

\$985,000 - 161 Westville Road, New Glasgow

MLS® #202525251

\$985,000

0 Bedroom, 0.00 Bathroom,
Other on 1.52 Acres

New Glasgow, New Glasgow, Nova Scotia

Positioned along one of New Glasgows highest-traffic commercial corridors, this approximately 6,860 sq. ft. building (70' x 98') sits on just over 1.5 acres and offers exceptional flexibility for investors or owner-operators. Constructed primarily of concrete block with some wood framing and steel roof trusses under a metal roof, the property is zoned C3 Commercial Highway, allowing for a wide variety of uses. There are three separate power meters and a paved parking lot at the front, with the pavement continuing around the side to provide easy drive-through access to the back, where there is additional paved and gravel space for equipment, storage, or fleet parking. The largest unit, currently occupied by Northern Grit CrossFit, features an open layout with high ceilings, two 12 x 10 overhead doors on the side and back, a rear man door, and two main entrances on the front which could allow for division into two spaces if desired. The second unit offers 1,986 square feet with an entry and reception area, two full bathrooms, a utility room with laundry hookups, a half-wall division, and a large open rear space with approximately 14-foot ceilings and double steel doors leading to the back lot. The third unit, currently home to a physiotherapy clinic, includes a reception area, bathroom, about five offices or treatment rooms, an open therapy or workout space at the back, and a rear exit to the parking area. With excellent street visibility, high ceilings, and drive-in



access, this property also offers exceptional flexibility with four front entrances and multiple entry points along the back & sides. The layout makes it easy to reconfigure or divide both the front and back portions into additional units if desired. Combined with a large lot offering ample parking and outdoor storage, this building is well-suited for an owner looking to establish or expand a business, or for investors seeking a highly adaptable, income-producing asset in a proven commercial (id:6289)

Built in 2002

Essential Information

Listing #	202525251
Price	\$985,000
Bathrooms	0.00
Acres	1.52
Year Built	2002
Type	Other
Sub-Type	Freehold

Community Information

Address	161 Westville Road
Subdivision	New Glasgow
City	New Glasgow
Province	Nova Scotia
Postal Code	B2H2J4

Amenities

Amenities	Highway, Public Transit, Shopping, Air Conditioning
Parking	Gravel, Parking Space(s), Paved Yard, Shared, Visitor Parking

Interior

Cooling	Heat Pump
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Exterior

Construction	Concrete block, Steel frame, Wood frame
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Listing Details

Listing Office Turning Point Real Estate Limited



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