

# \$5,500,000 - 380 Bluewater Road, Bedford

MLS® #202501343

**\$5,500,000**

Bedroom, Bathroom, 25,224 sqft  
Commercial Sale on 2.32 Acres

20-F, Bedford, NS

Ideal 2.3 acre property for businesses seeking a well-positioned location in a growing commercial and residential area, with excellent accessibility to major roadways and amenities. 380 Bluewater Road, Halifax offers a prime opportunity for various commercial and industrial uses. Situated on a highly sought-after 101,059 sqft corner lot along a high-traffic roadway in a newly developed area, allows for high exposure. Large solid industrial 25,224 sqft building, featuring front and back loading bays is currently divided into two sections, with ample office and warehouse space ( 7610 sq ft & 11,084 sq ft warehouse space with 25'™ high ceilings). Concrete construction with Soprema roof. The property is zoned for LIGHT INDUSTRIAL USE ( ILI), providing flexibility for a variety of future commercial developments, including but limited to restaurants, wholesalers, storage, distribution and uses permitted in GENERAL BUSINESS DISTRICT (CGB), INSTITUTIONAL ZONE (SI) and UTILITIES ZONE (SU). The level lot offers ease of access with a large rear laydown area accessible from Larry Uteck Boulevard and ample paved parking in the front. The property within Atlantic Acres industrial park, an established commercial hub is surrounded by rapidly expanding high-end residential areas. It's strategically located with quick access to Highway 102, Bayers Lake, downtown Halifax, and the international airport. This property is ideal for businesses seeking a well-positioned



location in a growing commercial and residential area, with excellent accessibility to major roadways and amenities.

Built in 1989

**Essential Information**

MLS® #	202501343
Price	\$5,500,000
Square Footage	25,224
Acres	2.32
Year Built	1989
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed
Date Sold	June 2nd, 2025

**Community Information**

Address	380 Bluewater Road
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 1J3

**Amenities**

Utilities	Electric, Electricity Connected, Water Connected, Phone Connected
Features	Grade Loading, Dock Height Loading, Public Washrooms
Parking	Public Parking, Gravel, Driveway, Paved

**Interior**

Heating	Baseboard, Forced Air
Cooling	Air Conditioning, Ductless
# of Stories	2

**Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Near Public Transit, Shopping Nearby, Visual
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Exposure, Corner Lot, Industrial park

Roof Tar/Gravel

Construction Concrete

### **Additional Information**

Zoning ILI

### **Listing Details**

Listing Office Bryant Realty Atlantic

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Listing information last updated on October 13th, 2025 at 5:02am ADT