

FOR SALE

31 MOUNT HOPE AVENUE DARTMOUTH, NS

Pristine Single Tenant Building
in Woodside Industrial Park



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31 MOUNT HOPE AVENUE | DARTMOUTH, NS

Pristine Single Tenant Building in Woodside Industrial Park

Well-located in Woodside, this +/- 15,000 sq. ft. fully leased light industrial building is an ideal addition to your investment portfolio!

Built in 1998, with a 6,400 sq. ft. addition in 2017, the building is located on a 59,500 sq. ft. lot, which includes a large fenced yard & ample paved parking. The building has two levels of quality office space totaling approximately 3,000 sq. ft. and has many additional features including three phase power & two 10 tonne cranes.

Currently leased to a long-term tenant, this building offers a stable investment opportunity in a desired industrial location, just minutes from downtown Dartmouth and with easy Highway access. Contact the listing agents for details!



Long Term
Tenant



Well Located in
Industrial Park



Large Lot with
Fenced Yard

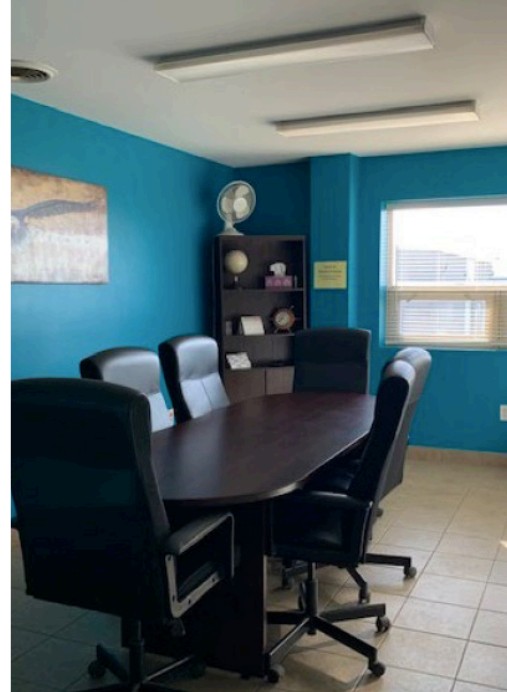
LISTING ID	103402
ADDRESS	31 Mount Hope Avenue
LOCATION	Dartmouth
PROPERTY TYPE	Single Tenant; Light Industrial
LAND SIZE	59,500 sq. ft.
BUILDING SIZE	15,100 sq. ft.
POWER	600 volt, 600 amp, 3 phase
YEAR BUILT	1998, with addition in 2017
ZONING	LI Light Industrial
NET OPERATING INCOME (NOI)	\$272,113
ASKING PRICE	\$4,500,000

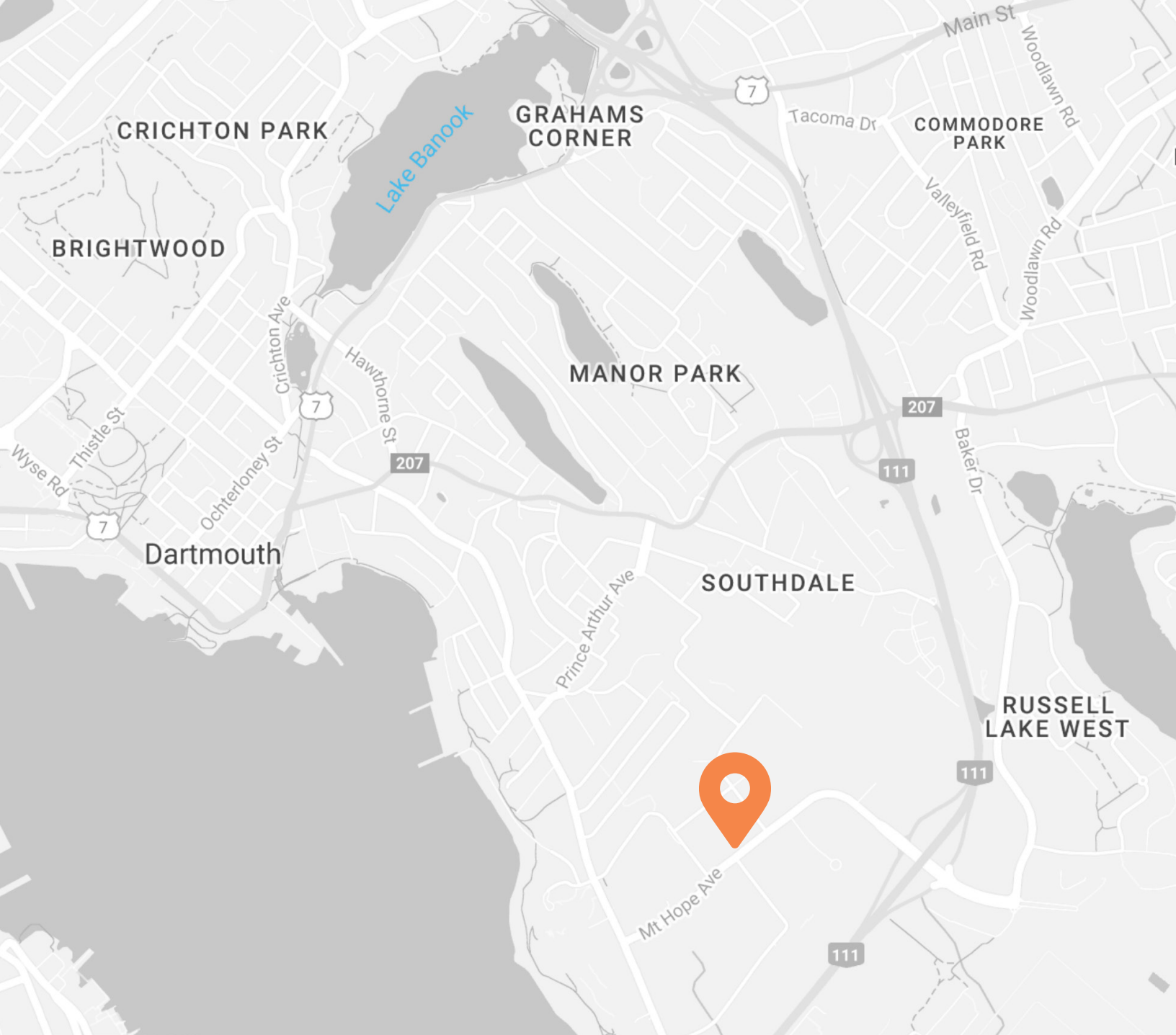
31 Mount Hope Ave

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Site Plan







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