

For Sale

1036 Old Sambro Road
Warehouse & 3.9 Acre Yard
List Price \$1,800,000



Overview

This is an excellent opportunity to purchase a centrally located recently built warehouse with large 3.9 acre yard. The property is located in an industrial node at 1036 Old Sambro Road and is 8 kms (8 minutes) away from the Armdale Rotary.

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Signature Commercial Realty

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**Warehouse & 3.9 Acres
1036 Old Sambro Road**

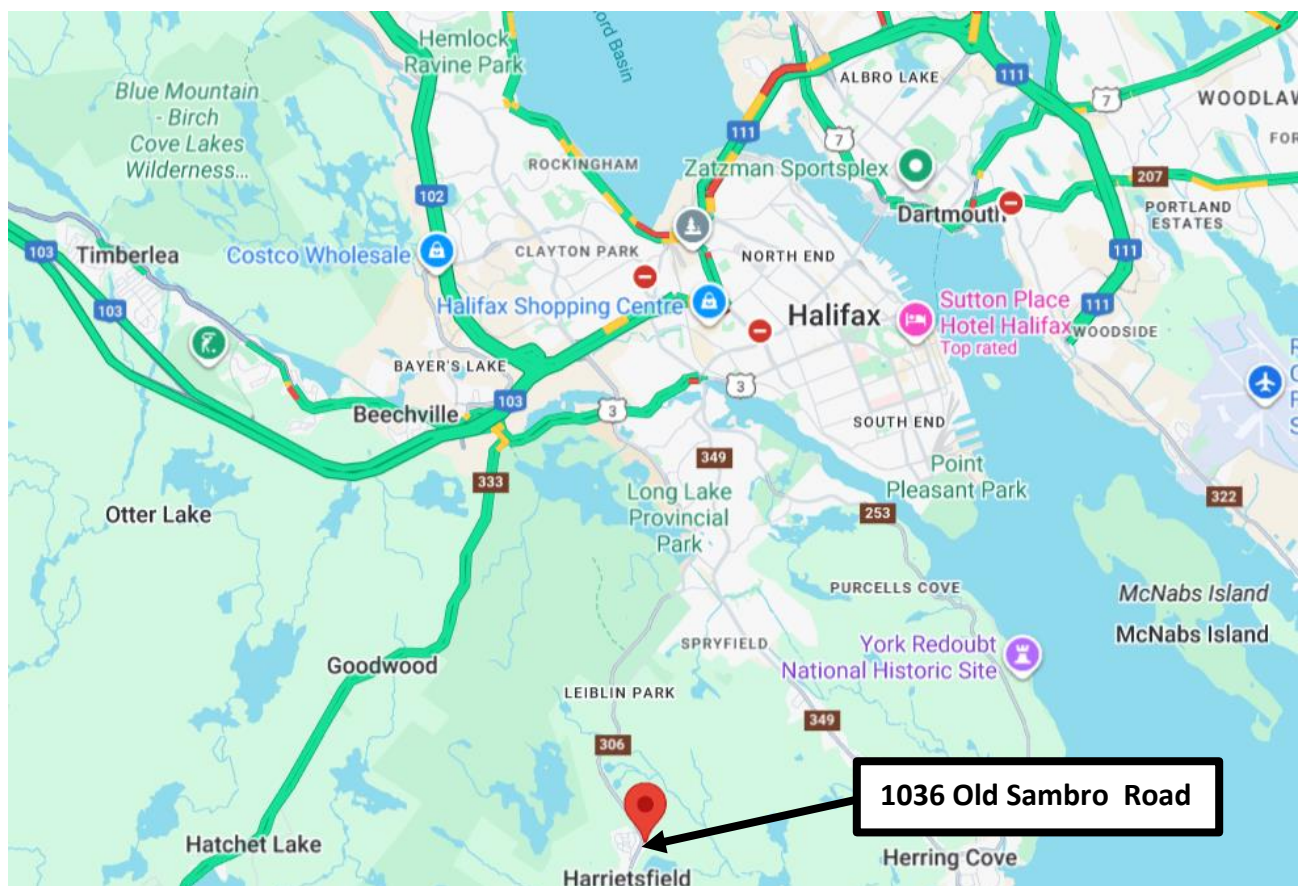
Executive Summary

3.9 Acres & Warehouse, 1036 Old Sambro Road, Harrietsfield	
Property Type	Warehouse & Yard
PID	00458968
Age	Warehouse built in 2022
List Price	\$1,800,000
Buildings & Rentable Area	3,472 sq.ft. Warehouse (3,221 Ground / 251 sq.ft. Mezzanine) 497 sq.ft. Garage 493 sq.ft. Garage 1,038 sq.ft. covered bulk material storage
Lot Size	1036 Old Sambro Road • Irregular shaped lot • 3.9 acres • 454 ft frontage on Old Sambro Road • 113 ft rear of property • 1,142 ft depth
Ceiling Height	15' 3" Clear warehouse ceiling
Loading	2 grade doors
Services	2 wells and 1 septic
Assessed Value	\$270,800
Zoning	C - 5 Industrial Commercial Planning District 5 (Chebucto Peninsula) LUB - HRM833
Other Notes	Property runs contiguous to private road (Old Isner Road) which allows for flexible access
List Price	\$1,800,000

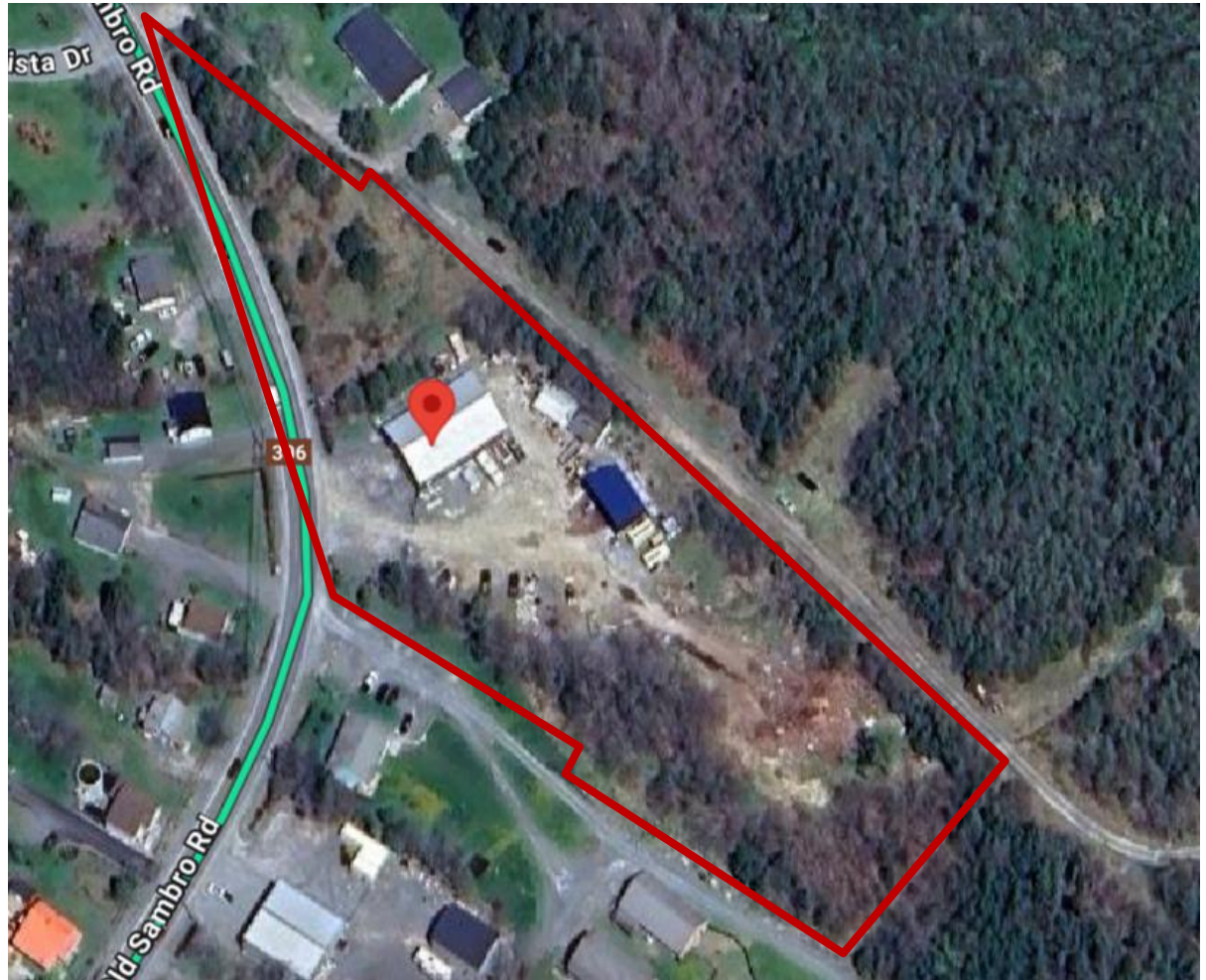
Area Overview

The property is centrally located and only 5 km from Spryfield and 8 kms to the Armdale Rotary in Halifax. The Central Business District is less than a 20 minute drive and Dunbrack Street provides easy access to Clayton Park.

The zoning for the area is Industrial and becoming increasingly rare in the HRM. There is easy access to other Industrial Parks such as Ragged Lake (8kms) and Bluewater (23kms). Highway access is convenient via Dunbrack Street with Highway 102 & Highway 103 less than 10 minutes away.



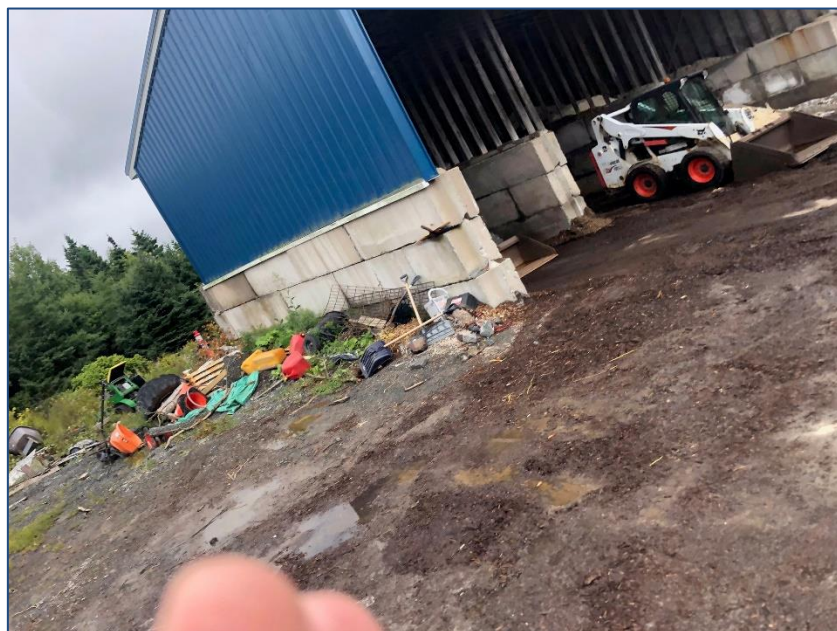
Aerial View



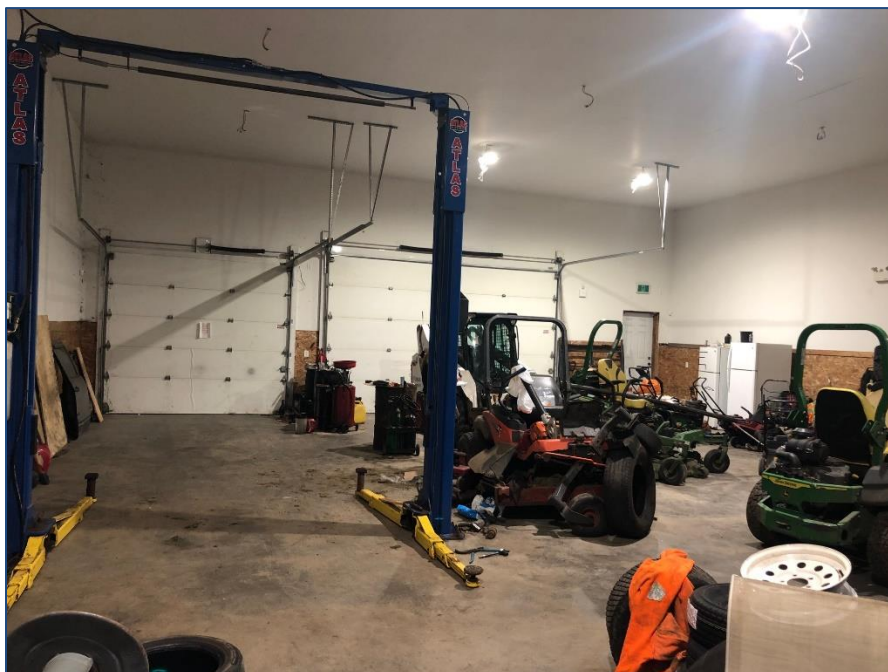
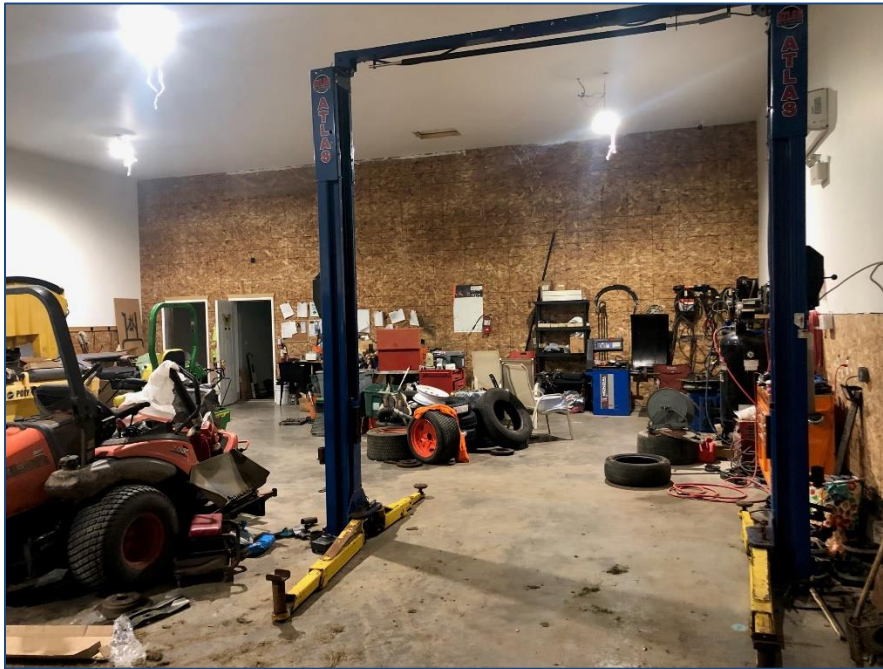
Property Exterior Photos



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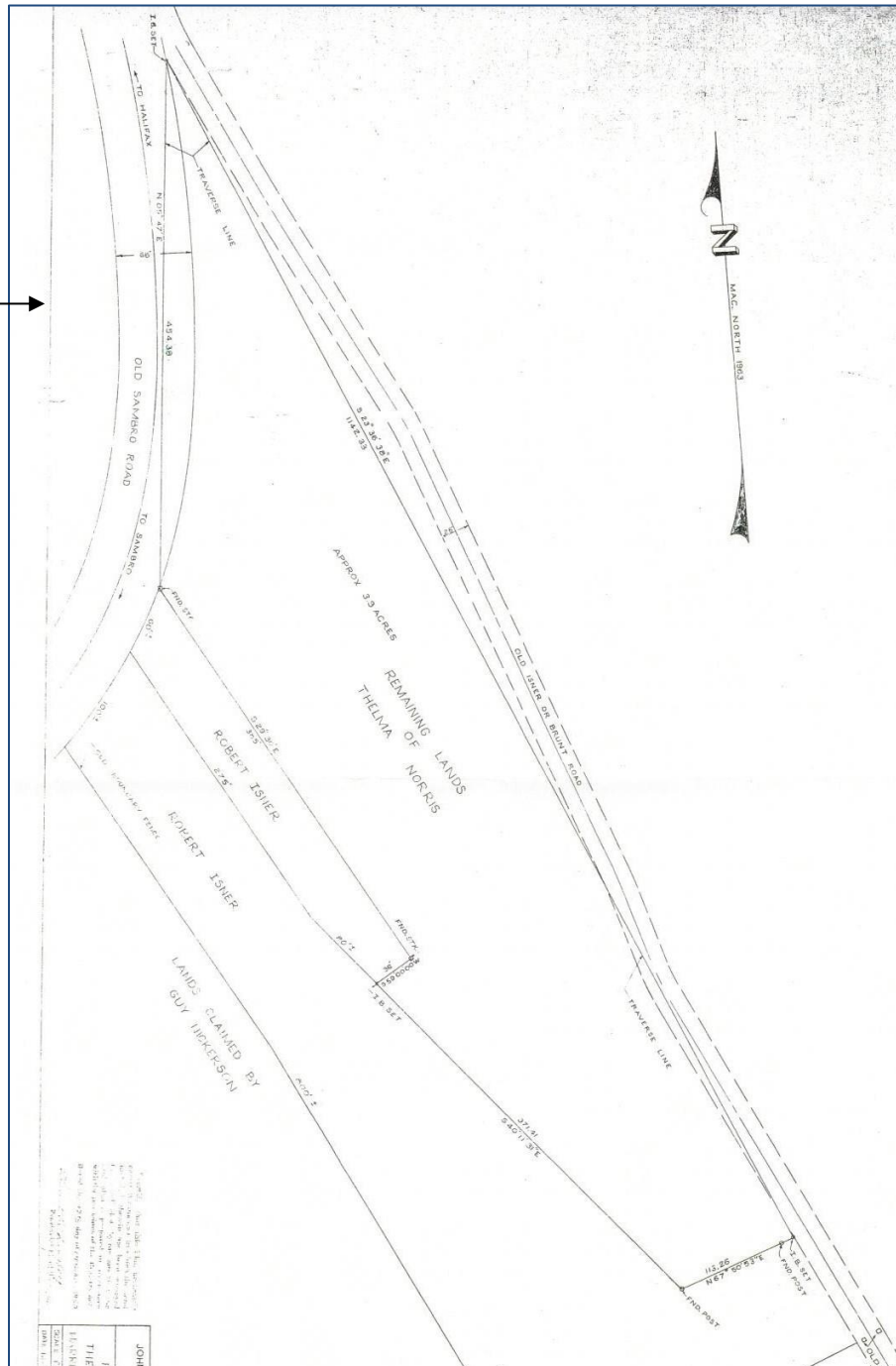


Property Interior Photos

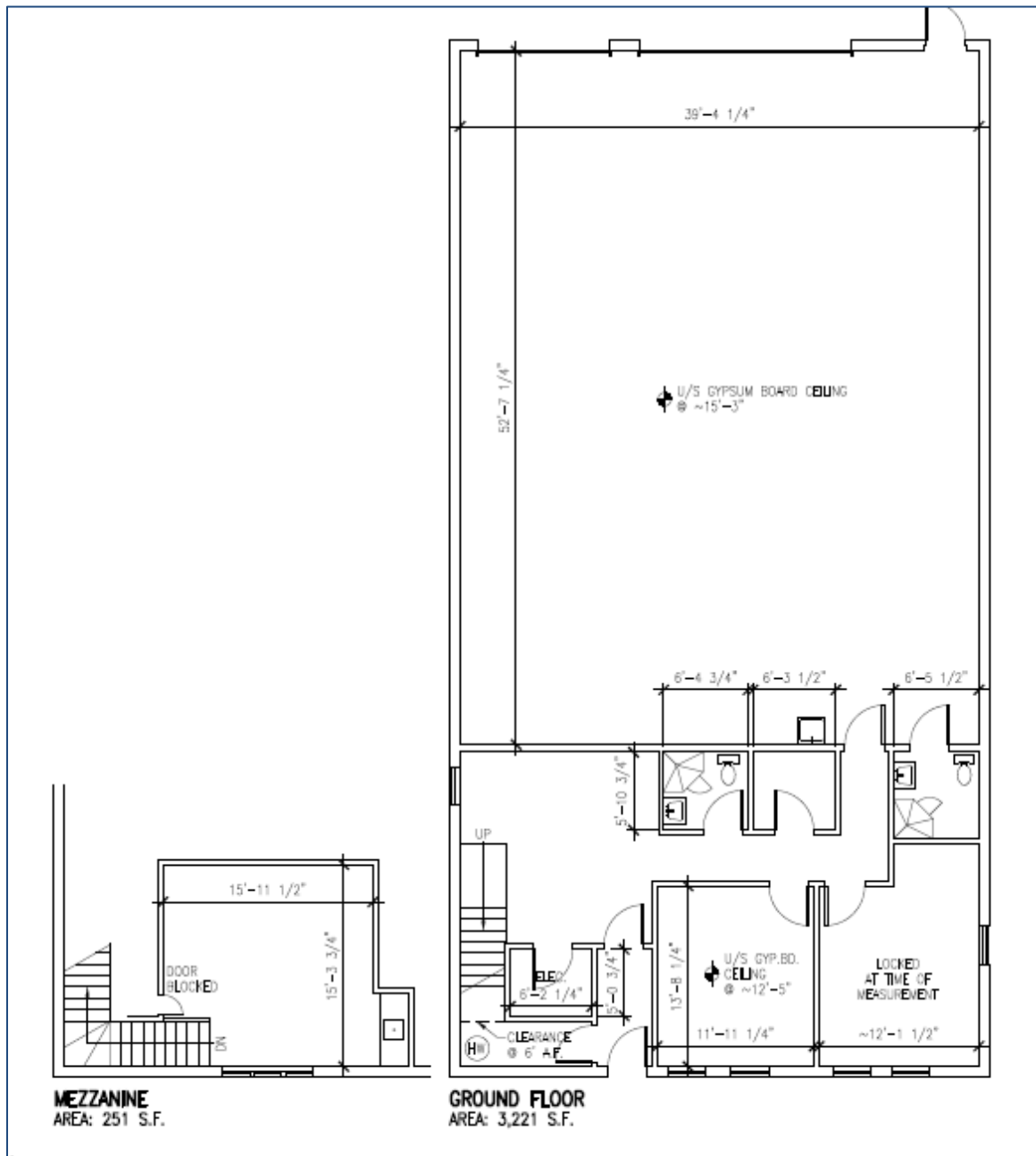


Survey Plan

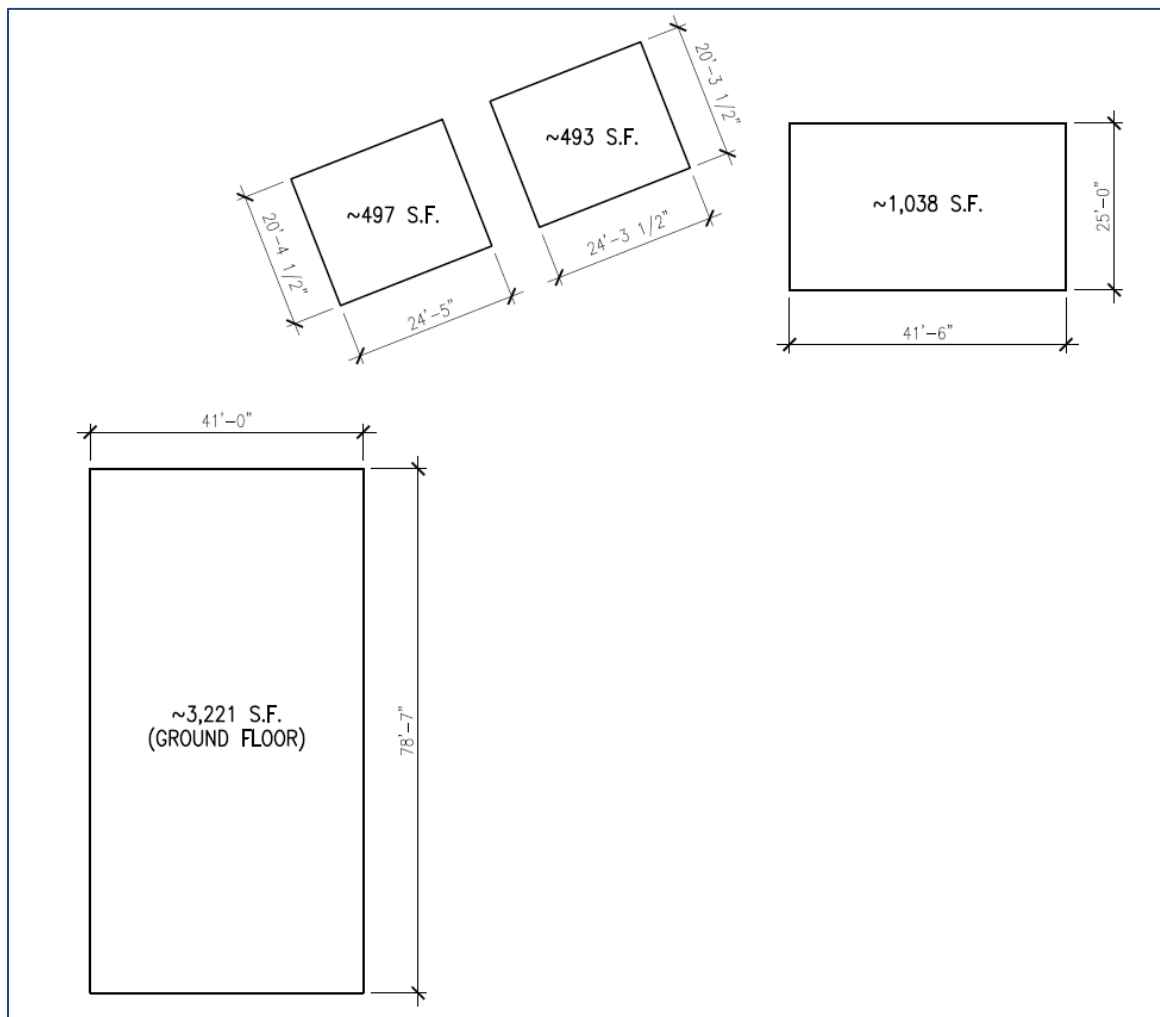
1036 Sambro Road



Space Plans



Building Overview



Limiting Conditions

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