

# \$1,498,000 - 3 Detheridge Drive, Westmount

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MLS® #202310563

**\$1,498,000**

Bedroom, Bathroom, 3,180 sqft  
Commercial Sale on 0.91 Acres

N/A, Westmount, NS

Great Investment Opportunity for a Commercial Rental or Buy for your own Business Location. Located in a desired commercial zoning and within 1 km to downtown Sydney River and easy access to the Highway. This is a Modern, well maintained one level office building built on a concrete slab. ICF Constructed Building with over 3000 sqft. Electric heating with Heat pumps. Large site size with almost 1 acre of Land and a paved parking lot. Lots of space for future development. This building is currently tenant occupied, Tenants want to stay and continue renting. Adjacent building at 5 Detheridge Drive is also available to be purchased. Call for additional information.



Built in 2012

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 202310563         |
| Price          | \$1,498,000       |
| Square Footage | 3,180             |
| Acres          | 0.91              |
| Year Built     | 2012              |
| Type           | Commercial Sale   |
| Sub-Type       | Office            |
| Status         | Closed            |
| Date Sold      | August 29th, 2023 |

## Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 3 Detheridge Drive          |
| Area         | Cape Breton                 |
| District     | 202-Sydney River / Coxheath |
| Sub-District | N/A                         |
| City         | Westmount                   |
| County       | Cape Breton                 |
| Province     | NS                          |
| Postal Code  | B1L 1B8                     |

### **Amenities**

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Electricity Connected, Water Connected, Sewer Connected |
| Features  | Public Washrooms                                                  |
| Parking   | Public Parking, Parking Spaces(s), Paved                          |

### **Interior**

|              |                     |
|--------------|---------------------|
| Heating      | Baseboard, Ductless |
| Cooling      | Air Conditioning    |
| # of Stories | 1                   |

### **Exterior**

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Shopping Nearby, Visual Exposure |
| Windows         | Display Window(s)                                            |
| Roof            | Asphalt                                                      |
| Construction    | Concrete                                                     |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | KBC |
|--------|-----|

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Viewpoint Realty Services Inc. (Sydney) |
|----------------|-----------------------------------------|

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Listing information last updated on October 22nd, 2025 at 12:32am ADT