



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR SALE

**63 MAIN STREET
TRURO, NOVA SCOTIA**

3,600 SF AVAILABLE

**HIGHLY VISIBLE
INDUSTRIAL BUILDING**

601 - 5475 Spring Garden Road
Halifax, Nova Scotia
+1 902 425 1444
cwatlantic.com

FOR SALE
63 Main Street
Truro, Nova Scotia



Prime Street Frontage

3,600 sf Stand Alone Industrial Building | Sale Price: \$319,000

PROPERTY OVERVIEW

PROPERTY TYPE

Single storey industrial building with open concept space and direct walk-up exterior entrance.

FEATURES

Located in a popular and busy area of Truro. This building is a blank canvas and can be easily customized based on the owner or operator requirements. The building sits on a 19,000 sf lot. The space could be used as industrial space or a retail showroom. It offers great visibility, signage opportunities, high traffic counts and exposure. The space is divided into one large section at the front and a small section toward the back.

BUILDING SIZE

3,600 sf



Large lot with 19,000 sf land



High traffic counts and exposure



Ample paved parking space



Direct walk-up exterior entrance



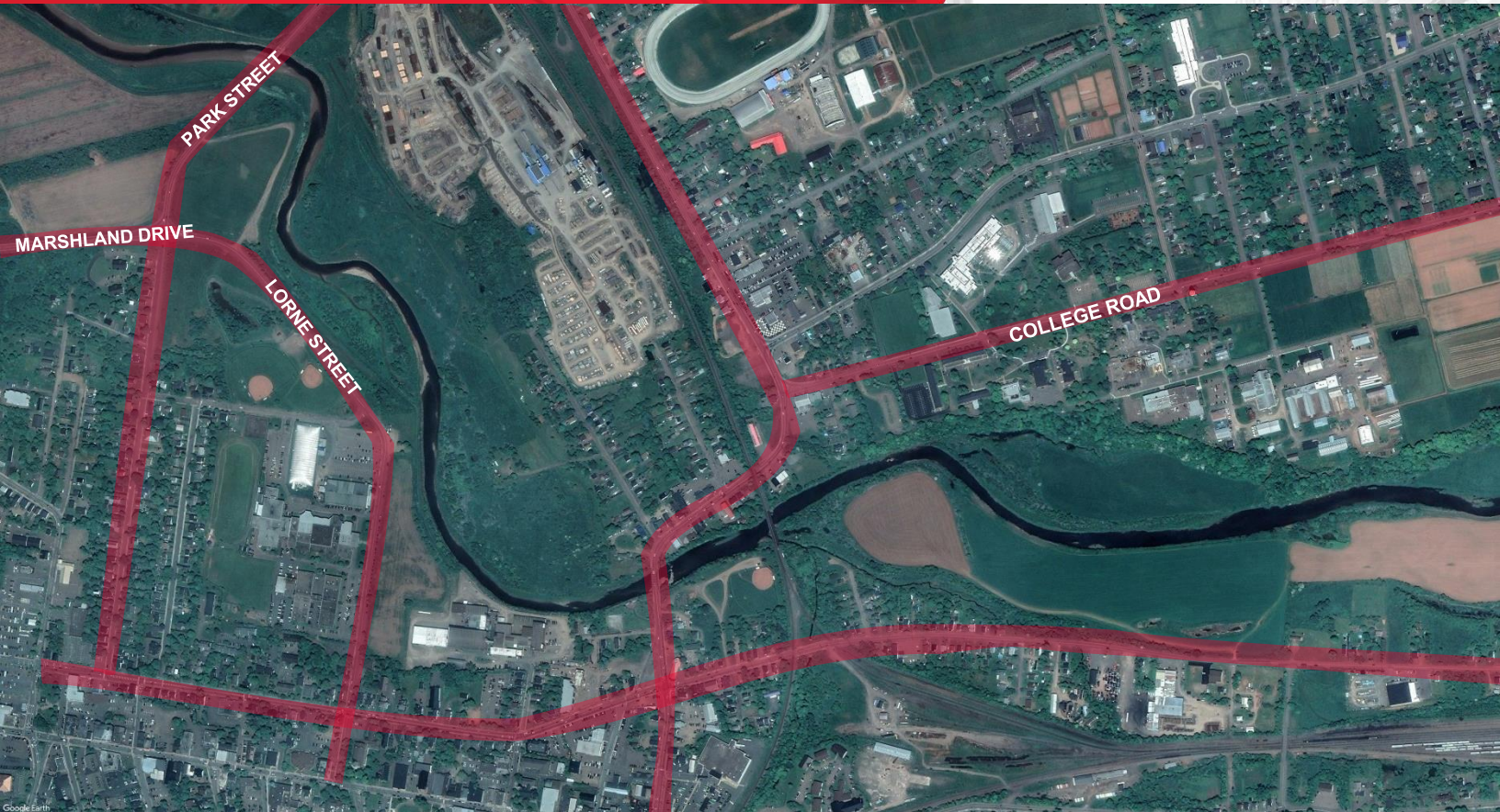
Building signage with excellent roadside visibility



Prime central location on a busy roadway

Contact

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LOCATION

Situated on the main thoroughfare in Truro off exit 13 offering quick access to Highway 102 and the Trans-Canada Highway. Located in a major commercial node in the largest town along the Halifax to Moncton corridor. The property is located 20 kms from the Debert Airport, 65 kms from the Halifax Stanfield International Airport and 160 kms from Greater Moncton International Airport. Direct rail line access to Atlantic Canada's main north-south and east-west rail lines. Steps away from the Dalhousie Agricultural Campus. This property offers a central location and the area surrounding the property is primarily commercial or residential just sitting on the edge of the downtown core of Truro.



HOUSEHOLD INCOME
\$43,301



POPULATION
45,753



AVERAGE AGE
44

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