

**FOR LEASE**

**BUILD TO SUIT**

# **WILLBROOKE AVENUE LAND**

## **WESTVILLE, NOVA SCOTIA**

Build to suit commercial opportunity  
near Highway 104 in Westville



**Matt Ross**

📞 (902) 324-1101

✉️ [matt@partnersglobal.com](mailto:matt@partnersglobal.com)

[partnersglobal.com](https://partnersglobal.com)





# WILLBROOKE AVENUE LAND | WESTVILLE, NOVA SCOTIA

## Build to suit commercial opportunity near Highway 104 in Westville

This opportunity represents approximately 2.3 acres of commercially zoned land ready for a build-to-suit, located immediately off Exit 21 of Highway 104 in Westville, NS.

The property is surrounded by industrial & service based businesses, and is located 8 minutes from New Glasgow, 12 minutes from Pictou and 35 minutes from Truro. The Highway Commercial (C3) zoning offers a wide range of uses from industrial, to office. The possibilities are endless!

Lease rates to be determined based on final building specifications and term on lease.



2.3 Acre Site



Build to Suit



Easy Highway Access

LISTING ID	10353
ADDRESS	Vacant Land, Willbrooke Ave
LOCATION	Westville, NS
PROPERTY TYPE	Build to suit industrial/commercial
PID	65212235
ZONING	Highway Commercial (C3)
SITE SIZE	2.3 acres
CONSTRUCTION STATUS	Pre-leasing
BASE RENT	By negotiation
LEASE TERM	Negotiable



- 1 A.W. Leil Cranes & Equipment
- 2 Air Liquide
- 3 Nova Truck Centre
- 4 Irving/Tim Horton's/Burger King
- 5 Highland Auto Group
- 6 Highland Drive-In





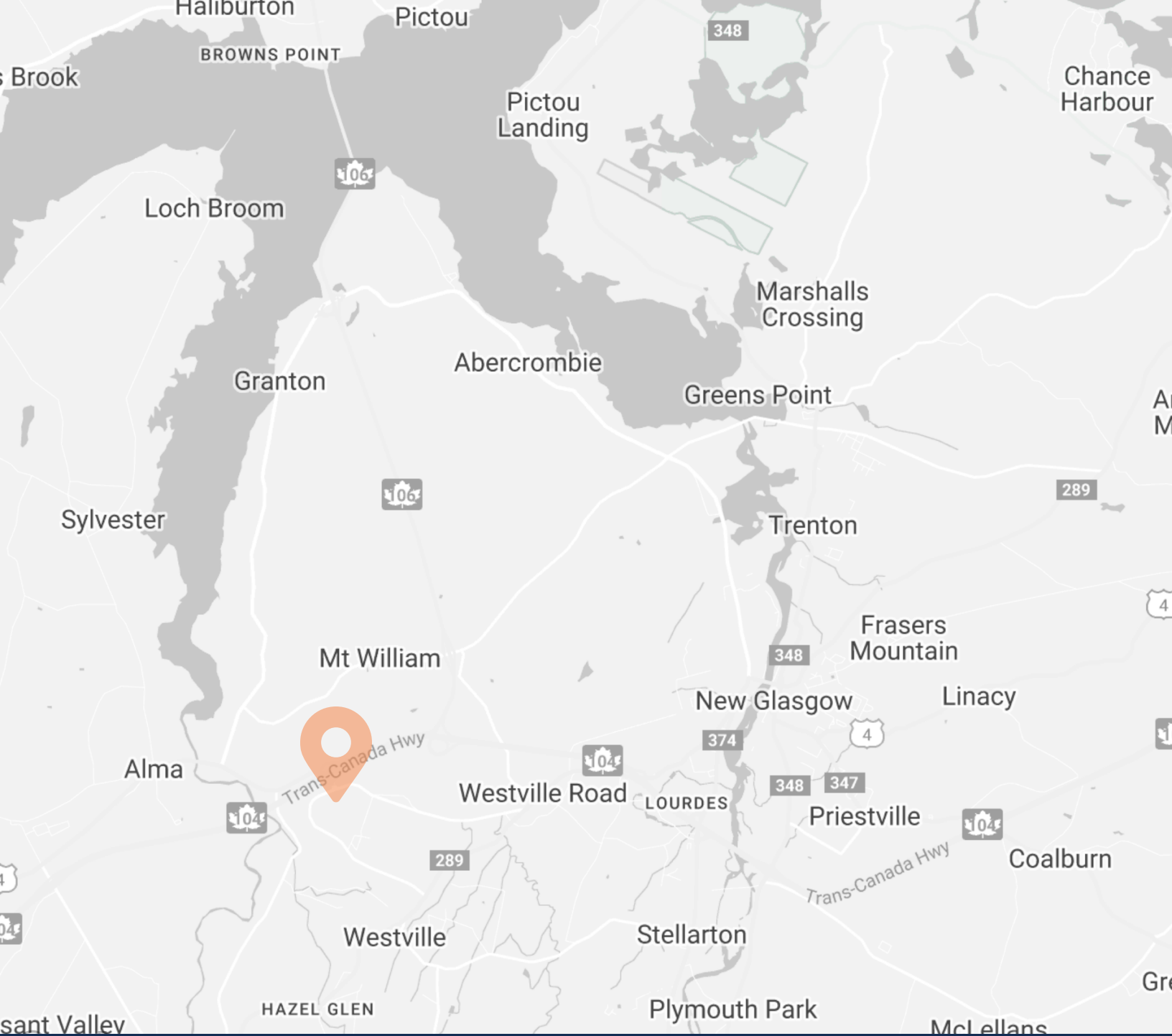


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## Highway Commercial (C3), as-of-right permitted uses:

- ✓ Animal grooming
- ✓ Assembly uses
- ✓ Auto body shops
- ✓ Automotive rental establishments
- ✓ Automotive sales establishments
- ✓ Automotive service stations
- ✓ Banking facilities (drive-through)
- ✓ Bulk storage facilities
- ✓ Bus station
- ✓ Cafes
- ✓ Carpentry shops
- ✓ Clinics & medical offices
- ✓ Commercial clubs
- ✓ Commercial recreational uses
- ✓ Commercial schools
- ✓ Commercial uses utilizing heavy equipment and/or heavy vehicles
- ✓ Cultural uses
- ✓ Custom workshops
- ✓ Day care
- ✓ Department stores
- ✓ Downtown Core (C1) and Downtown Commercial (C1-A) Zone uses
- ✓ Dry cleaning
- ✓ Finance companies
- ✓ Funeral parlors
- ✓ Garden Markets
- ✓ General Retail
- ✓ Hotels
- ✓ Laundromats
- ✓ Offices
- ✓ Parking lots & parking structures
- ✓ Personal service establishments
- ✓ Photography studios
- ✓ Postal services
- ✓ Printing establishments
- ✓ Private clubs
- ✓ Restaurants
- ✓ Rental shops
- ✓ Retail uses
- ✓ Service & repair shops (including cars, trucks, boats, etc.)
- ✓ Small engine & equipment repair
- ✓ Supermarkets & grocery stores
- ✓ Taxi stands
- ✓ Variety stores
- ✓ Wholesale uses



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