

\$3,499,900 - 2 Wharf Road, Port Aux Basques

MLS® #1289359

\$3,499,900

0 Bedroom, 0.00 Bathroom, 50,000 sqft

Business on 17.00 Acres

N/A, Port Aux Basques, Newfoundland & Labrador

Strategically located at the principal gateway to Newfoundland and Labrador, this property is fully equipped for heavy industrial, marine, and commercial operations. With specialized infrastructure, deep-water access, and large-scale building capacity, it is ideal for offshore, fabrication, shipping, or port-related industries. Property Features: Building Space: 50,000 SF total & 30,000 SF with 100' ceiling height & 20,000 SF with 50' ceiling height & 4,000 SF of integrated office space Cranes: & One 135-ton overhead crane & Two 50-ton overhead cranes Ocean Access: & 80' x 80' mega door with 1,500 SF direct ocean access Site Area: 17 acres Wharf & Marine Capacity: & 18' water depth (expandable to 25'â€³30') & 80â€™™ x 30â€™™ reinforced concrete wharf desk (10T/mÂ² deck capacity) & 2 x 50T MSB50 bollards on wharf, 4 x 50T MSB50 bollards on quayside & 4,500 mÂ² graded travel path from facility to wharf & Water and shore power available Potential partnerships and/or incentives on municipal and provincial government levels may be available (id:6289)

Essential Information

Listing #	1289359
Price	\$3,499,900
Bathrooms	0.00



Square Footage	50,000
Acres	17.00
Type	Business
Sub-Type	Freehold

Community Information

Address	2 Wharf Road
Subdivision	N/A
City	Port Aux Basques
Province	Newfoundland & Labrador
Postal Code	A0M1C0

Amenities

Amenities	Highway
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Interior

Heating	Electric
# of Stories	1

Listing Details

Listing Office	eXp Realty
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