

FOR SALE

3866 & 3874 HIGHWAY 3 BARRINGTON PASSAGE, NOVA SCOTIA

Two Commercial Buildings with Excellent
Tenants on Nova Scotia's South Shore



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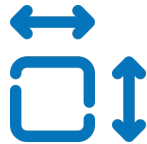
This rare offering presents the opportunity to purchase two commercial buildings leased to government tenants in one of Nova Scotia's most scenic regions. The first building, 3866 Highway 3, features over 9,900 sf of office and warehouse space. Built in 1995, this building benefits from a large fenced area and is currently leased to Fisheries & Oceans Canada.

The second building, 3874 Highway 3, is a 2,641 sf industrial building with living quarters (currently an EHS ambulance base). This building was built in 2008, has been well maintained, and features two (2) 12' loading doors.

Both buildings share a large paved parking area (currently divided by concrete barriers), and sit on 13.2 acres of land on the edge of Barrington Passage, providing future development possibilities.



Two Buildings Being Sold Together



13.2 Acres Of Land



Large Paved Parking Area

LISTING ID	10323
ADDRESS	3866 & 3874 Highway 3
LOCATION	Barrington Passage, NS
PIDS	80053374, 82553884, 82553884
PROPERTY TYPE	Two (2) single unit commercial buildings
ZONING	C1 - Commercial General
BUILDING SIZE	3866 Hwy 3: 9,935 sf 3874 Hwy 3: 2,137 sf
LOT SIZE	576,742 sf (13.2 acres)
PARKING	Ample paved parking
ASSESSMENT (2022)	\$927,400
TAXES (2022)	\$24,914
OFFERING PRICE	\$1,895,000

Note: Boundary Lines are Approximate



3866 Highway 3



Built in 1995

Currently leased to
Fisheries & Oceans
Canada

Approx 100' x 50'
fenced yard

9,935 sf

Three (3) propane fired
heat pumps

Pre-engineered steel
frame, slab on grade

400 amp electrical
service

Three (3) overhead
doors

Two (2) large paved
parking areas



3866 Highway 3



3874 Highway 3



Built in 2008

Currently Leased to
Emergency Health
Services (EHS)

New roof in 2020

2,137 sf

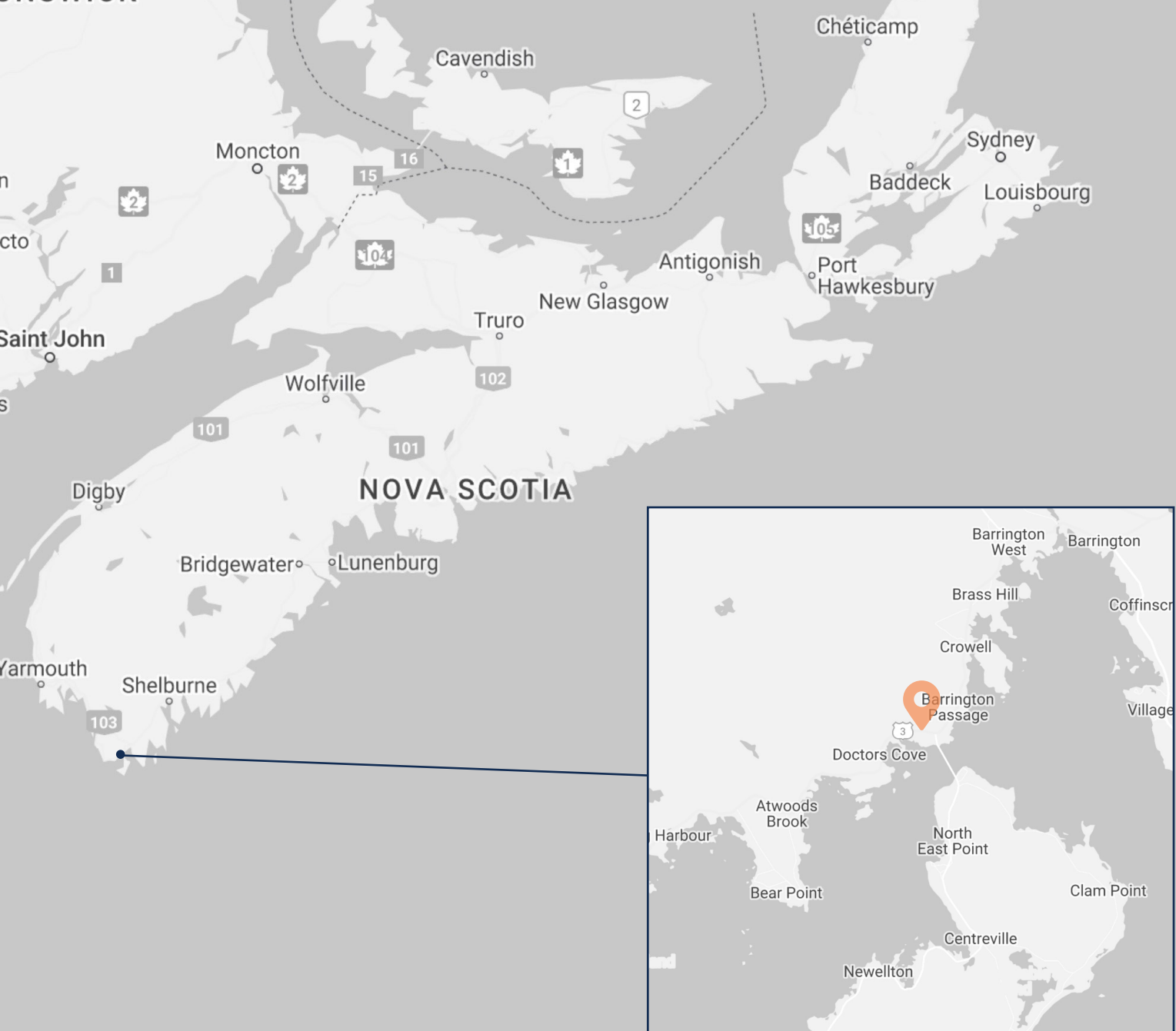
200 amp electrical
service

Two (2) 12' overhead
doors




3874 Highway 3





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