

Colliers

New Asking Price!



For Sale

Food grade processing building on approximately 52 acres of land

6890 Highway 357, Middle Musquodoboit, NS

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Accelerating success.

Property Overview

Civic Address 6890 Highway 357, Middle Musquodoboit, NS

Property Type Food grade processing building and acreage

Year Built 2000

Zoning MU (Mixed Use) Zone

Land Area +/- 52 acres (approximate)

Building Area +/- 1,800 square feet

Loading 1 overhead industrial loading door

Power 3-phase power system; Modern 200-amp breaker service and separate generator panel

Construction

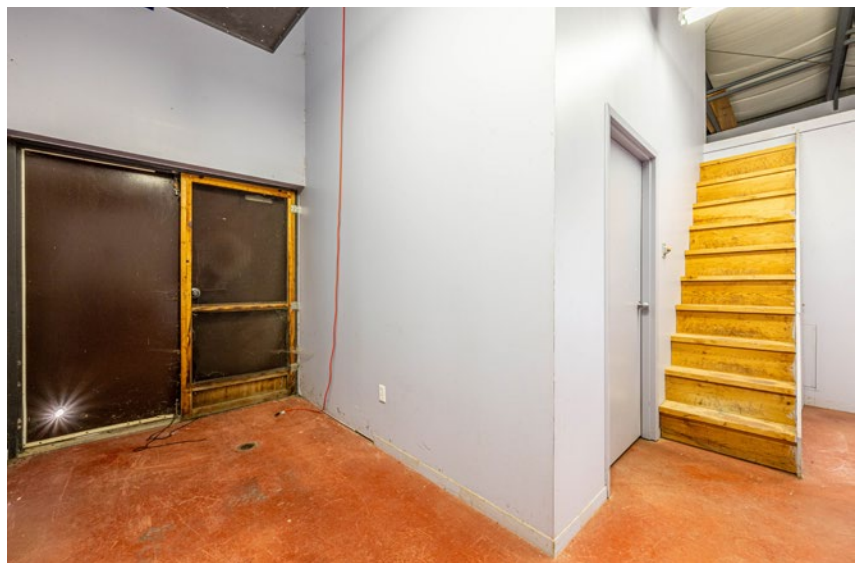
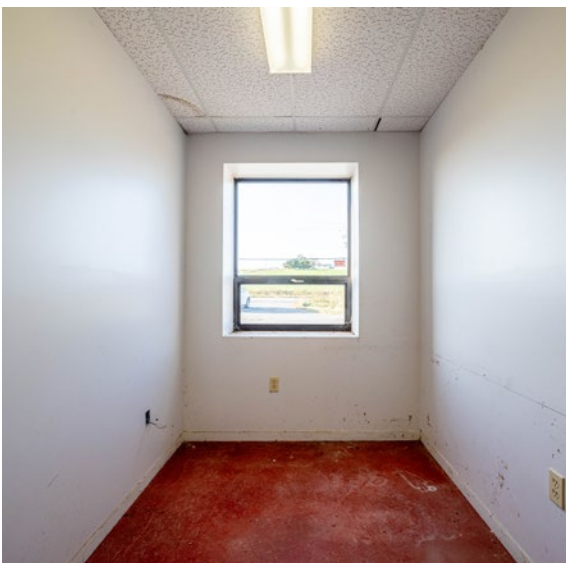
- Pre-engineered steel building
- Structural steel frame
- Steel walls and roof
- Windows are aluminum
- Exterior doors are industrial grade steel
- Sits on a structural concrete slab within a 4' frost wall with an oil fired in floor unit throughout

Configuration

- Main processing hall with food quality wall surfaces
- Segregated rooms for sanitary food processing
- Enclosed interior "garage"
- Warehouse area and machine/ utility room

New Asking Price **\$675,000**





Land Use: Zoning

MU (Mixed Use) Zone

According to the Musquodoboit Valley & Dutch Settlement Land Use By-Law, no development permit shall be issued in any MU (Mixed Use) Zone except for the following:

Residential Uses

- Single unit dwellings
- Two unit dwellings
- Multi-unit dwellings
- Shared housing use (RC-Aug 9/22;E-Sep 15/22)

Institutional Uses

- Day care facilities
- Community centres and halls
- Open space uses
- Public parks, trails, picnic areas and campsites
- Commercial uses accessory to a public park use
- Museums, interpretive centres, and buildings associated with park development and maintenance
- Historic sites and monuments

Commercial Uses

- Convenience stores
- Service and personal service shops
- Craft shops
- Entertainment uses
- Commercial schools and gyms
- Funeral establishments
- Office uses
- Kennels
- Veterinary clinics
- Recycling depots
- Restaurants
- Outdoor display courts for up to 10 units

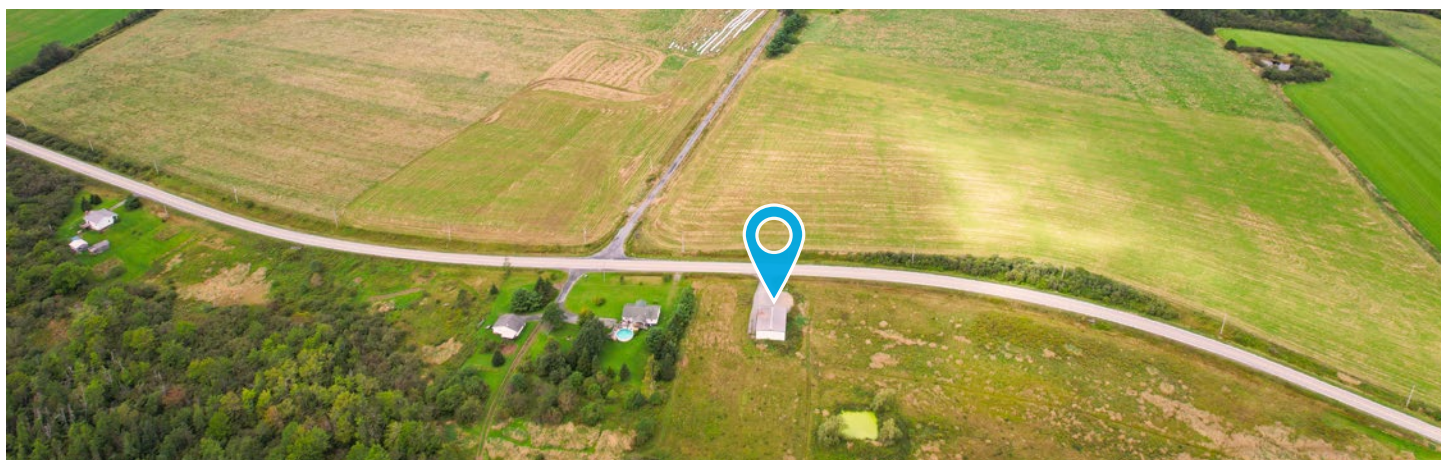
- Commercial accommodation uses
- Short-term rentals (RC-Feb 21/23;E-Sep 1/23)
- Short-term bedroom rentals (RC-Feb 21/23;E-Sep 1/23)

Industrial Uses

- Automotive repair outlets
- Autobody shops
- Service industries
- Food processing and packaging uses
- Trucking, excavation, landscaping and paving services
- Welding, plumbing and heating, electrical, carpentry and other trade contracting services and shops
- Light manufacturing and processing operations
- Warehouses
- General contracting, storage yards and services
- Cannabis production facilities (RC-Sep 18/18;E-Nov 3/18)

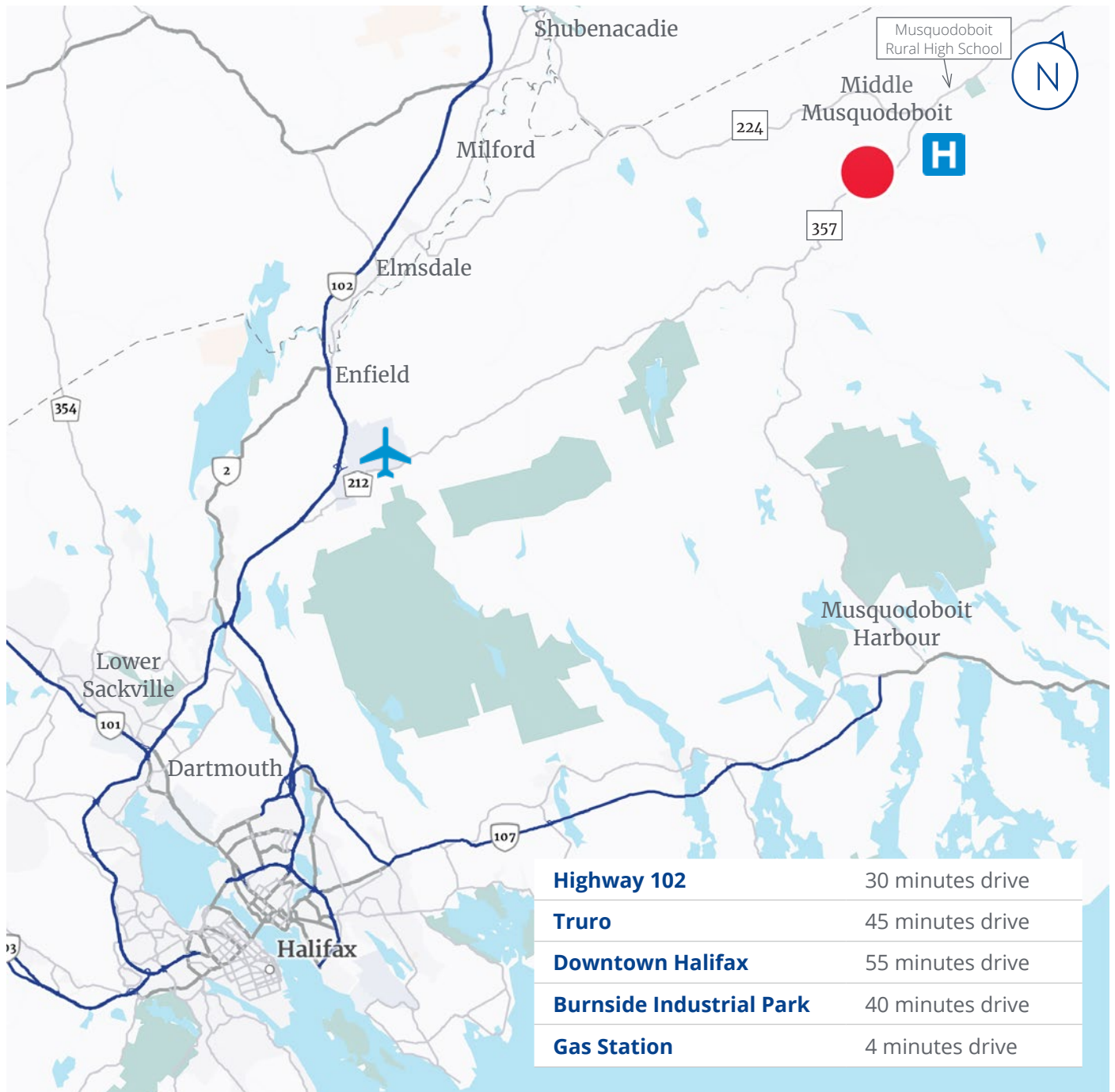
Resource Uses

- Agricultural uses
- Intensive livestock operations
- Greenhouses and nurseries
- Forestry uses
- Extractive facilities
- Existing extractive facilities
- Composting operations
- Uses accessory to the foregoing uses



Location Overview

Middle Musquodoboit is a rural farming community located at the junction of Highway 357 and Highway 224 in the Halifax Regional Municipality, halfway between Truro and Halifax. The community has an array of essential amenities including Musquodoboit Valley Memorial Hospital, Musquodoboit Rural High School, police station, fire station, bank, restaurant, and a NSLC. The larger communities of Elmsdale and Enfield are a short half an hour commute and offer a further variety of amenities including shopping, restaurants, and grocery stores.



TransCanada Highway
40 minutes



Airport
35 minutes



Container Terminal
60 minutes



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