

\$1,150,000 - 79 Thorne Avenue, Burnside

MLS® #202419669

\$1,150,000

Bedroom, Bathroom, 2,500 sqft
Commercial Sale on 0.40 Acres

10-A, Burnside, NS

79 Thorne Avenue is an exceptional opportunity for your business location. This office property presents an ideal owner-occupied building to showcase your business. The property is a 2,500 SF single-story office building, including a 300 SF garage/storage area on a 17,366 SF lot with Ten parking spaces. Situated centrally within Dartmouth's Burnside Industrial Park, the property benefits from a side yard expansion area for additional warehouse, office space, or parking. This provides versatility to meet your expanding business needs. Location is vital, and this property offers excellent accessibility. It is located in Burnside Industrial Park, the largest industrial park north of Boston and east of Montreal, with almost 2,000 enterprises and approximately 30,000 employees. The Burnside Industrial Park is centrally located, with superb transportation links. Burnside is adjacent to five 100-series highways, providing quick access to and from the park. Additionally, Burnside is located within 10-15 minutes of travel time to downtown Halifax, the Halifax International Airport, and the Port of Halifax. Whether you commute or want to be close to your clients and customers, convenience is assured. The seller designed the building for their own use as an engineering office. However, the layout is easily usable for many types of offices. The current floor plan includes A reception area. A central shared workspace. Four offices, One boardroom, A kitchen, Three washrooms. A



drive-in garage/storage area with 10' clear height. Under BGI zoning regulations, the property opens doors to many possibilities, including outdoor storage, light industrial, and a diverse range of business ventures. Take advantage of this exceptional opportunity to elevate your business to new heights.

Built in 2004

Essential Information

MLS® #	202419669
Price	\$1,150,000
Square Footage	2,500
Acres	0.40
Year Built	2004
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	January 8th, 2025

Community Information

Address	79 Thorne Avenue
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-A
City	Burnside
County	Halifax
Province	NS
Postal Code	B3B 0A4

Amenities

Utilities	Electric, Electricity Connected, Water Connected, Phone Connected
Features	Public Washrooms
Parking	Parking Spaces(s), Paved

Interior

Heating	Ductless, In Floor
Cooling	Air Conditioning, Ducted Cooling

of Stories 1

Exterior

Lot Description Under 0.5 Acres

Roof Rolled/Hot Mop

Construction Wood Frame

Additional Information

Zoning BGI

Listing Details

Listing Office Royal LePage Atlantic

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