

FOR SALE



## 127 JOSEPH ZATZMAN DRIVE DARTMOUTH, NOVA SCOTIA

### Prime Owner-Occupier Opportunity in Central Burnside

- Single-storey with basement, totalling 4,535 sf
- Efficient combination of office and warehouse space (50/50 split)
- Ample on-site paved parking

This 4,535 sf, semi-detached building in central Burnside represents the perfect owner-occupier opportunity. Ideal for an engineering firm, skilled trades company, or other similar use requiring a combination of office and warehouse.

The building has been well-maintained, with extensive renovations and capital upgrades made in 2012/2013. Features include a modern interior, with vaulted ceilings and skylights, efficient layout, secure access, ample on-site parking, grade loading, and more.

Situated directly between Akerley Boulevard and Wright Avenue, two main arterial routes through the Business Park, 127 Joseph Zatzman offers quick and easy access for clients and employees, and great exposure to passing traffic.

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## FOR SALE

\$975,000

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## 127 Joseph Zatzman Drive | Dartmouth, Nova Scotia



### GENERAL

LISTING ID	10191
ADDRESS	127 Joseph Zatzman Drive, Dartmouth, Nova Scotia
LOCATION	Burnside Business Park
PIDS	40510380
LOT SIZE	9,905 sf (0.23 acres)
ZONING	General Industrial (I-2) Zone
BUILDING SIZE (GLA)	4,535 sf
PARKING	Paved surface parking (12-15 stalls)

### SALE TERMS

TAXES (2020)	\$8,849
OFFERING PRICE	\$975,000





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### BUILDING SPECIFICATIONS

YEAR BUILT	Circa 1990 (extensive renovations in 2012/2013)
BUILDING BREAKDOWN	Office: 2,000 sf Warehouse: <u>2,535 sf</u> Total: 4,535 sf
NO. FLOORS	Single-storey, plus basement
STRUCTURE	Wood frame
FOUNDATION	Concrete
ROOF	Asphalt shingles
EXTERIOR WALLS	Vinyl siding and brick veneer
CLEAR HEIGHT	16' to warehouse
HVAC	Mini-split units
ELECTRICAL	220 Amps
LOADING	2 x grade level
WASHROOMS	3 total (2 on main level; 1 in basement)





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ADDITIONAL PHOTOS



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