

# INDUSTRIAL FOR SALE

95 Young Street

Industrial - For Sale

95 Young Street, Truro, NS B2N 3W8





# TABLE OF CONTENTS

95 YOUNG STREET

**PHIL BOLHUIS**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

**MATT OLSEN**

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2492

C: (902) 489-7187

mattolsen@kwcommercial.com

Nova Scotia

**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
---------------------	----

**KW COMMERCIAL ADVISORS**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1



SECTION I  
PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

95 YOUNG STREET



## OFFERING SUMMARY

<b>PID #:</b>	20172342
<b>BUILDING SIZE:</b>	2,471 SF
<b>YEAR BUILT:</b>	1981
<b>CLEAR HEIGHT:</b>	12'
<b>HEATING:</b>	Oil fired forced air
<b>ELECTRICAL:</b>	200 Amp Single Phase
<b>LOT SIZE:</b>	10,860 SF
<b>PARKING:</b>	10+
<b>ZONING:</b>	DC (Downtown Commercial)
<b>ASSESSED OWNER:</b>	Rock Investments Holdings Ltd.
<b>ASSESSED VALUE:</b>	\$179,800.00 (Commercial Taxable 2024)
<b>LIST PRICE:</b>	\$495,000

## PROPERTY OVERVIEW

Small retail/commercial building located in between the Truro Business Park and downtown Truro offering 2,471 SF of showroom, office, & storage space. Situated on a 10,860 SF corner lot, the property offers excellent exposure for businesses with a retail component.

## LOCATION OVERVIEW

The Truro Business Park is home to nearly 70 existing businesses which perform a wide variety of uses such as distribution, manufacturing, processing, and warehousing. With convenient access to Highway #102 and the Trans-Canada Highway, the Truro Business park is excellent hub for businesses servicing the entire province.



# PROPERTY PHOTOS

95 YOUNG STREET





# PROPERTY PHOTOS

95 YOUNG STREET





# PROPERTY PHOTOS

95 YOUNG STREET





# PROPERTY PHOTOS

95 YOUNG STREET





# PROPERTY PHOTOS

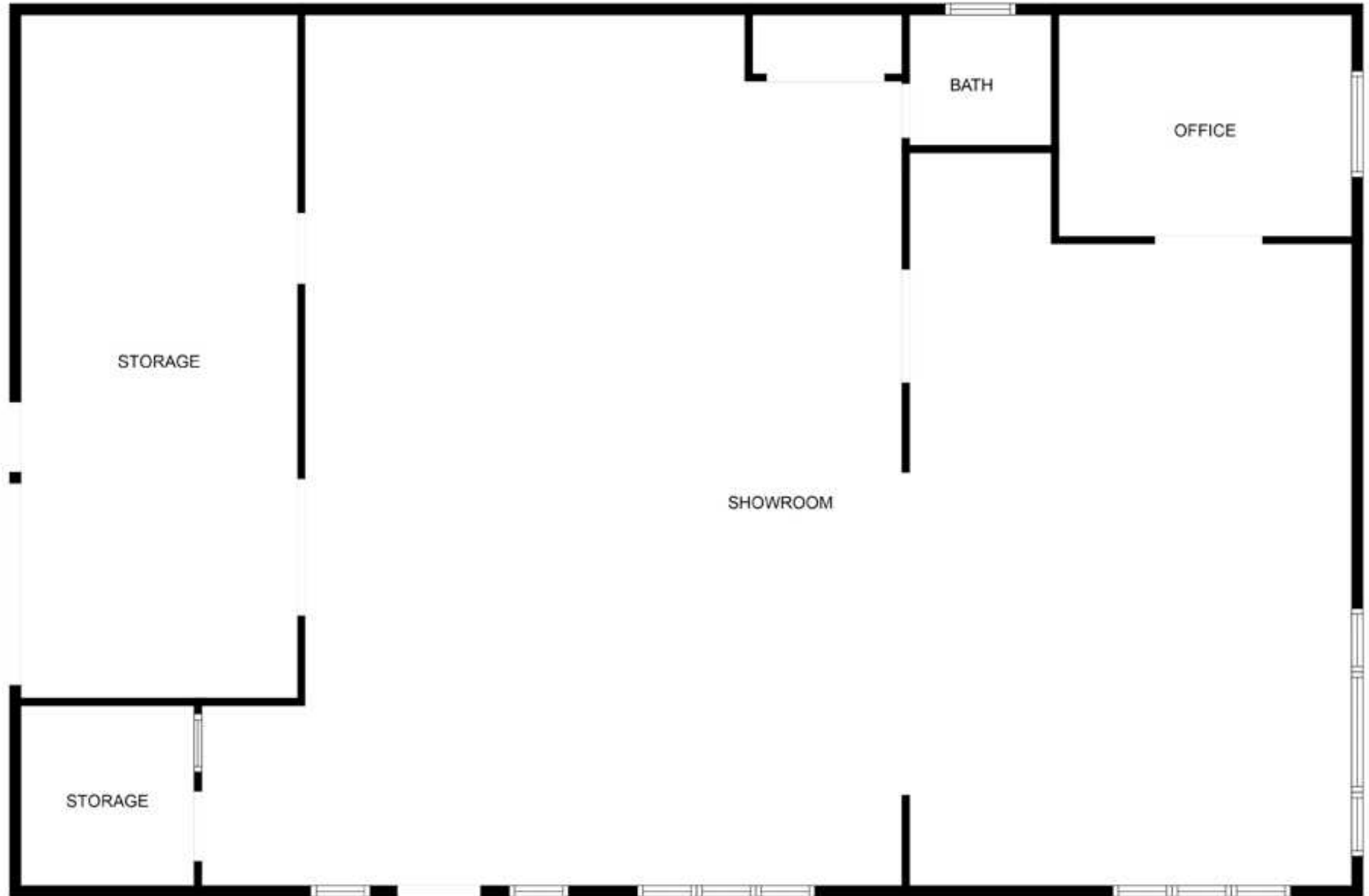
95 YOUNG STREET





# FLOOR PLAN

95 YOUNG STREET





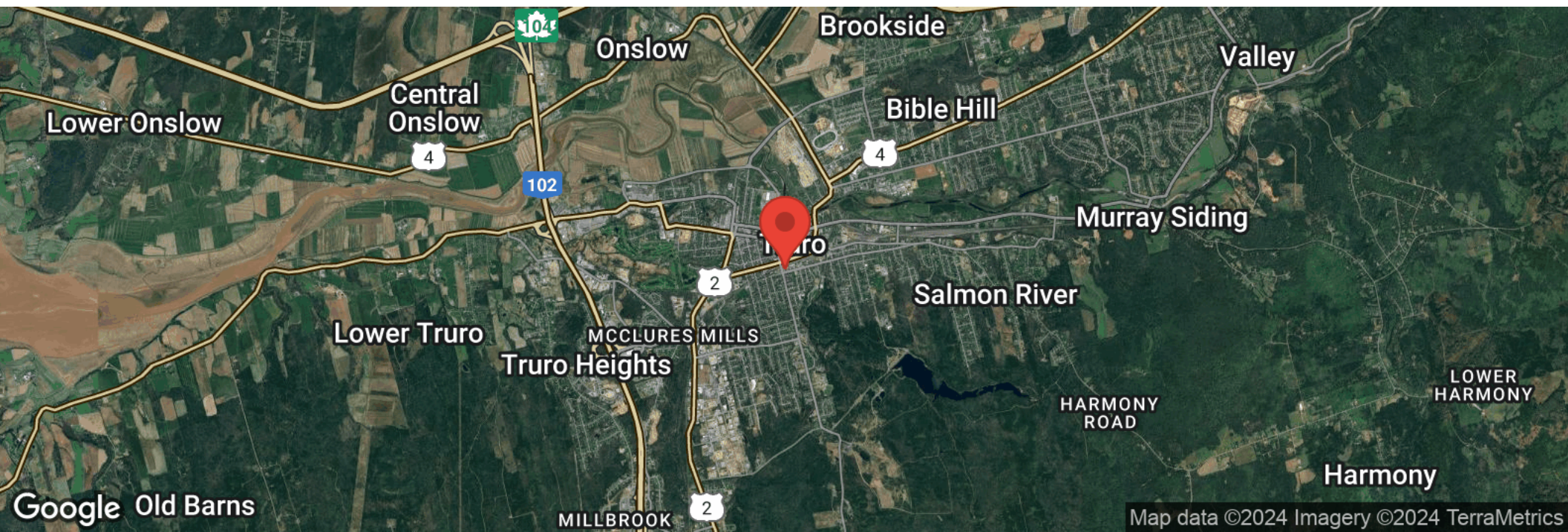
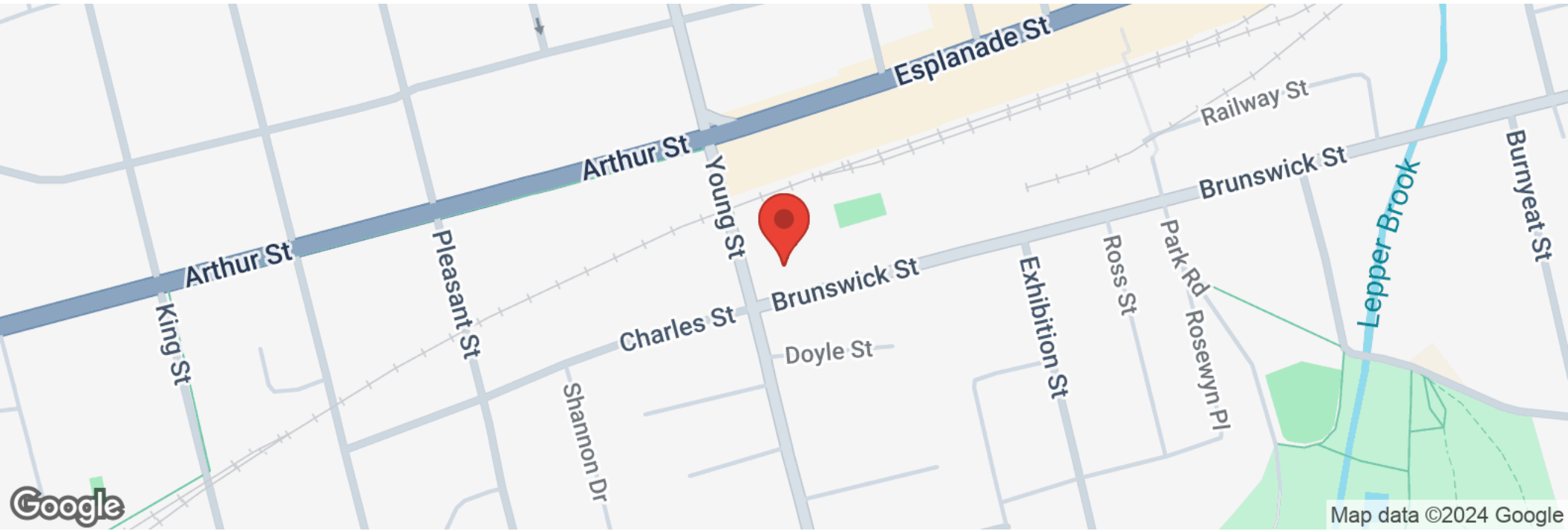


SECTION II  
LOCATION OVERVIEW



# LOCATION MAPS

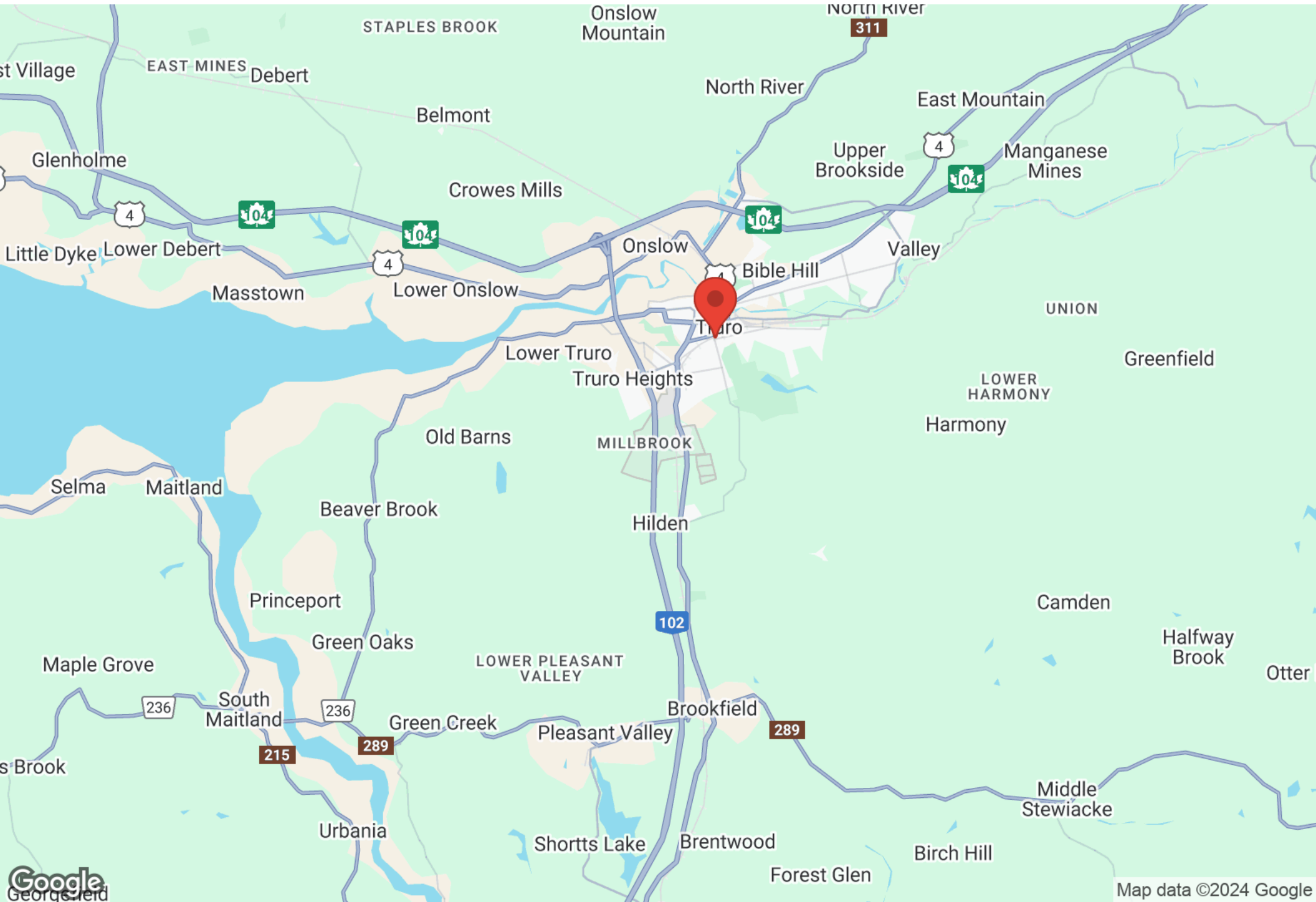
95 YOUNG STREET





# REGIONAL MAP

95 YOUNG STREET







SECTION III  
CONTACT INFORMATION



## CONTACT INFORMATION

---

95 YOUNG STREET



**MATT OLSEN**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-489-7187 | [MATTOLSEN@KWCOMMERCIAL.COM](mailto:MATTOLSEN@KWCOMMERCIAL.COM)



**PHIL BOLHUIS**  
COMMERCIAL REAL ESTATE ADVISOR  
KW COMMERCIAL ADVISORS

902-293-4524 | [PHILBOLHUIS@KWCOMMERCIAL.COM](mailto:PHILBOLHUIS@KWCOMMERCIAL.COM)