

# \$695,000 - 3777 Highway 4, Central West River

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MLS® #202422745

**\$695,000**

Bedroom, Bathroom, 17,910 sqft  
Commercial Sale on 11.99 Acres

N/A, Central West River, NS

This centrally located commercial property is what your business needs to take it to the next level. Over 17,910sq.ft of versatile commercial space set on nearly 12 acres of land and offers 3 Phase 600A 600V power. The building has four segments. 2200.sq.ft of office and showroom space in segment 1 with two new heat pumps, 3 offices, storage room, lunch room, new bathroom/septic system and a new drilled water well. You will find emergency lighting and extensive electrical upgrading to satisfy modern code requirements. High Bay #3 offers a drive through warehouse space of 5000sq.ft with a brand new concrete slab and fire resistant work. Roll up doors on each end measure 14'w x 19'h and a 22' center ceiling. Low Bay #2 adds 5000sq.ft more to this offering with 16' center ceilings, side shipping door 8'w x 9'h complimented new 10'x15' outdoor slab and exit door. 2nd roll up door 9'w x 8'h and new fire roll up door 8'w x 9'h with new concrete block firewall. Low Bay #3 has (2)two 19'w x 8'h roll up doors (drive through) and (2) two 7'w x 8'h roll up doors(drive through) with an original drilled water well, older boiler and kiln equipment from previous process use in lumber curing. This low bay measures 5400sq.ft. Further to this grand square footage the property is near 12 acres in size and is conveniently located nearby Truro and New Glasgow business hubs.

Built in 1986



## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 202422745       |
| Price          | \$695,000       |
| Square Footage | 17,910          |
| Acres          | 11.99           |
| Year Built     | 1986            |
| Type           | Commercial Sale |
| Sub-Type       | Industrial      |
| Status         | Closed          |
| Date Sold      | July 15th, 2025 |

## Community Information

|              |                        |
|--------------|------------------------|
| Address      | 3777 Highway 4         |
| Area         | Northern Region        |
| District     | 104-Truro / Bible Hill |
| Sub-District | N/A                    |
| City         | Central West River     |
| County       | Pictou                 |
| Province     | NS                     |
| Postal Code  | B0K 2A0                |

## Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Utilities | Electric, Electricity Connected, Phone Connected, Well |
| Parking   | Public Parking, Gravel, Parking Spaces(s), Shared      |

## Interior

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

## Exterior

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Additional Land Available, Visual Exposure |
| Roof            | Steel                                                         |
| Construction    | Concrete, Frame                                               |

## Additional Information

|        |            |
|--------|------------|
| Zoning | Commercial |
|--------|------------|

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Keller Williams Select Realty (Truro) |
|----------------|---------------------------------------|

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Listing information last updated on October 16th, 2025 at 11:17pm ADT