

\$425,000 - 285 Industrial Avenue, Truro

MLS® #202427047

\$425,000

Bedroom, Bathroom, 2,100 sqft
Commercial Sale on 1.05 Acres

N/A, Truro, NS

Discover the perfect space for your business with this exceptional property, located in a well-established industrial park in the heart of Nova Scotia. Situated on over an acre of land, this property has abundant parking, including ample space for trailers, and offers easy access to major transportation routes.

Upgrades include: Newly installed 3-Phase Power. Production room equipped with a large floor drain, built-up concrete flooring with durable epoxy finish and washable vinyl walls for easy maintenance. The production room also features waterproof fluorescent lighting and electrical plugs. 3 heat pumps throughout for heating and cooling. Eastlink security equipment is included; simply arrange your monitoring service. Three loading bays strategically placed on different sides of the building: two doors at 8 feet; and one at 9 feet high. Walk-in cold storage (15.5' x 6'), perfect for temperature-sensitive inventory. Steel roof and siding for long-lasting durability. This property's versatile layout and infrastructure make it a great choice for food packaging, production, or other industrial uses. Brewing equipment is excluded, leaving the space ready to accommodate your specific operational needs.

Built in 1985

Essential Information

MLS® # 202427047



Price	\$425,000
Square Footage	2,100
Acres	1.05
Year Built	1985
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed
Date Sold	February 27th, 2025

Community Information

Address	285 Industrial Avenue
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Truro
County	Colchester
Province	NS
Postal Code	B2N 6V3

Amenities

Utilities	Electric, Electricity Connected, Sewer Connected, Phone Connected
Features	Grade Loading, Public Washrooms
Parking	Public Parking, Circular Driveway, Gravel, Guest

Interior

Heating	Baseboard, Ductless
Cooling	Air Conditioning

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Industrial park
Roof	Steel
Construction	Wood Frame

Additional Information

Zoning	BI - business industrial
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 28th, 2025 at 9:02pm ADT