

INDUSTRIAL FOR SALE

20 Maple Avenue, Amherst

Industrial - For Sale

20 Maple Avenue, Amherst, NS B4H 3G1

kw COMMERCIAL
ADVISORS[®]

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20 MAPLE AVENUE

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KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
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SECTION I
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

20 MAPLE AVENUE



OFFERING SUMMARY

PROPERTY TYPE:	Industrial
BUILDING SIZE:	4,066 SF Main Level 1,920 SF Basement
YEAR BUILT:	1998
CURRENT USE:	Vacant
CLEAR HEIGHT:	10'
ELECTRICAL:	200 Amp Single Phase
LOADING:	Dock door with walk-up ramp
LOT SIZE:	16,100 SF
PARKING:	Paved & gravel
ZONING:	Downtown Commercial
ASSESSED OWNER:	Rock Investments Holdings Limited
ASSESSED VALUE:	\$187,000.00 (Commercial Taxable 2024)
LIST PRICE:	\$350,000

PROPERTY OVERVIEW

5,986 SF wood frame building including retail/office to the front and showroom/warehouse space to the back with dock level loading. The building features a fully finished basement offering additional storage or office space.

LOCATION OVERVIEW

The subject property is located just around the corner from one of Amherst's main thoroughfares, Victoria Street providing easy access for customers and only a short distance from main highways to New Brunswick or Truro, NS.

PROPERTY PHOTOS

20 MAPLE AVENUE



PROPERTY PHOTOS

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PROPERTY PHOTOS

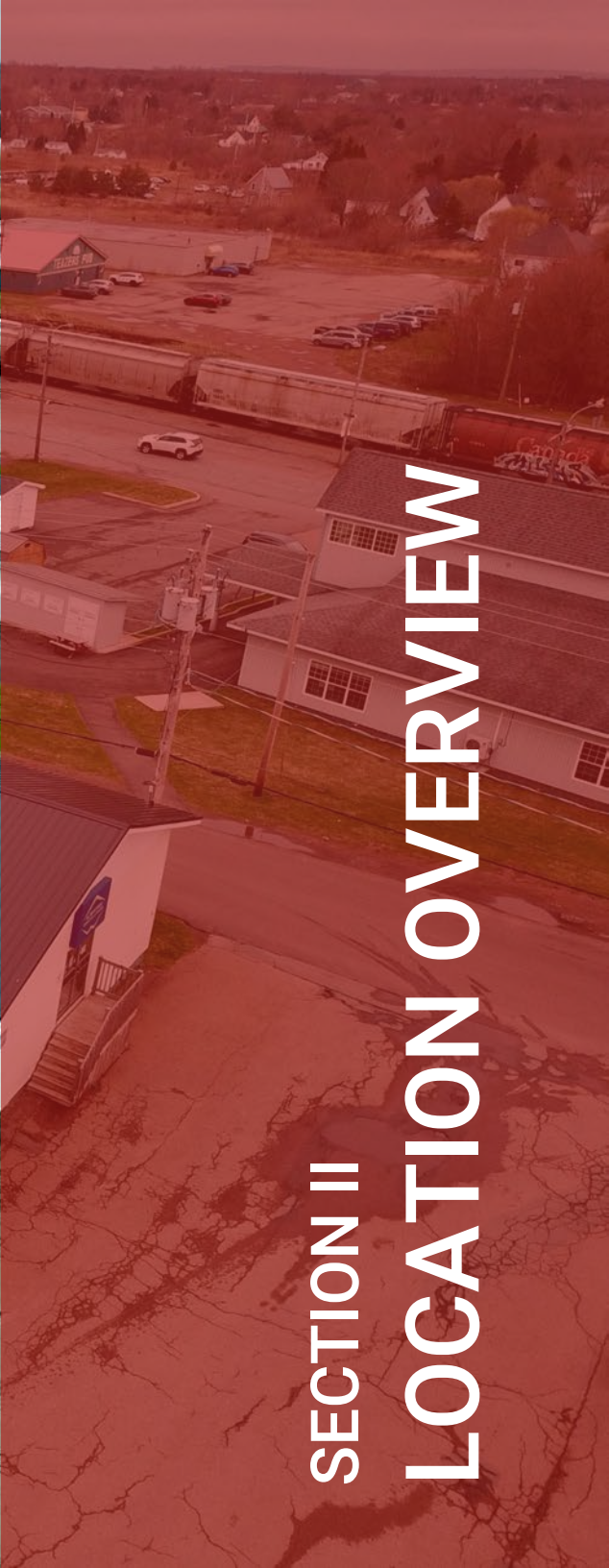
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FLOOR PLAN

20 MAPLE AVENUE

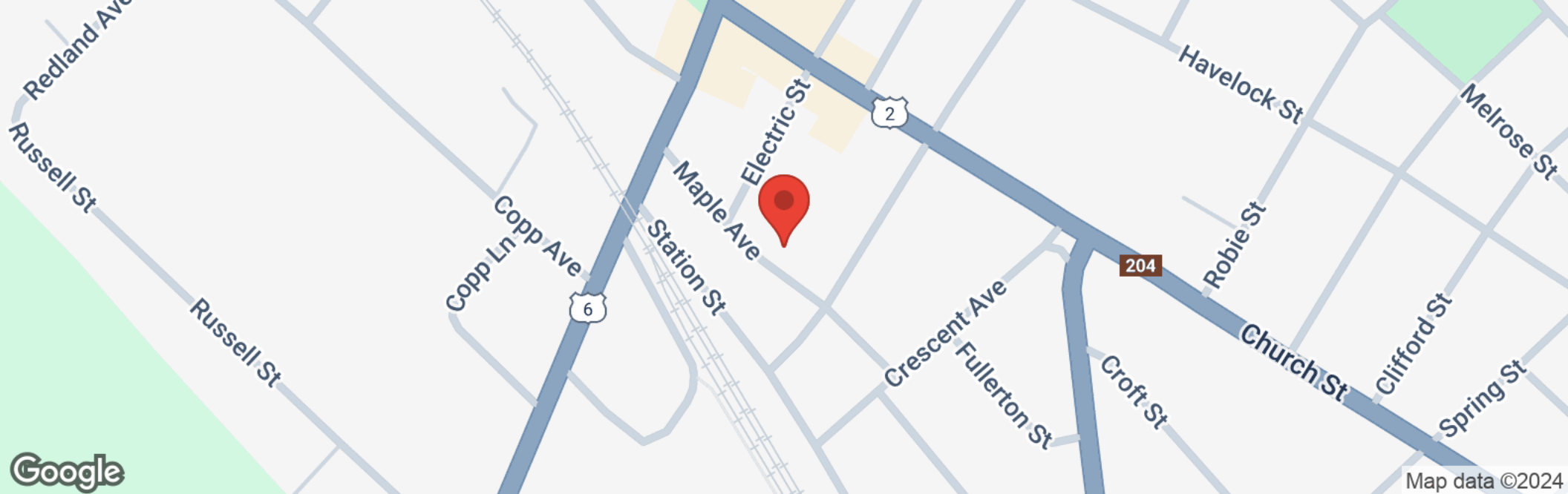




SECTION II
LOCATION OVERVIEW

LOCATION MAPS

20 MAPLE AVENUE



BUSINESS MAP

20 MAPLE AVENUE



Fort Lawrence

Amherst

Amherst (Highland View Regional Hosp) Heliport

Tookans Self Storage

Highland Village Ltd

The BRICK

Needs

MANSOUR'S



SECTION III
CONTACT INFORMATION

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