

FOR SALE

45 Anson Avenue

Amherst, Nova Scotia

List Price: \$1,295,000

**AMHERST
INDUSTRIAL
PARK**

PROPERTY HIGHLIGHTS

Nestled in the bustling Amherst Industrial Park, 45 Anson Avenue offers a golden opportunity for both owner-occupiers and astute investors alike. This meticulously maintained steel frame industrial warehouse sits on over 5 acres and features a unique open space with rail access, providing generous space and versatility.



OFFICE SPACE

Building Size:	8,400 sft
Property Type:	Warehouse
Site Area:	5.06 acres
Clear Height:	27'
Loading:	2 dock doors & 3 grade doors
Parking:	Large yard for onsite parking
Year Built:	2001
Floors:	One storey, with 4' raised portion covering 3,216 sft.
Electricity:	200 amp/breakers
HVAC	Electric baseboards in office and washroom only
Zoning:	Industrial
PID:	25394214

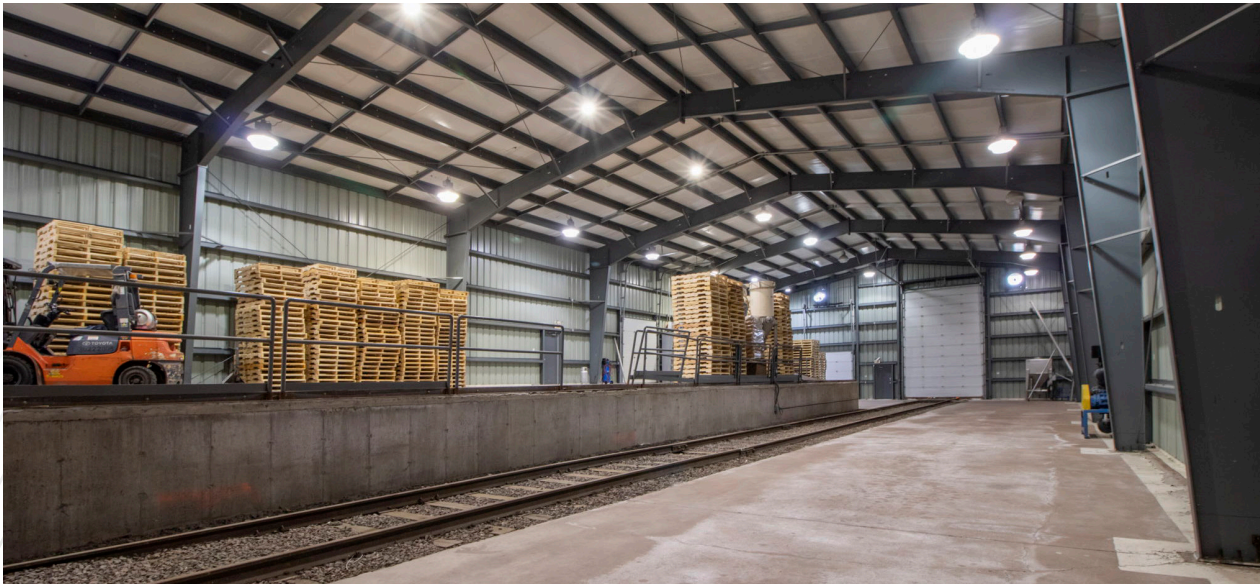
SITE PLAN

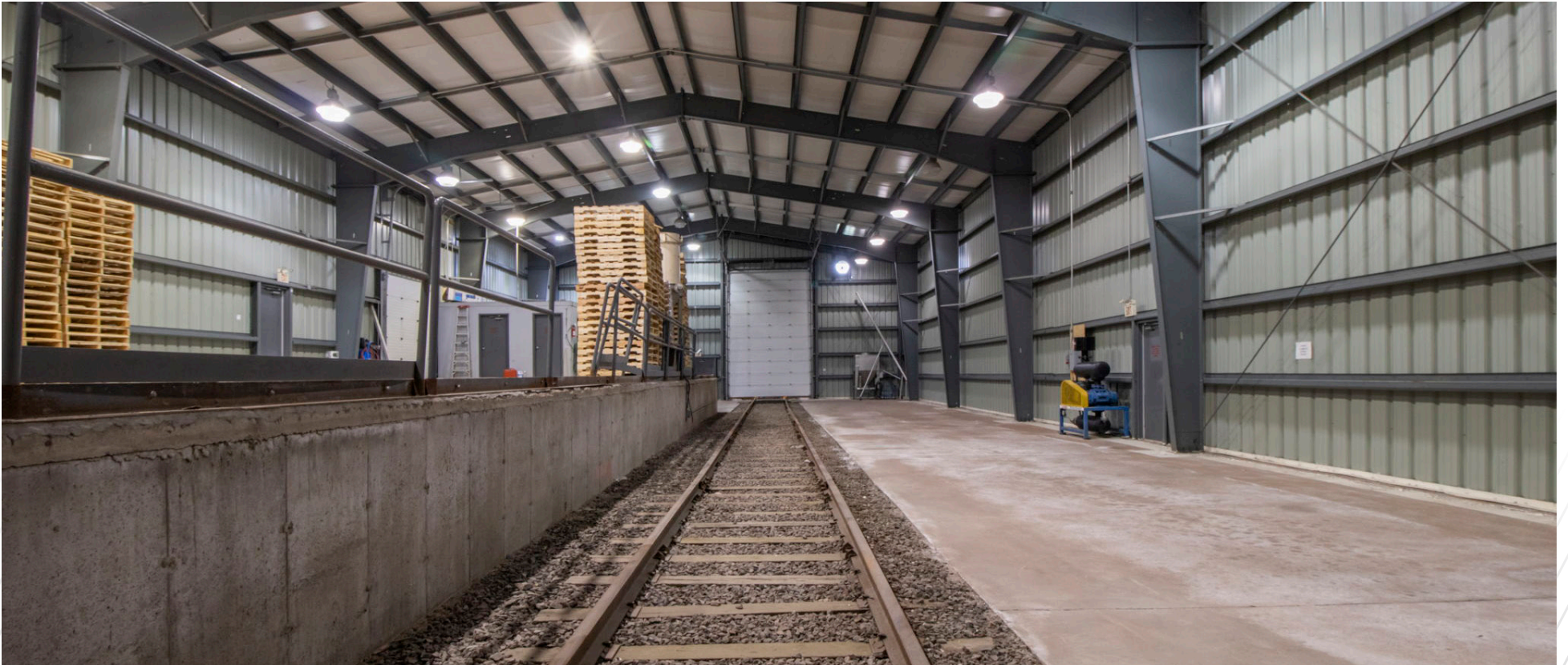


**RAILWAY
CONNECTION**

**LOADING DOCK
DOORS**

ON-SITE PARKING





AERIAL MAP



WELCOME TO THE GEOGRAPHIC CENTRE OF ATLANTIC CANADA

The Amherst Industrial Park is a vibrant center hosting successful enterprises across aerospace, green technology, food processing, manufacturing, and distribution sectors. Strategically located, it offers seamless access to major highways, direct rail links, and close proximity to Halifax International Airport, Greater Moncton International Airport, and pivotal seaports. Recognized for its cost-effective business climate, Amherst features a highly skilled workforce, positioning it as a premier choice for industrial investment in Western Nova Scotia.



CONTACT

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