

INDUSTRIAL FOR SALE

396 Station Road

Industrial - For Sale

396 Station Road, Great Village, Colchester, NS B0M 1L0

kw COMMERCIAL
ADVISORS[®]

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396 STATION ROAD

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



OFFERING SUMMARY

PID #:	20294146
BUILDING SIZE:	Building 1: 7,110 SF (6,300 SF Ground Floor 810 SF 2nd Floor) Building 2: 1,681 SF (Ground Floor) Building 3: 6,223 SF 15,014 SF (14,204 SF Ground Floor 810 SF 2nd Floor)
LOT SIZE:	1.99 Acres (86,584 SF), Lot 2
CEILING HEIGHT:	12' - 22.5' Clear
YEAR BUILT:	2016 - 2021
ZONING:	No Zoning Zone (Municipality of the County of Colchester)
ASSESSED VALUE:	\$23,500.00 (Residential Taxable 2025) \$915,700.00 (Resource Taxable 2025)
LIST PRICE:	\$2,495,000

PROPERTY OVERVIEW

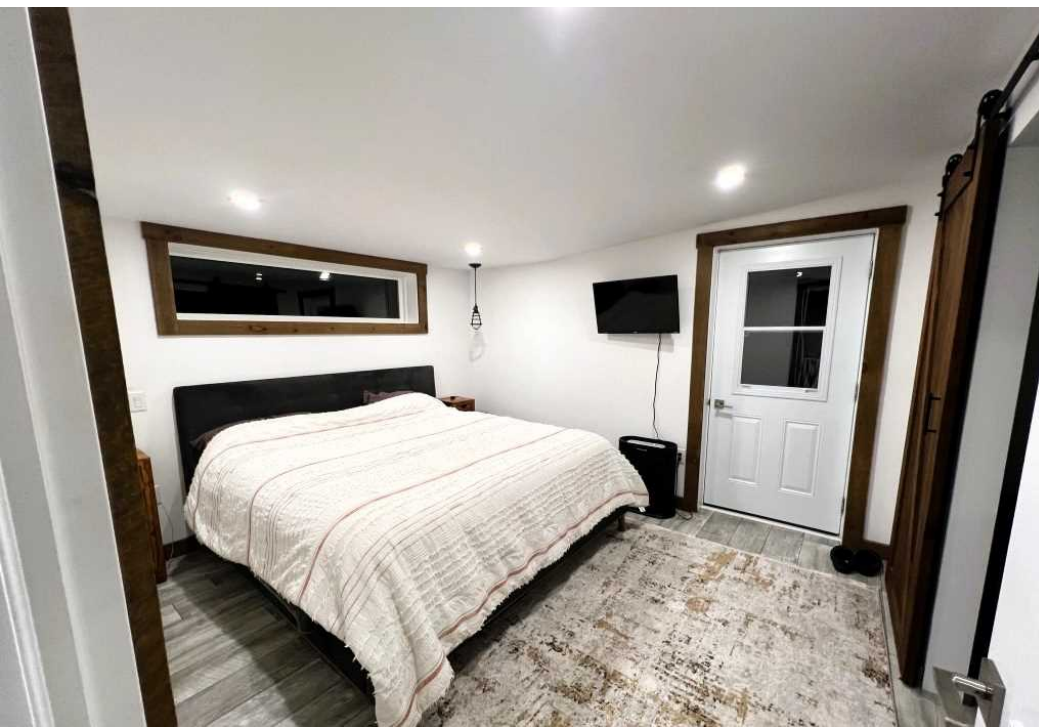
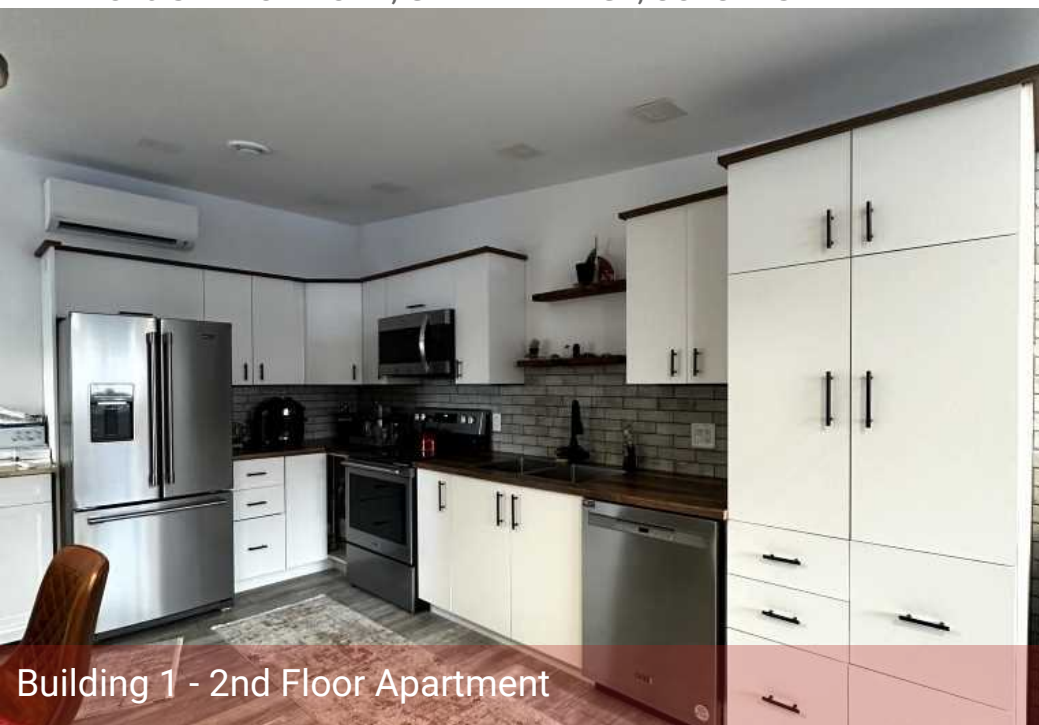
Discover the versatility of this expansive 15,014 SF commercial property comprising three distinct buildings constructed between 2016 and 2021. Building 1 offers 7,131 SF with a residential component including a kitchen, 2-bedrooms, and amenities. Building 2 provides 1,681 SF, and Building 3 adds 6,223 SF, all featuring pre-engineered steel construction with corrugated metal roofs. With ceiling heights ranging from 12' to 22.5', the property sits on a 1.99-acre lot with no zoning restrictions, ensuring flexible use. It includes grade loading, food-grade washable walls, multiple power options, and backup generators. This property represents a significant investment opportunity for businesses seeking space and adaptability. Large solar system generates over \$12,000/year in electrical.

LOCATION OVERVIEW

Located at 396 Station Road in Great Village, Nova Scotia, this commercial property offers excellent access from Trans Canada Highway 104 via Exit 10, with close proximity to Truro and Debert. It is surrounded by a supportive local community and scenic landscapes. Ideal for a variety of business ventures, from retail to professional services, with municipal services in place and room for expansion. A perfect blend of rural charm and strategic location for your next business endeavor.

PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER

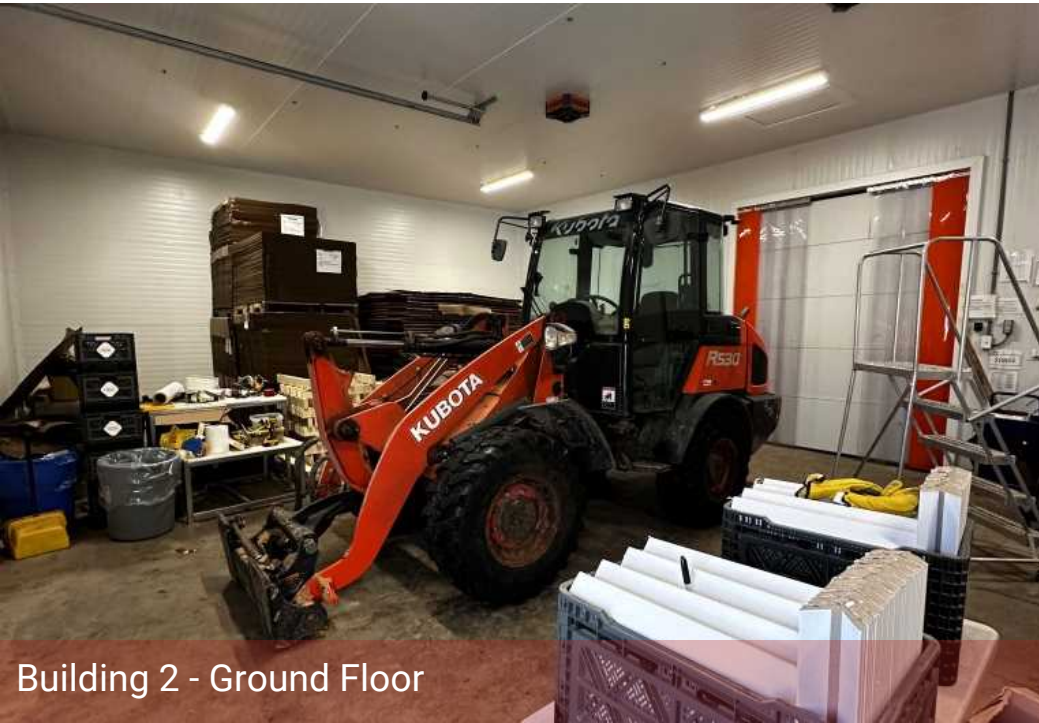


Building 1 - Ground Floor



PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 2 - Ground Floor



PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 3 - Ground Floor



PROPERTY PHOTOS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



BUILDING OVERVIEW

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building Specifications

Property Type:	Industrial
Building Size:	Building 1: 7,110 SF (6,300 SF Ground Floor 810 SF 2nd Floor) Building 2: 1,681 SF (Ground Floor) Building 3: 6,223 SF 15,014 SF (14,204 SF Ground Floor 810 SF 2nd Floor)
Construction Type:	Pre-Engineered steel
Foundation:	Reinforced Concrete Foundation
Roof Type:	Corrugated metal
Building 1 Dimensions:	90' x 62' (5,580 SF) + 30' x 16' (480 SF) + 20' x 12' (240 SF) = 6,300 SF Ground Floor 30' X 27' = 810 SF 2nd Floor 7,110 SF Total
Building 2 Dimensions:	1,681 SF 41' x 41' = 1,681 SF (Ground Floor)
Building 3 Dimensions:	86' x 46' (3,956 SF) less 7'4" x 41' (- 301 SF), + 12' x 14' (168 SF) + 60' x 40' (2,400 SF), = 6,223 SF (Ground Floor)
Ceiling Height:	12' - 22.5' Clear
Site Condition:	Majority gravel graded with generally flat topography
Year Built:	2016 - 2021
Walls:	Majority food grade washable walls - IMP insulated metal panels
Grade Loading:	Four (4) 14' x 14', 12' x 12' Two (2) 14' x 12'
Fuel Type:	Propane & electric
HVAC:	Mini split in residential heat pumps with HRV ventilation system in place (1) 4 x 5 Ton commercial package units 2 Walk-in refrigeration units
Electrical:	Large solar photovoltaic system - 60 kW 120 /240 Volt, 800 Amp 1 Phase Power supply Separately metered
Generator:	2 x Generac Propane Gaurdian - 22 KW
Sprinkler System:	Not sprinklered
Water & Sanitary:	Well & septic
2nd Floor Residential Premises:	4 piece bathroom, In-unit laundry, full kitchen, ground floor office, bedroom with walk-in closet, hot tub and walkout deck.

BUILDING SIZE

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



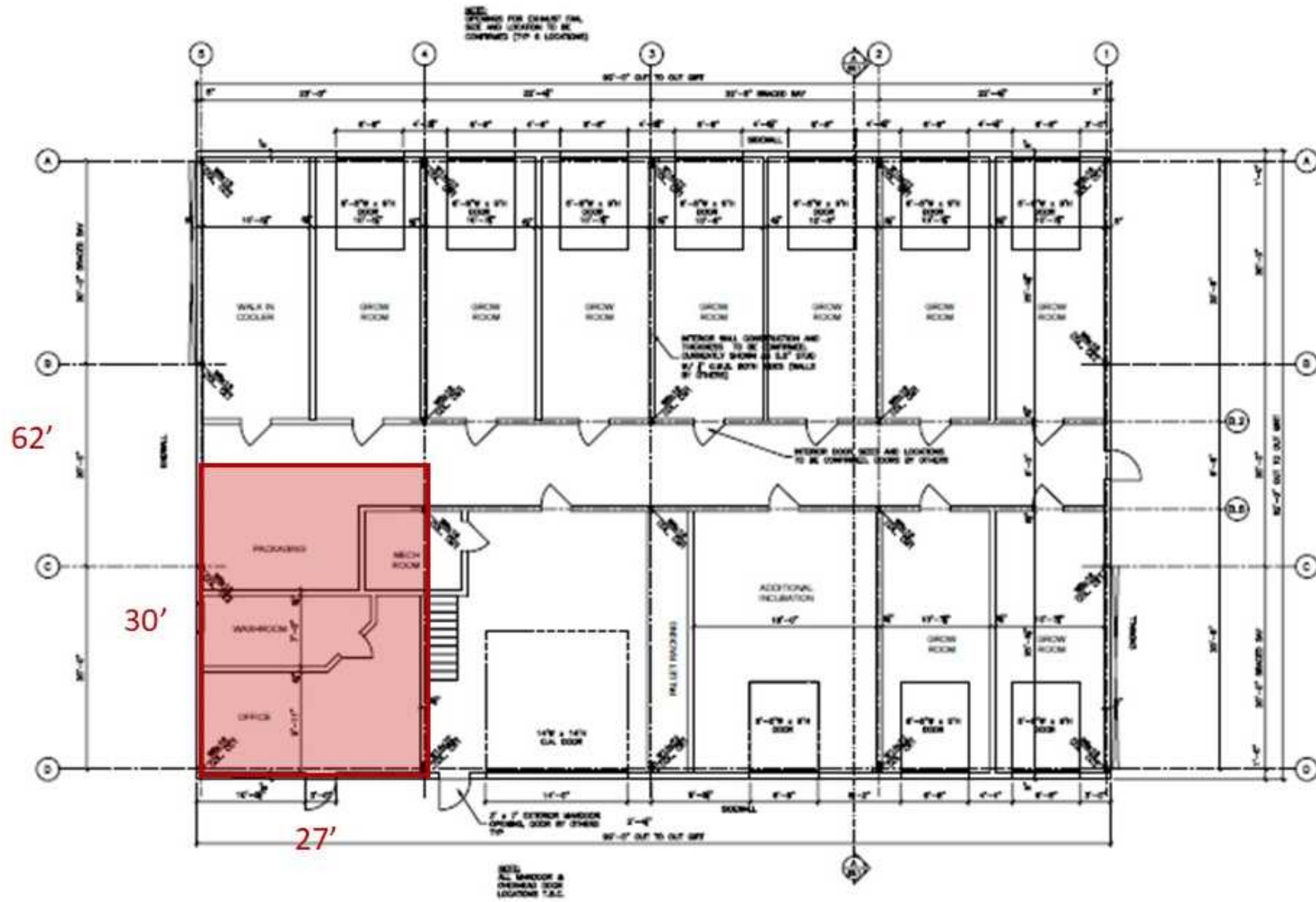
BUILDING DIMENSIONS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



BUILDING 1 FLOOR PLAN

396 STATION ROAD, GREAT VILLAGE, COLCHESTER

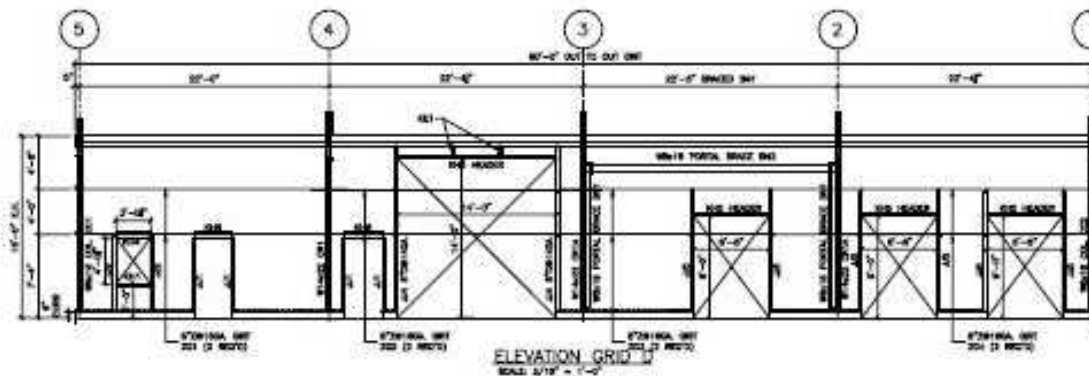
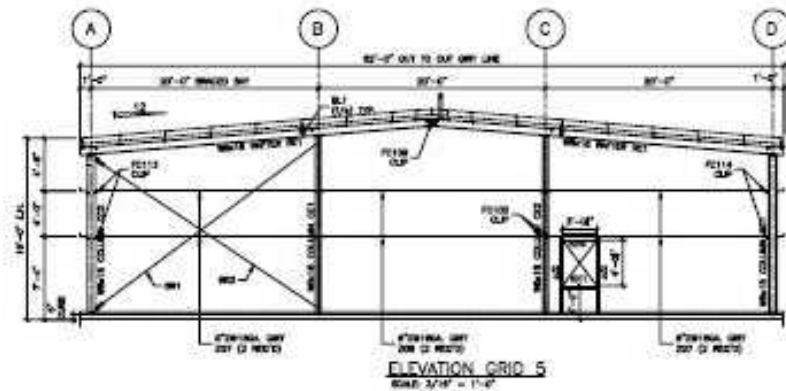
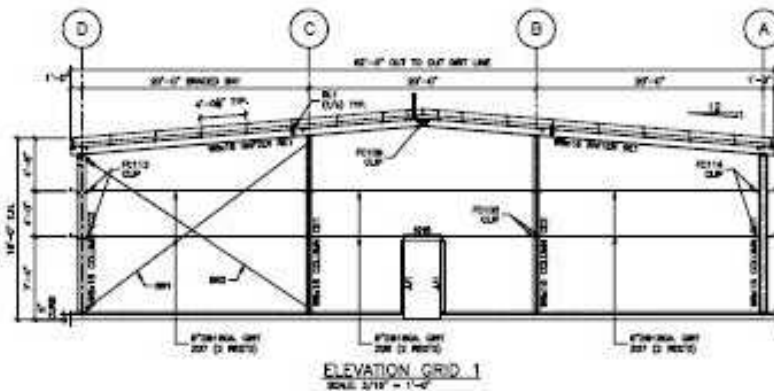
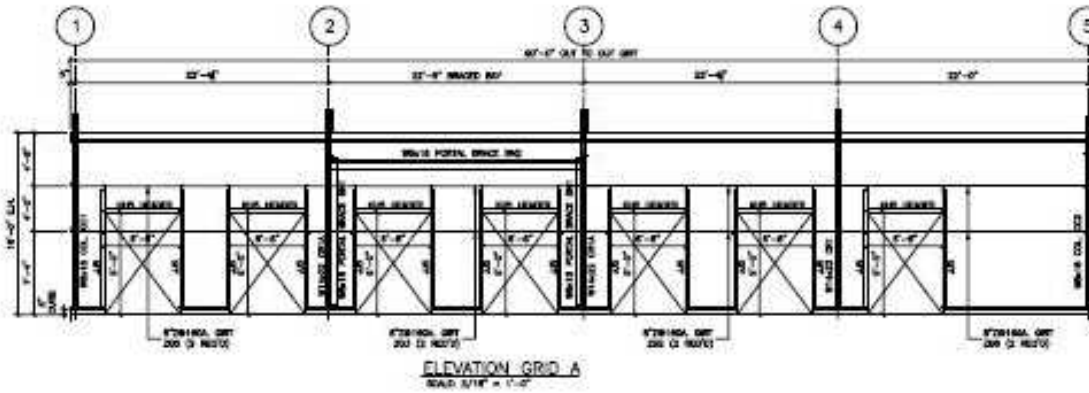


FLOOR PLAN
SCALE: 1/8" = 1'-0"

Building 1 Floor Plan (Partial) | 2nd Floor Area

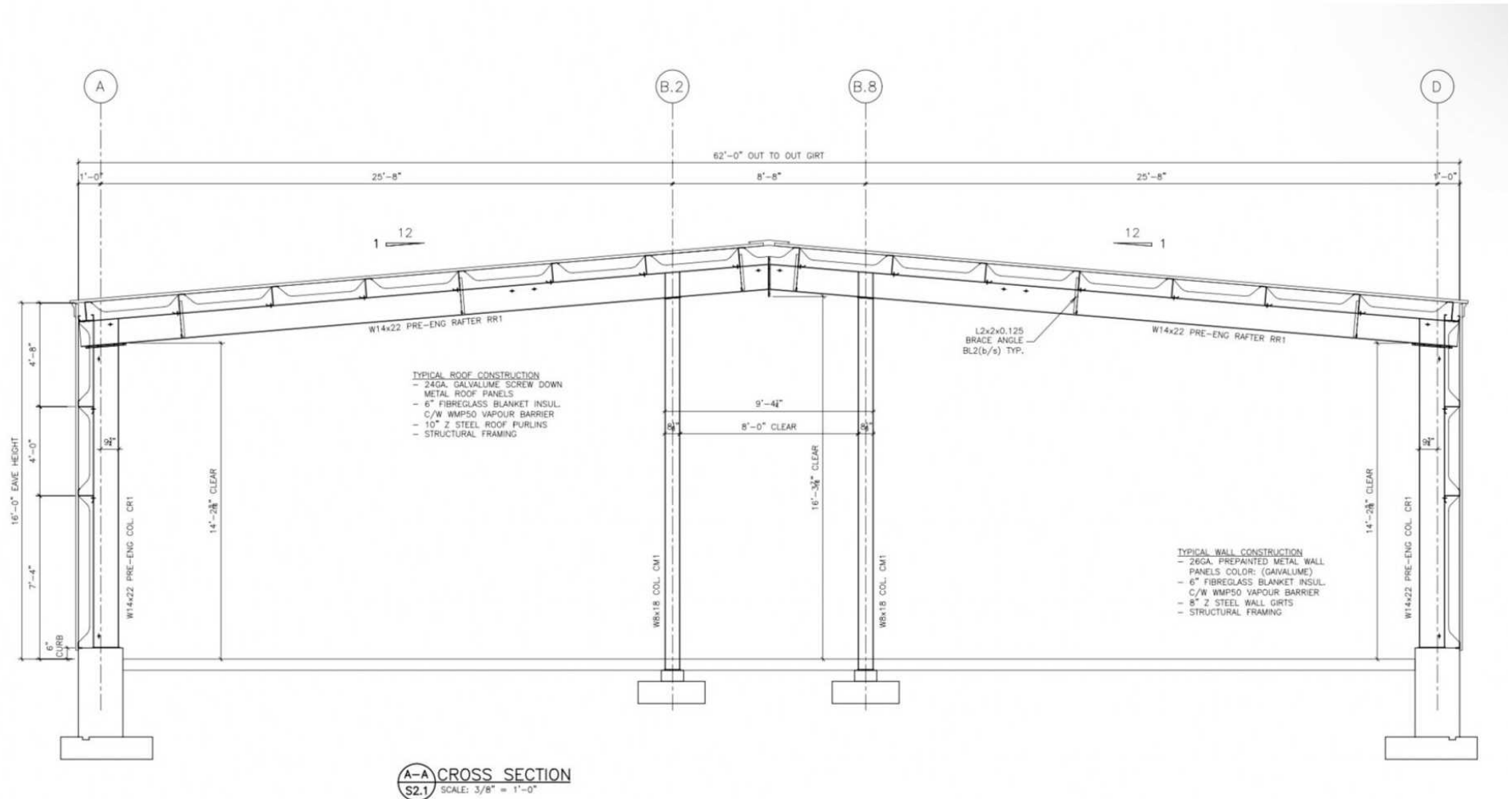
BUILDING 1 ELEVATION

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



BUILDING 1 CROSS SECTION

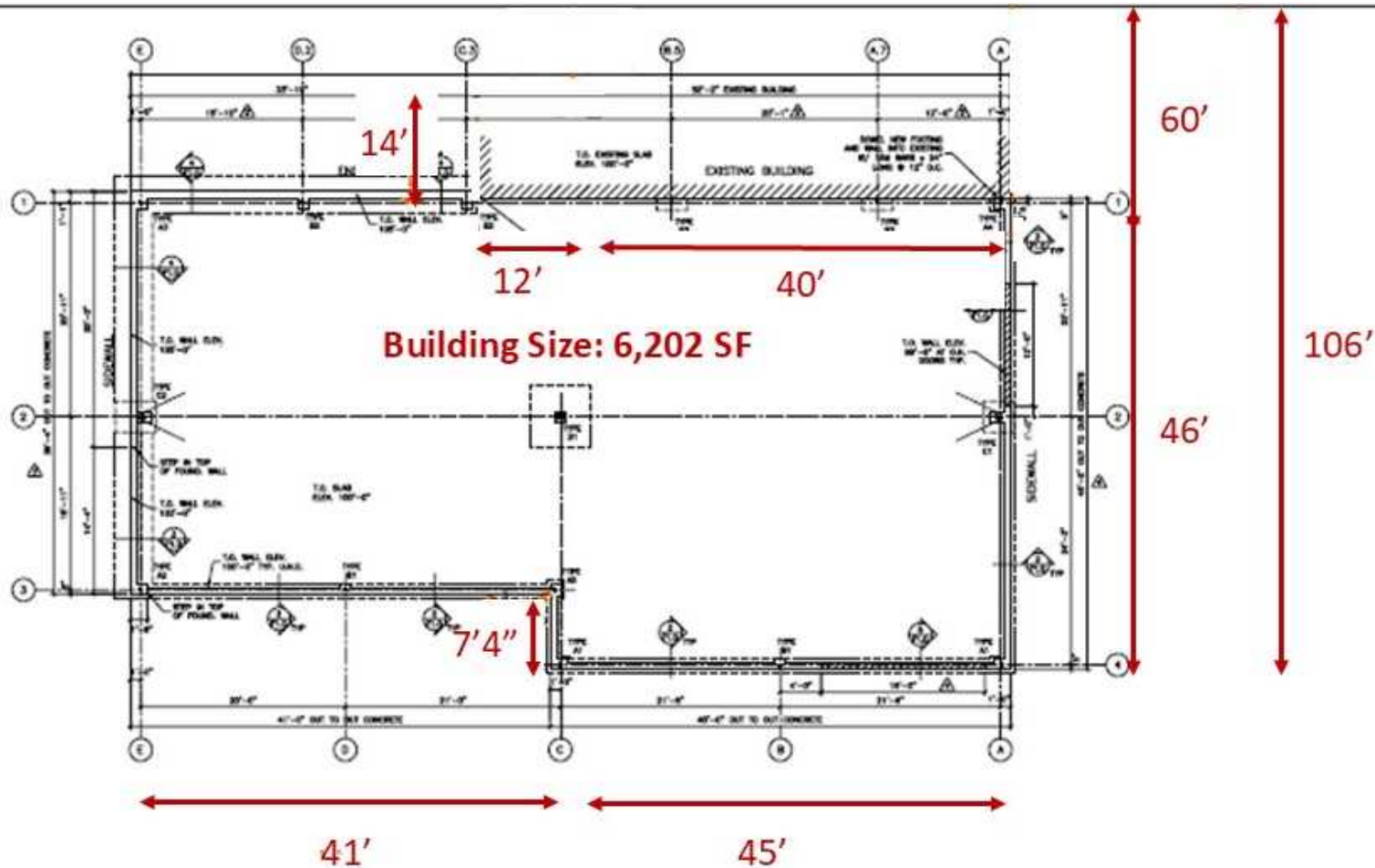
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Building 1 Cross Section (Partial)

BUILDING 3 FLOOR PLAN

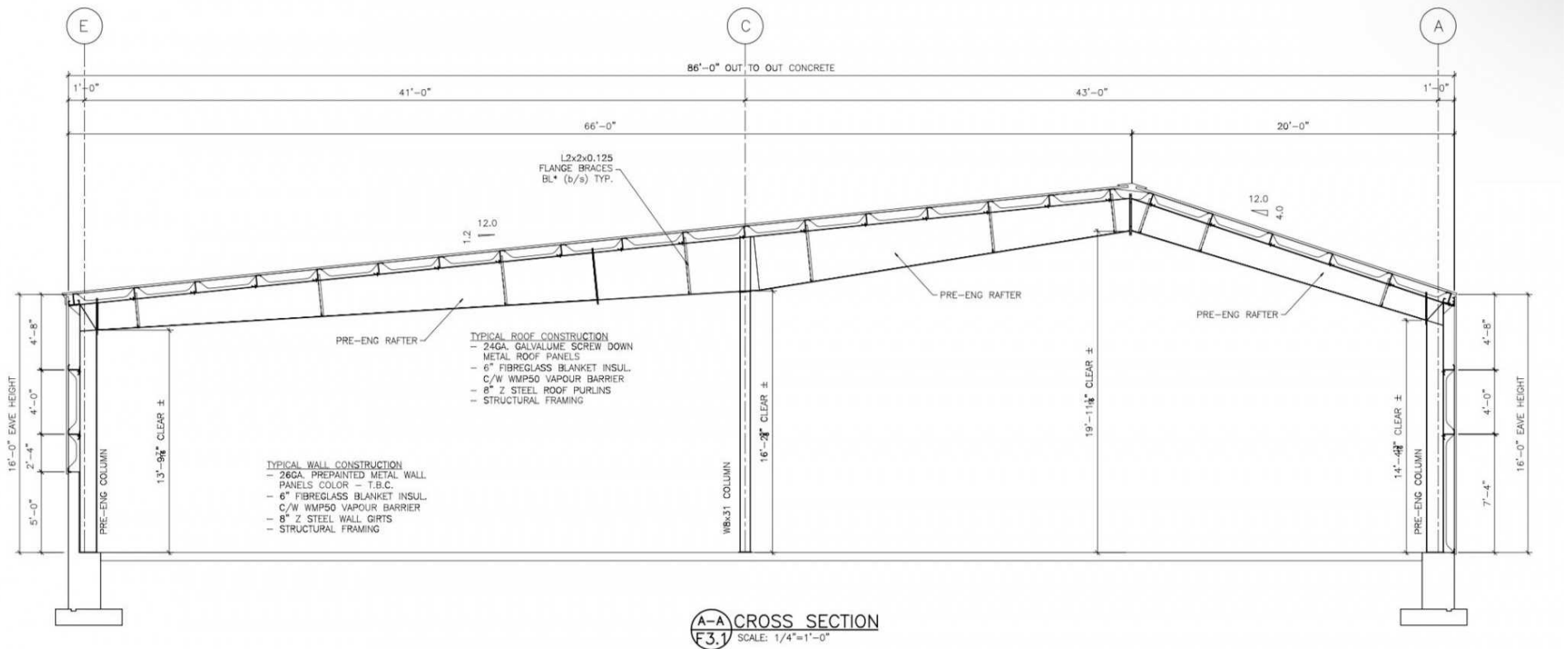
396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 3 Floor Plan (Partial)

BUILDING 3 CROSS SECTION

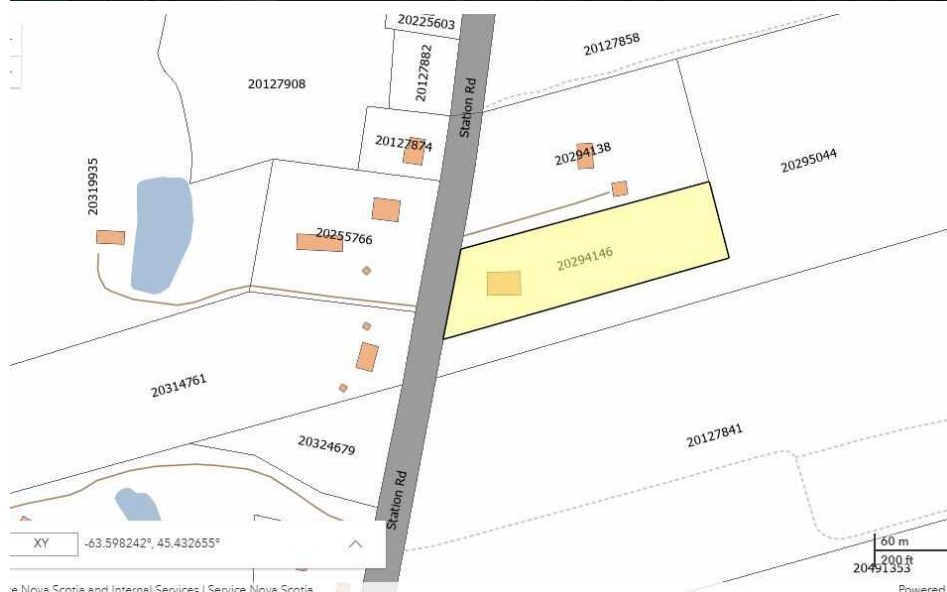
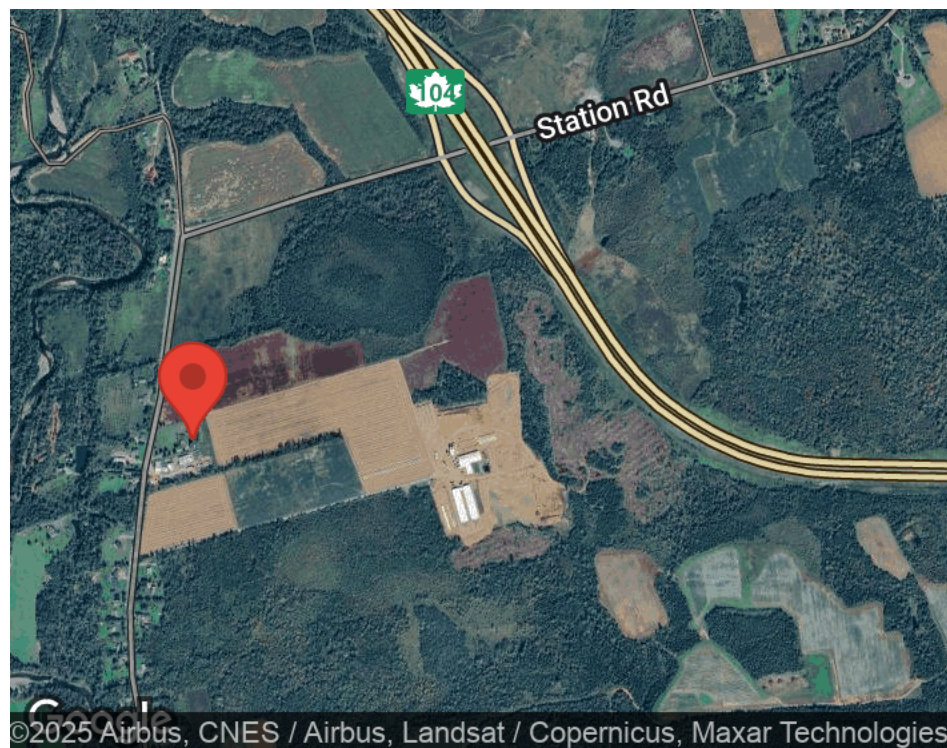
396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Building 3 Cross Section (Partial)

LOCATION & HIGHLIGHTS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



Nestled in the charming rural community of Great Village, Nova Scotia, 396 Station Road offers a unique commercial real estate opportunity. This property is strategically located along Station Road, providing easy access and visibility for businesses looking to capitalize on local and passing traffic.

Key Features:

- **Accessibility:** Situated just off Highway 104, this location benefits from both local community access and connectivity to larger towns like Truro, approximately 20 minutes away, enhancing its appeal for businesses targeting both rural and urban markets.
- **Community Context:** Great Village is known for its close-knit community, supporting local businesses with a loyal customer base. The area is surrounded by scenic landscapes, making it an attractive spot for businesses that thrive on tourism or require a peaceful setting.
- **Surrounding Amenities:** The property is in proximity to local amenities including the Great Village Post Office, community hall, and various small retail and service businesses. This environment fosters a supportive business ecosystem where new ventures can integrate seamlessly.
- **Potential Uses:** The property at 396 Station Road is not restricted by zoning, with building features suitable for food grade processing or other Industrial manufacturing or warehousing uses.
- **Development Potential:** With land available around the property, there's room for expansion or outdoor business activities. The property could be ideal for those looking to develop a business with outdoor elements or additional parking.

- **Visibility and Traffic:** Station Road sees consistent local traffic, especially during peak times, providing natural visibility for any business established here.

This commercial property at 396 Station Road in Great Village, Nova Scotia, represents an excellent opportunity for those looking to establish or expand a business in a picturesque, community-oriented setting with the potential for growth and development.

SITE PLAN PAGE

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



CERTIFICATION

Lots designated as Land 2
on this plan of subdivision are approved as required under the
Planning Act with the following conditions:
NONE

This plan may be accepted for registration at the Registry of
Deeds.

Date of approval: APR 22 1991

Development Officer
Municipality of the County
of Colchester

LOTS #1 & #2 (PREVIOUSLY) NOT BEEN ASSIGNED PURSUANT TO
THE REGULATIONS RESPECTING SUBDIVISION OF LAND TO BE DIVIDED BY PLATTE.
REQUIRE JUDICIAL SYSTEM AS SECTION 20(1) CHAPTER 1991 FROM THESE
REGULATIONS.

HOLDER IS PROVIDED THAT THE PHYSICAL CONVEYANCE OF THE LOT AND THE ASSIGNED
PARENTS DOES NOT CHANGE, LOT #1 (PREVIOUSLY) (OLD) APPROVED
BY THE DEPARTMENT OF AGRICULTURE FOR THE REGISTRATION OF THE CHARTERED
SPECIAL SYSTEM FOR Copy II. Lot. Total. October 1990.

WARRANT TO THE ASSIGNED MAPS ON REFERRED TO REGIONS

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS
ARE OWNED AND MAINTAINED BY THE DE-
PARTMENT OF TRANSPORTATION:
STATION ROAD



I, Ray A. Follen, Nova Scotia Land Surveyor
hereby certify that the survey represented
by this plan was conducted under my
superintendence; and that the survey and plan
were made in accordance with the Nova
Scotia Land Surveyor's Act and the
regulations made thereunder.

Dated this 22nd day of April, 1991
R.A. Follen, N.S.L.S.

Notes:
1. fence, fence traces
2. Open survey marker
3. Opp. man post, bar
4. M.T. witness
5. N.S.C.M. Nova Scotia Co-ordinate map
No existing buildings, except as may be
shown, are within 100' of lot lines
No scale factor applied
Contours, etc., adjustment applied
Bearings are relative to N.S.C. M.T.M. Grid;
44.3' Central Meridian, based on July 1979
values for mag. #12810 and #12871.
Field survey was carried out during the
period 3/22 to 3/28, 1991.

R.A. Follen, N.S.L.S.
R.A. Follen, N.S.



Owner: Robert Amon,
Great Village,
Col. Co., N.S.

Plan ref. near
Deed ref. 494/713, 325/03, 645/486

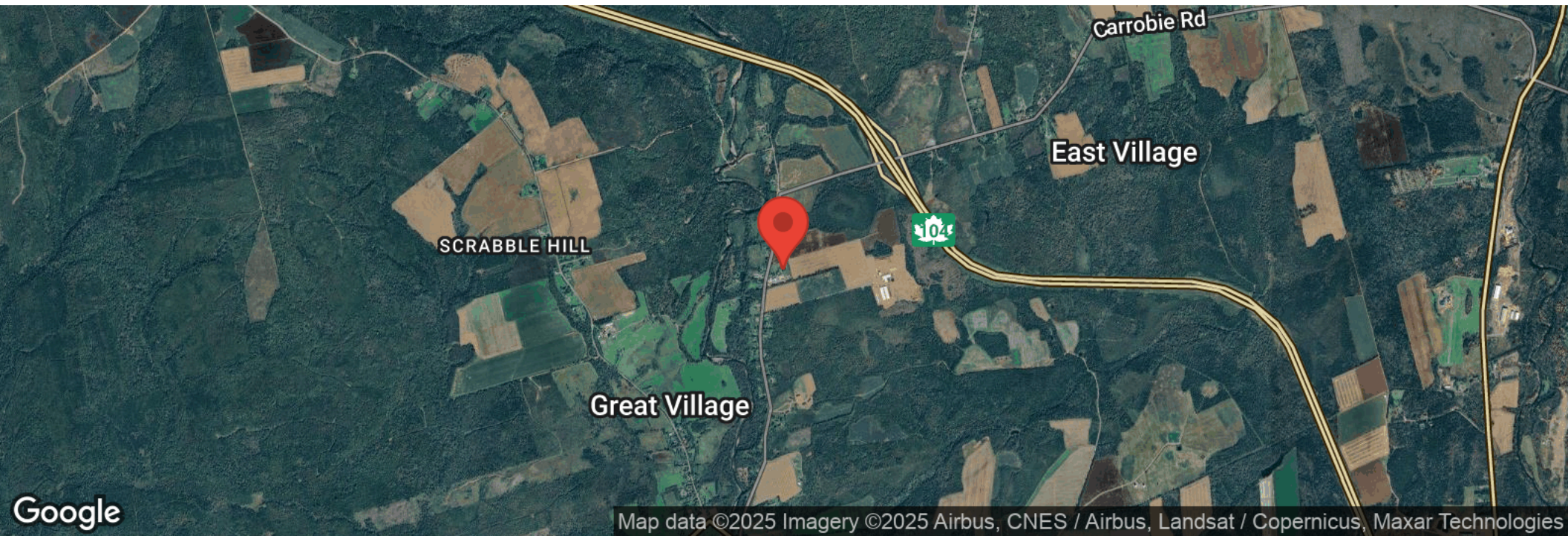
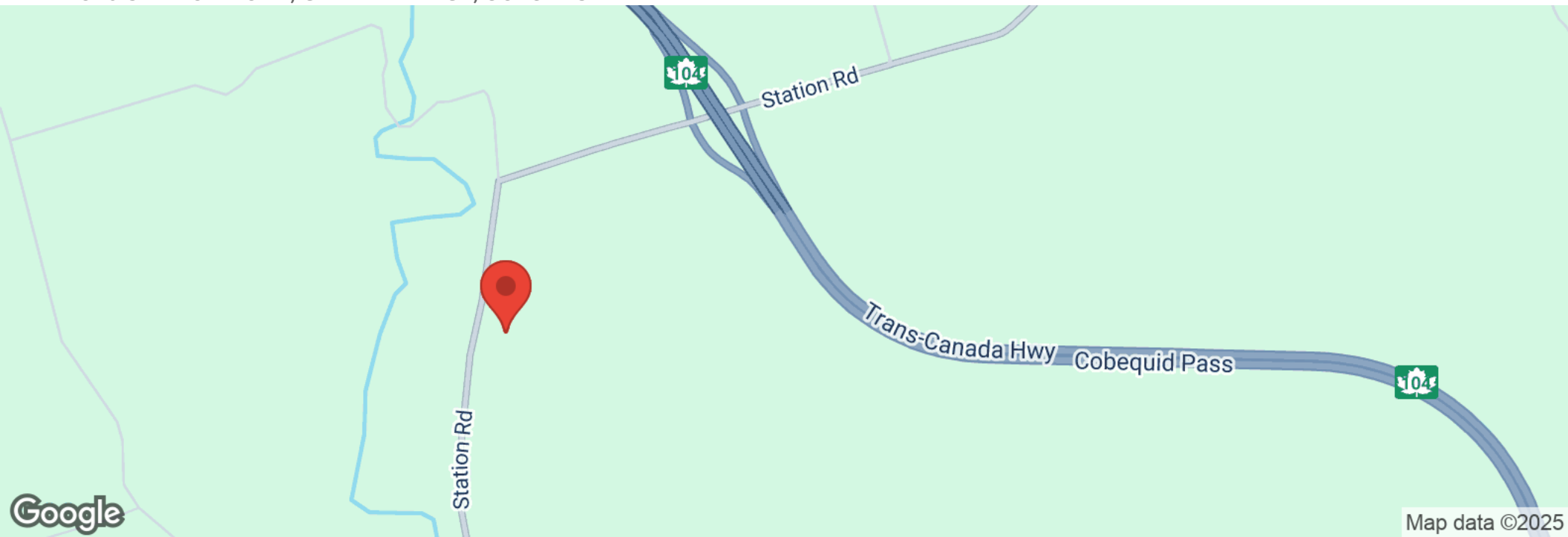
ENTERED AND FILED AT 3:25 O'CLOCK PM
April 22, 1991 AS No. 62266
Robert E. Pearson



plan showing lots #1 & #2
SUBDIVISION OF LANDS OF
ROBERT AMON
at Great Village, Col. Co., N.S.
scale: 1"=60' April 3, 1991

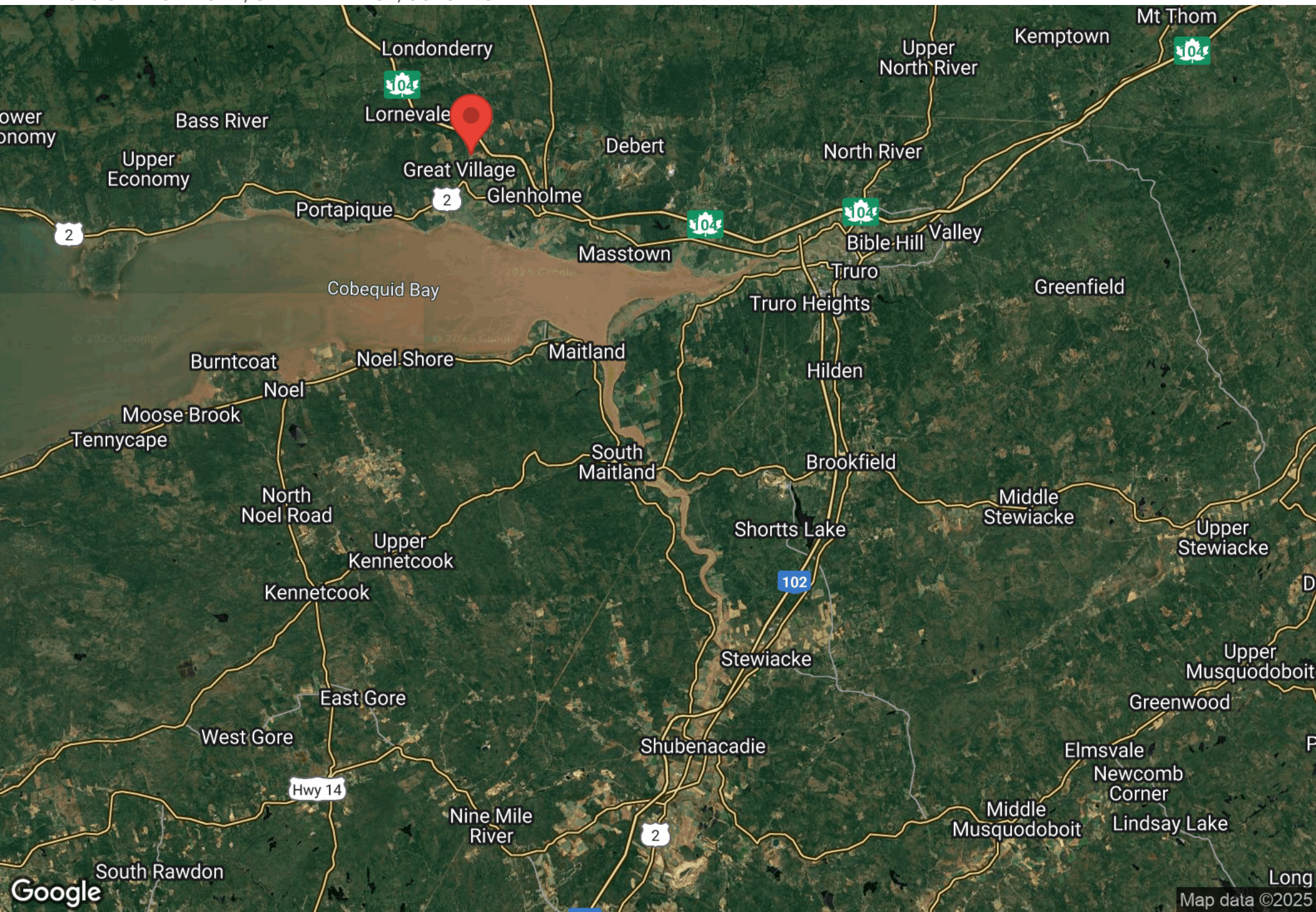
LOCATION MAPS

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



REGIONAL MAP

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



CONTACT INFORMATION

396 STATION ROAD, GREAT VILLAGE, COLCHESTER



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DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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