

FOR SALE

# 997 HIGHWAY 14 UPPER VAUGHAN, NOVA SCOTIA

For Sale - Warehouse situated on a  
1.93-acre lot in Upper Vaughan



**Geof Ralph**

- 📞 (902) 444-4004
- 📱 (902) 877-9324
- ✉️ [geof@partnersglobal.com](mailto:geof@partnersglobal.com)

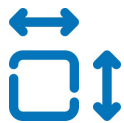
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## For Sale - Warehouse situated on a 1.93-acre lot in Upper Vaughan

Now available for sale, 997 Highway 14 offers a newly constructed warehouse property situated on a 1.93-acre lot, offering both functionality and room for expansion. The +/-2,400 sq. ft. building, built in 2020, is in excellent condition and features two 14-high grade loading doors, two man doors, and six upper windows. It includes two hear pumps, along with Internet connectivity, an alarm system, and surveillance cameras. In addition, the property provides 2 x 30-amp plugs inside and outside for RV hook up. At the current time, the building does not have water or washroom facilities, although can be easily added.

The fully secured yard, protected by jersey barriers, includes two gated entrances for easy access. Located along Highway 14, this property is close to essential services. It is also located within 15 minutes of Ski Martock, and Windsor or Chester Basin are reachable in just 20-minutes. Reach out to the agent to learn more!



1.93-Acre Lot in Upper Vaughan



2,400 sq. ft. Warehouse



Two Grade Loading Doors

LISTING ID	10418
ADDRESS	997 Highway 14
LOCATION	Upper Vaughan, Nova Scotia
PROPERTY TYPE	Warehouse / Land
PID(S)	45041902
SITE SIZE	1.93-acres
BUILDING SIZE	+/- 2,400 sq. ft.
YEAR BUILT	2020
LOADING	Two (2) grade doors (14' x 14') and two man doors
YARD	Jersey barrier protected yard with two entrances and gates
OFFERING PRICE	\$525,000





**INTERIOR**



**PARKING / LOT**



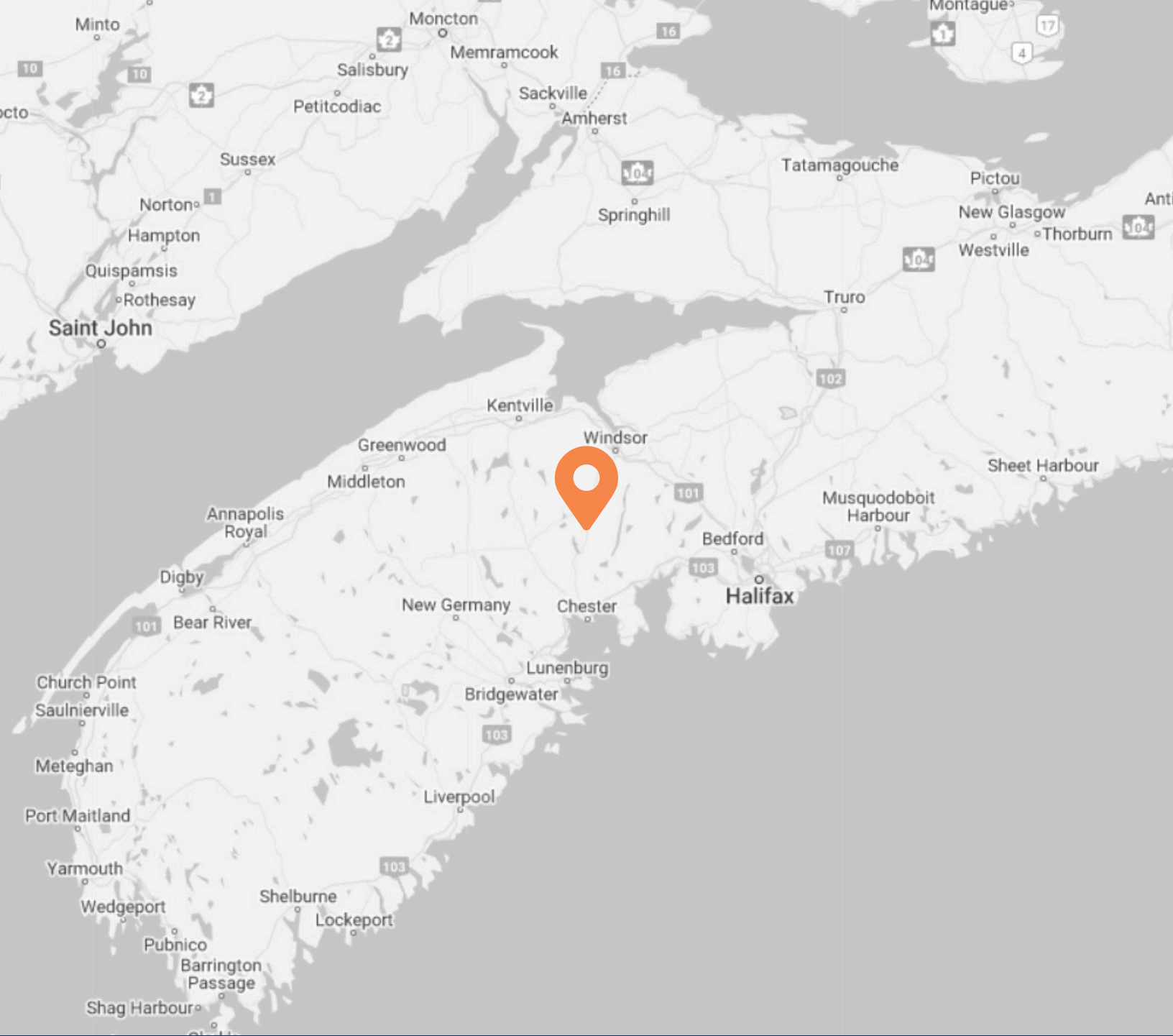
**SIDE EXTERIOR**



**INTERIOR GRADE DOORS**



**REAR EXTERIOR**



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