

\$4,700,000 - 117 Cutler Avenue, Dartmouth

MLS® #202312116

\$4,700,000

Bedroom, Bathroom, 13,922 sqft
Commercial Sale on 2.23 Acres

10-B, Dartmouth, NS

Introducing an exceptional commercial property in the highly sought-after Burnside Business Park, the largest business park east of Montreal. This modern property boasts a total of 10,750 square feet warehouse space with 21-foot ceiling height, and 3,172 square feet of meticulously designed and well-appointed office space. Constructed just a decade ago, this property showcases a distinctive curtain wall design feature creates a bright and open welcoming reception area, setting the stage for a professional and inviting environment. The warehouse portion of the property offers convenient dock and grade loading doors, ensuring seamless shipping and receiving operations. Additionally, the large lot provides ample space for yard storage, accommodating the needs of businesses that require additional outdoor storage capacity. In addition to its functional attributes, this property offers ample parking for employees and visitors, eliminating any concerns regarding parking availability. Whether you're looking for a facility to expand your business operations, store inventory, or establish a professional office space, this property is an excellent choice. Don't miss the opportunity to secure this premium property in Burnside Business Park, a thriving business hub with easy access to major transportation routes. Contact us today to schedule a viewing and explore the possibilities that await in this outstanding property. Virtual Tour online.



Built in 2012

Essential Information

MLS® #	202312116
Price	\$4,700,000
Square Footage	13,922
Acres	2.23
Year Built	2012
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed
Date Sold	September 26th, 2023

Community Information

Address	117 Cutler Avenue
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-B
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3B 0J5

Amenities

Utilities	Natural Gas, Cable Connected, Electricity Connected, Water Connected, Phone Connected
Features	Grade Loading, Dock Height Loading, Outside Storage
Parking	Parking Spaces(s), Paved, Transport, Guest

Interior

Heating	Heat Pump, Hot Water, Radiant
Cooling	Air Conditioning, Ducted Cooling
# of Stories	2

Exterior

Lot Description	1 to 2.99 Acres, Shopping Nearby, Industrial park
Roof	Rolled/Hot Mop
Construction	Concrete

Additional Information

Zoning Burnside General Industrial

Listing Details

Listing Office Avalon Realty

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