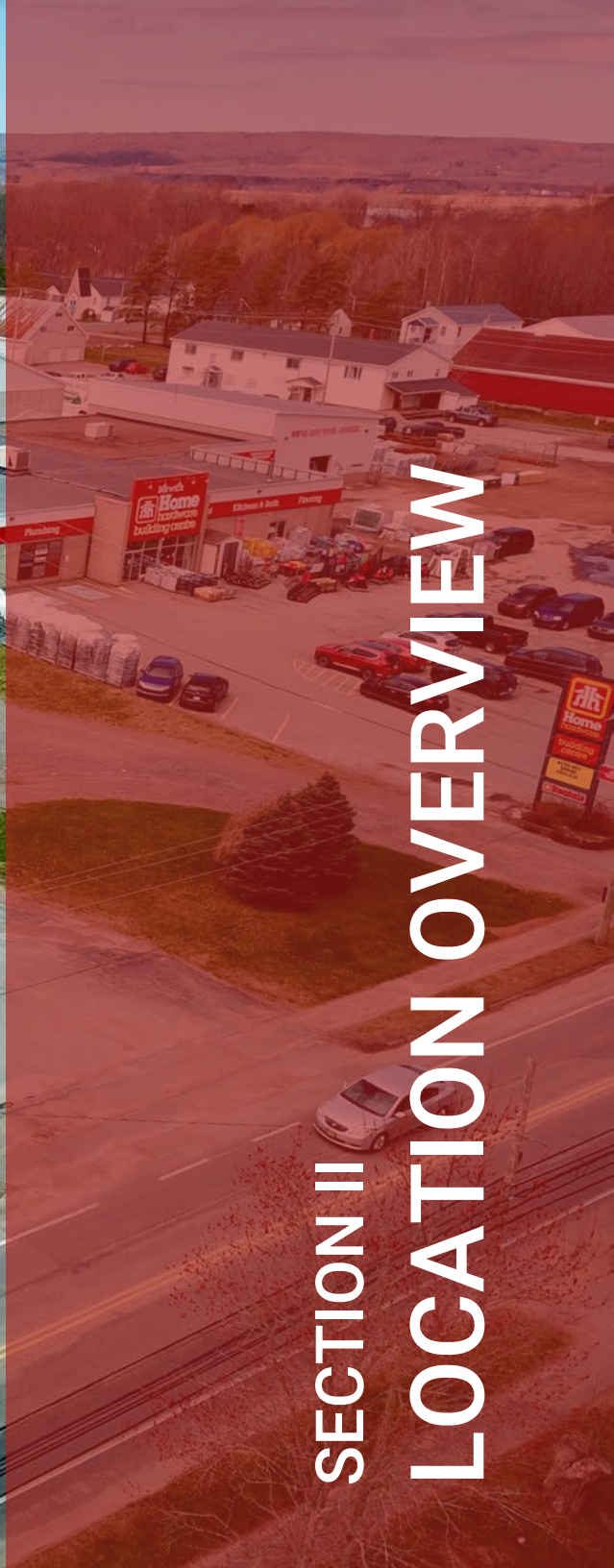
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PROPERTY PHOTOS

153 COMMERCIAL STREET

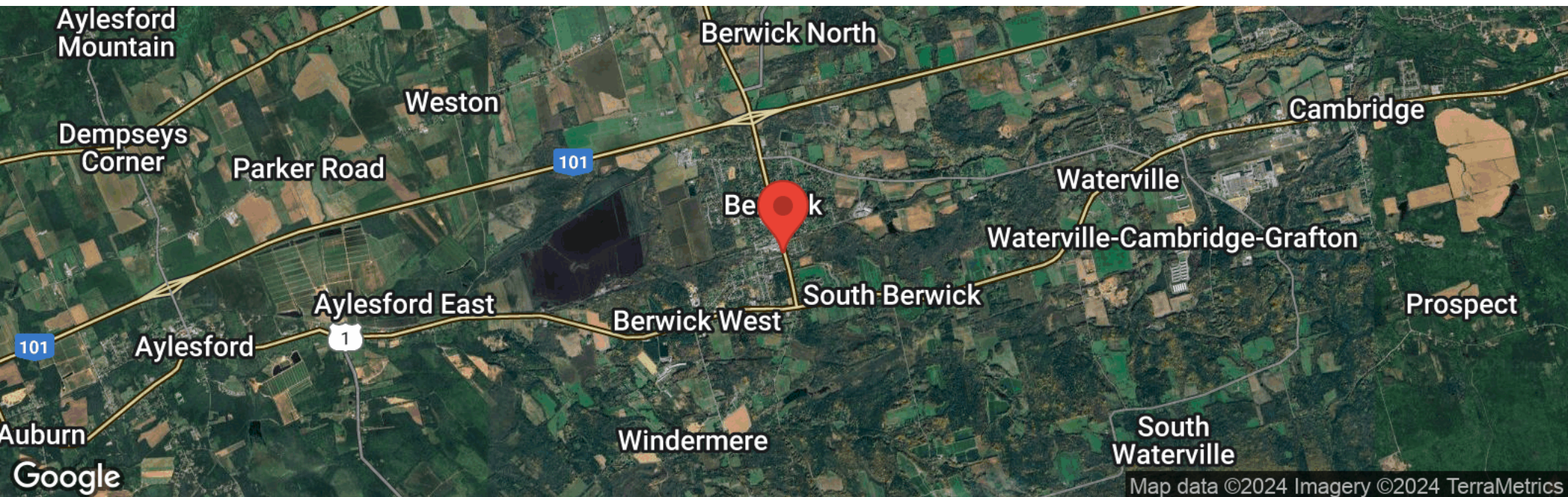
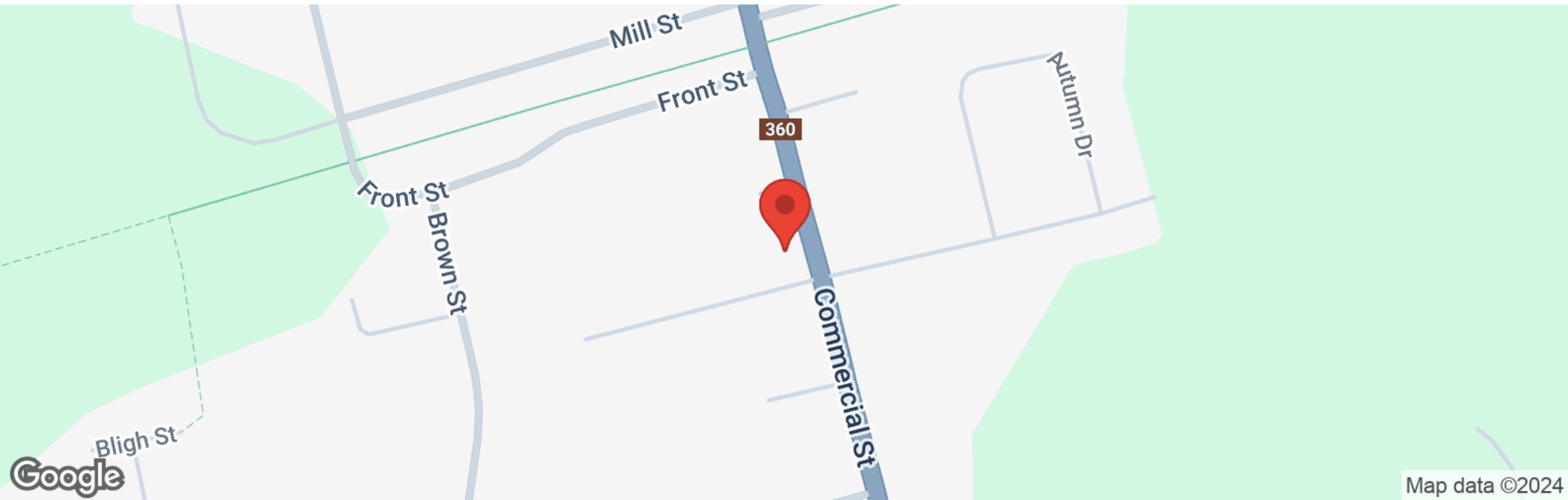




SECTION II
LOCATION OVERVIEW

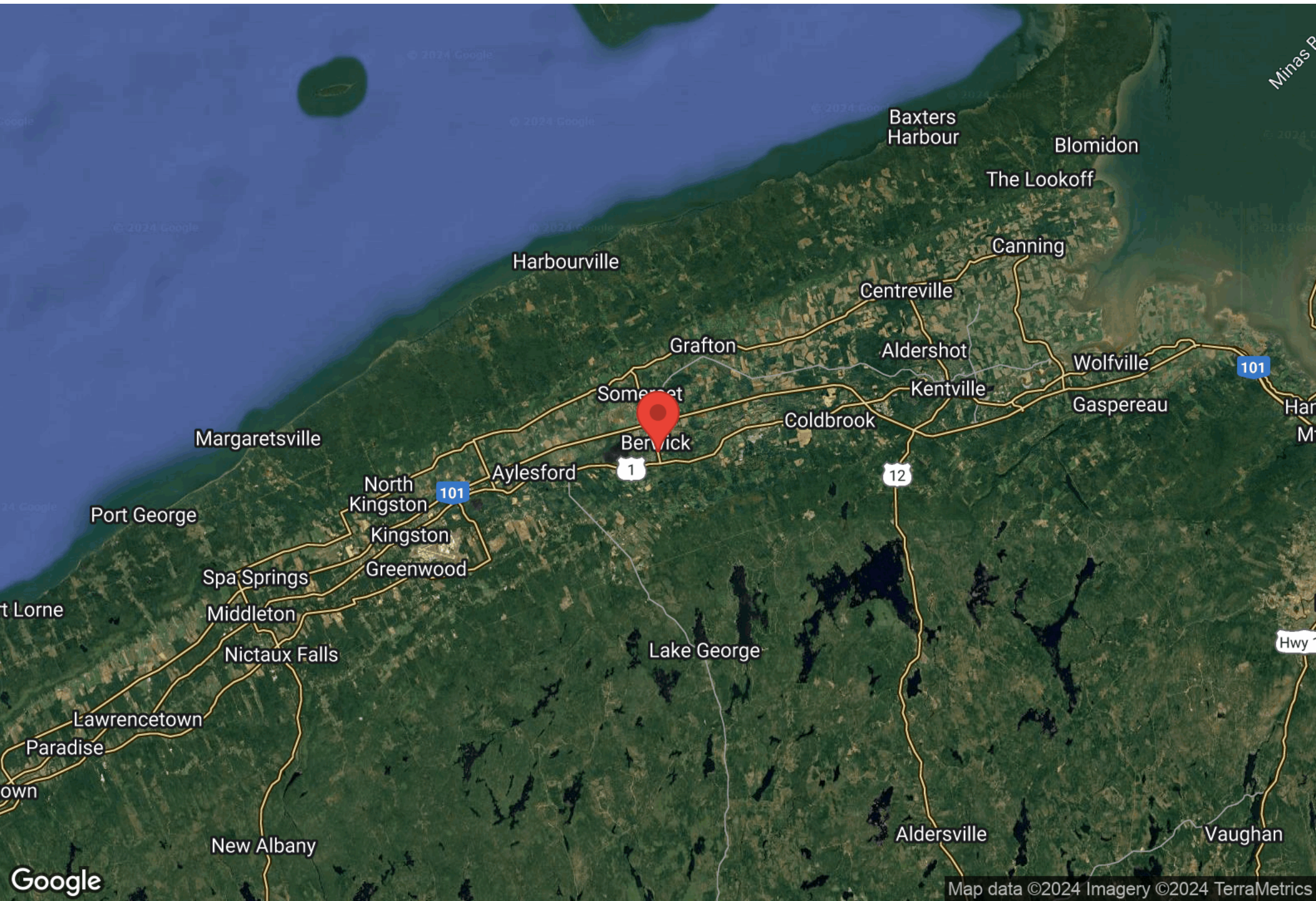
LOCATION MAPS

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REGIONAL MAP

153 COMMERCIAL STREET





SECTION III
CONTACT INFORMATION

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