

\$695,000 - 65 Marine Drive, Edwardsville

MLS® #202206342

\$695,000

Bedroom, Bathroom, 12,000 sqft
Commercial Sale on 2.44 Acres

N/A, Edwardsville, NS

A large industrial building offering office, warehouse, commercial and light industrial spaces. The approx. 2.5 acre site is prepared for outside storage, parking ,etc. located in Sydport Industrial Park. This building space has 9120 sq feet of warehouse that it built with heavy timber construction that with clay that is 13 inches thick. There are businesses currently renting including Kevin s Towing, Mac Donalds Book. An addition area with storage available that the owner is currently occupying and addition space is available. Perfect to operate your business and let the rentals pay for your building. Over 3400 sq feet of office space. There is plenty of storage, offices on the second level overlooking the warehouse. The property is approximately 2 acres with a view of Sydney Harbor acrosss the street. TAXES, SURVEY, BUILDING LAY OUT, GENERAL INFORMATION IN DOCUMENTS Electrical was recently inspected by NS Power



Built in 2022

Essential Information

MLS® #	202206342
Price	\$695,000
Square Footage	12,000
Acres	2.44
Year Built	2022
Type	Commercial Sale

Sub-Type	Industrial
Status	Closed
Date Sold	March 30th, 2023

Community Information

Address	65 Marine Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Edwardsville
County	Cape Breton
Province	NS
Postal Code	B2A 4T1

Amenities

Utilities	Electric, Electricity Connected, Water Connected, Sewer Connected
Features	Grade Loading, See Remarks
Parking Spaces	2
Parking	Double, Gravel, Driveway
View	Harbour

Interior

Heating	Baseboard, Forced Air
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Exterior

Lot Description	1 to 2.99 Acres, Cleared, Industrial park
Roof	Tar/Gravel
Construction	Brick, Wood Frame

Additional Information

Zoning	Commercial
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 22nd, 2025 at 4:47am ADT