



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# FOR SALE

**3470 INTERCOLONIAL STREET**  
HALIFAX, NOVA SCOTIA

**5,548 SF**

**NORTH END INDUSTRIAL**

5475 Spring Garden Road  
Suite 601  
Halifax, Nova Scotia  
Main +1 902 425 1444  
[cwatlantic.com](http://cwatlantic.com)



## TURNKEY OPPORTUNITY



## 5,548 SF INDUSTRIAL PROPERTY | SALE PRICE: \$2,299,000

### PROPERTY OVERVIEW

#### PROPERTY TYPE

High bay industrial property, with second floor office space, ideally suited for automotive purposes.

#### LOCATION

North End Halifax, on Intercolonial Street, adjacent to McDonald's. Significant service-retail/auto-service corridor.

#### PROPERTY FEATURES

The property offers high bay garage/industrial area with a back room providing storage. Adjacent office/administration space offers a small waiting area with private office to the rear. Second floor provides several storage areas, and open concept office space w/ washroom.

#### Contact

STEVEN DEXTER  
Senior Vice President  
+1 902 222 2399  
[sdexter@cwatlantic.com](mailto:sdexter@cwatlantic.com)

#### TURNKEY OPTION

Equipment and contents of the property can be made available for purchase, allowing for an easy and rare turnkey automotive repair opportunity.



**Ceiling Height  
15'6" (Warehouse)**



**Quick Access to  
Major Roadways**



**First and  
Second Floor  
Office Space**



**Ample on-site  
storage area**



**Large Parking  
Area for  
Customers &  
Employees**

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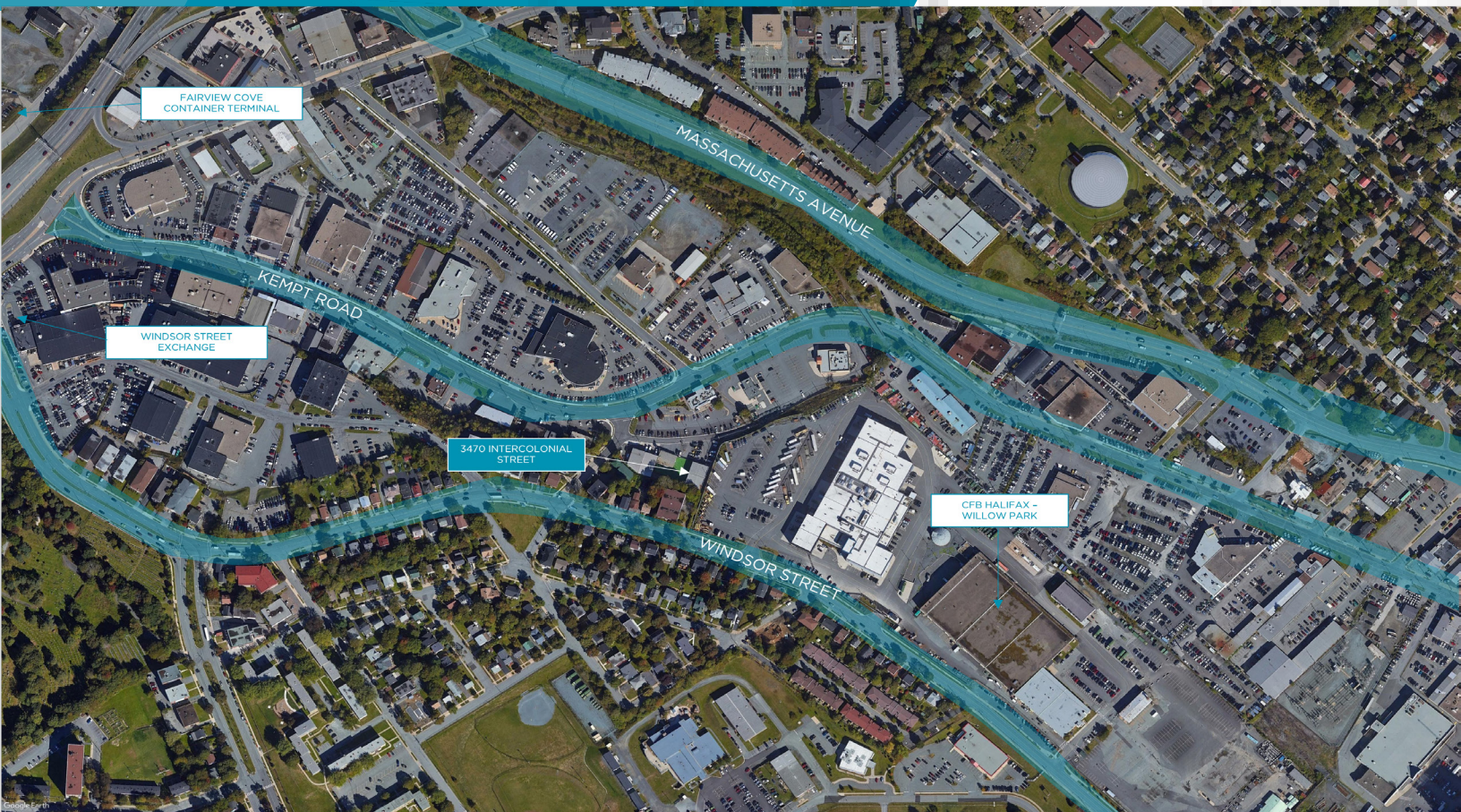
## Property Highlights

<b>Address</b>	3470 Intercolonial Street Halifax, Nova Scotia	<b>Fire Protection</b>	Fire Extinguishers
<b>Year Built</b>	1986	<b>Electrical</b>	200 amp, 3 Phase electrical power
<b>Total Building SF</b>	5,548 sf	<b>Dock Doors</b>	None
<b>Available SF</b>	5,548 sf	<b>Drive-ins</b>	1
<b>Construction</b>	Steel	<b>Zoning</b>	Commercial Light Industrial (CLI)
<b>Land Area</b>	0.22 acres	<b>Floor</b>	Concrete
<b>Office Area</b>	1,710 sf	<b>HVAC</b>	Hot water baseboard (Oil), Heat Pump (Electric) Garage floor heating (Oil)
<b>Warehouse Area</b>	3,838 sf	<b>PID #</b>	00018556
<b>Ceiling Height</b>	15'6" (Warehouse)	<b>Parking</b>	Paved lot with ample space

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## LOCATION INFORMATION

Located in the North End of the Halifax Peninsula, a growing suburban area, with a significant commercial community situated on and around the Kempt Road area. Strategically positioned with high visibility onto the major Kempt Road service retail/auto-service corridor, which also provides quick access to both the Macdonald and McKay Bridges, along with the Windsor Street Exchange, which provides access to major roadways including the 102 Highway and the Bedford Highway, allowing direct travel to several areas including Mainland Halifax, Bedford, and Lower Sackville. The area provides a multitude of amenities including several QSRs (Quick Service restaurants), with the nearby Hydrostone offering a diverse choice of boutique shops, restaurants, and services.

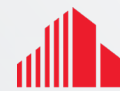
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## Floor Plans



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