

FOR SALE: 48 & 50 Ragus Road



Owner Occupier Opportunity OR Investor Opportunity in Woodside Industrial Park

- Over 2.6 Acres of secured fenced compound
- 2 Buildings: Shop and Office
- Levelled lay down yard
- 200 amp, 120 / 208 volt, 3 phase electric
- Existing Income in place
- \$1,590,000 Asking Price



Contact:

Adam Conter
Vice President

902 – 488 – 9550
adam@p1re.ca

For Further Questions:



Executive Summary

Ced-Mar Holdings Limited has retained Priority Property Limited to market for sale 48 & 50 Ragus Road, Dartmouth.

48 / 50 Ragus Road holds 2.64 acres in the heart of the Woodside Industrial Park. The property, owner operated for the past 12 years has been impeccably well maintained with constant re-investment and care.

Easily accessible from Mount Hope Avenue and Pleasant Street this site has near direct access to Highway 111 (Circumferential Highway)

Two buildings, one built in 2007 and the other constructed in 2014 perform specific purposes.

Building #1 is 1,250 SF completed as office space furnished well including 3 offices, a lunch room, reception and washroom.

Building #2 is 4,400 SF and has been designed as a warehouse and workshop, with 12 FT clear ceilings and 2 loading doors. The facility is located in the center of the large yard enabling great access.

The remaining yard is large, flat and secured by 10 FT high fencing.

This property offers any emerging company the space they need to grow.

Contact:

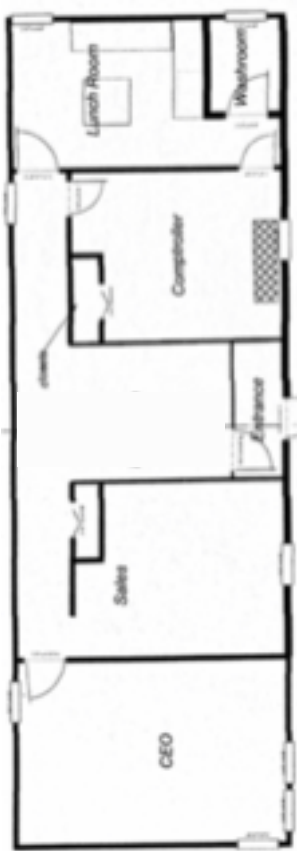
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Building #1: Office



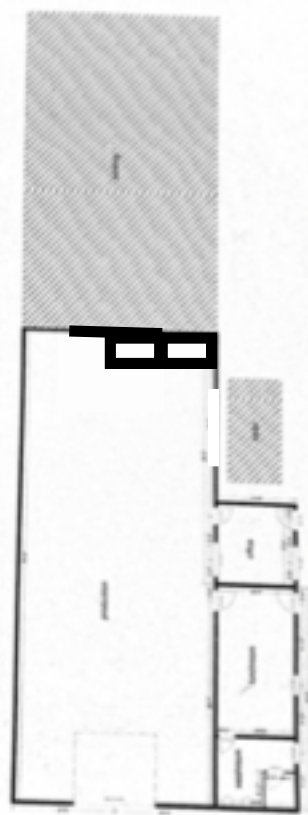
Dimensions Original: 20 x 60 (2014)

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Building #2: Warehouse



Dimensions Original: 30 x 50 (2007)
Dimensions Addition: 70 x 42 (2013)

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Property Photos

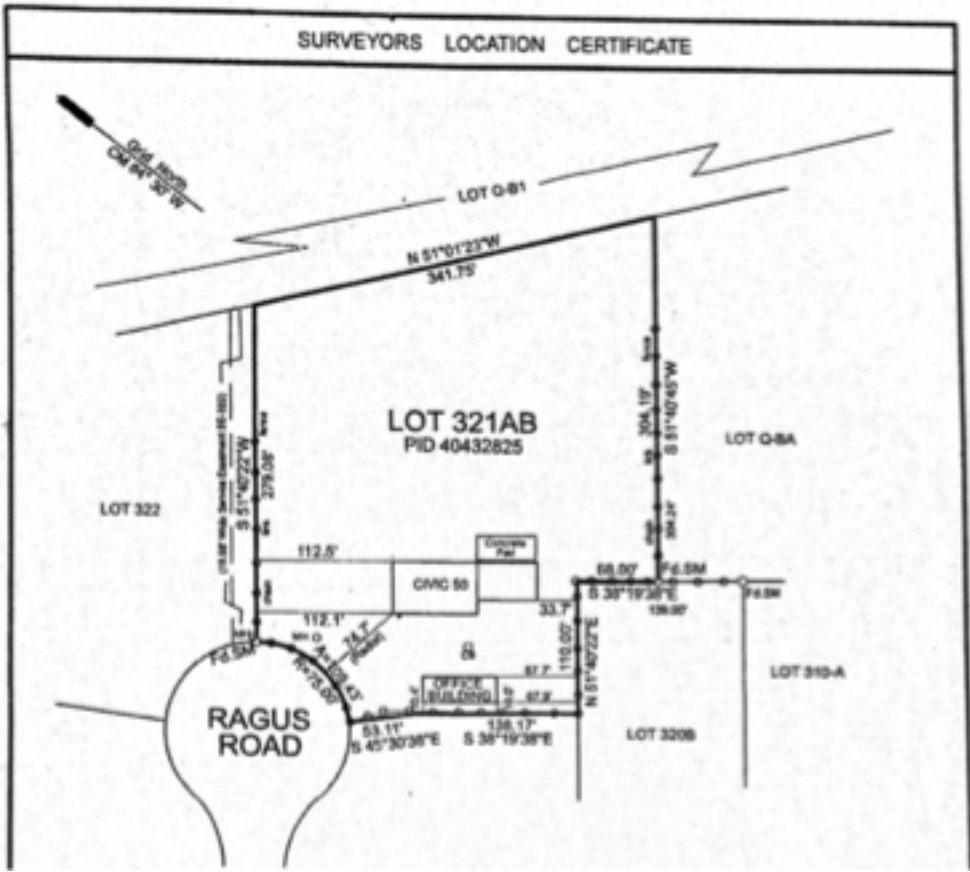


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Lot Plan



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Zoning

Zoning

I-1 Zoning: General Industrial

I-1 ZONE

GENERAL INDUSTRIAL ZONE

- 43(1) The following uses shall be permitted in any I-1 Zone:
- (a) any C-2 use;
 - (b) an industrial enterprise except when the operation of same would cause a nuisance or a hazard to the public and except junk yards.
- 43(2) No person shall in any I-1 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 43(3) No person shall in any I-1 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

C-2 USES IN I-1 ZONE

- 44 Buildings erected, altered or used for C-2 uses in an I-1 Zone shall comply with the requirements of a C-2 Zone.

REQUIREMENTS

- 45 Buildings erected, altered, repaired, maintained or used for I-1 uses in an I-1 Zone shall comply with the following requirements:
- (a) The building lines applicable in an R-1 Zone shall apply to I-1 Zone, except that when the appropriate walls of a building specified in Section 43(1)(a) and (b) are fireproof to comply with the provisions of the Building By-law of the municipality, such building shall be exempt from the side building line requirements and the distance requirement from any other building; provided that the exception shall not apply to a lot line abutting a lot used for residential uses only but this proviso shall not apply to lots within an Industrial Zone which do not abut on a Residential Zone.

For Further Questions:

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Vice President

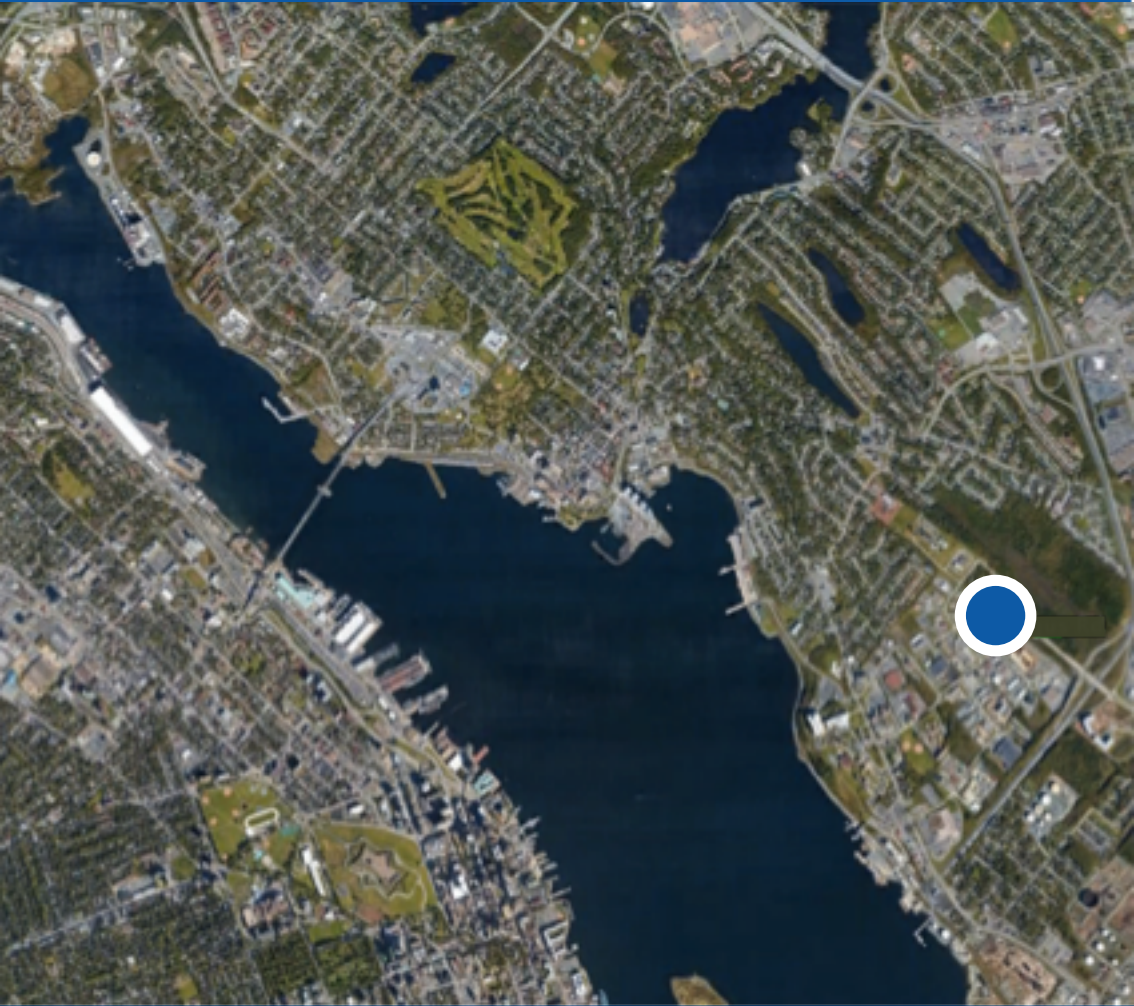
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PRIORITY 1

REAL ESTATE

Location Map



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Further Details

Civic Address	48 & 50 Ragus Road, Dartmouth
Property	Building #1: Office Building (1,150 SF) Built in 2014 Building #2: Light Industrial workshop / warehouse (4,400 SF) Built in 2007 upgraded in 2014 Ceiling Height: 12 FT
PID	40432825
Lot Size	2.64 Acres
Zoning	I-1 (Industrial)
Assessment	\$822,400 (2019)
Municipal Services	Water & Sewer
Notable Features	<ul style="list-style-type: none">- Completely fenced compound (10 Ft. Chain Link)- Gravel Graded

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Offer Process and Contact Information

Priority Property Limited has been retained to sell 48 & 50 Ragus Road:

All offers will be reviewed and responded to. Please submit offers but email to:

Ced-Mar Holdings Limited

Care Of:

Adam Conter

Adam@p1re.ca

902 – 488 – 9550

Please call or email with any questions. We look forward to working with you.

The information contained in this package was obtained from the owners of the property and other sources deemed reliable. No representations, declarations or warranties are given or implied by Priority Property Limited, or the owner as to its accuracy or completeness and such information is not intended to be relied on by prospective purchasers without independent verification. This sales package is not entirely comprehensive and nor does it contain all required information necessary to decide to purchase.

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This information package is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the property. The owner reserves the right to remove the offering from the market at any time and is under no obligation to respond to or accept any proposal or offer to purchase the property.

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