



*Boundary lines are approximate

INDUSTRIAL REAL ESTATE INVESTMENT OPPORTUNITY

24 Mount Hope Avenue / 11 Estates Road
Dartmouth, Nova Scotia



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PROPERTY FEATURES

11,800 Sq. Ft.

Building Rentable Area

64,000 Sq. Ft.

Yard Rentable Area

1989/2019/2024

Year Built/Renovated

75,800 Sq. Ft.

Total Rentable Area

2.1 Acres

Lot Size

\$4,100,000

Listing Price



THE OPPORTUNITY

This two-tenant industrial investment property offers outstanding visibility with prominent frontage on Mount Hope Avenue and Estates Road. The renovated 11,800 sq. ft. building includes an 8,800 sq. ft. industrial space that is currently vacant, providing an immediate opportunity for an owner-occupier or investor.

In addition to the main building, the property features a 64,000 sq. ft. secured yard leased to Irving Oil, including 3,000 sq. ft. of dedicated office and dispatch space, delivering stable rental income in place.

Located in the heart of Woodside Industrial Park, this property presents exceptional flexibility and long-term upside. Ideal for an owner-user seeking to offset occupancy costs with reliable yard income, or for an investor looking to lease the vacant industrial space and maximize returns. The site also offers strong future redevelopment potential, including the opportunity to construct a large warehouse facility.

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Owner-Occupier & Investment Opportunity

- 8,800 sq. ft. renovated industrial space available
- Ideal for owner-occupiers looking to build equity
- Opportunity to offset operating costs with existing income from Irving Oil
- Functional layout suitable for warehouse, distribution, light manufacturing, or service industrial uses
- Excellent visibility with frontage on Mount Hope Avenue and Estates Road
- Located in the heart of Woodside Industrial Park
- Investor upside through leasing the vacant space at market rents
- Flexible space offering long-term growth and expansion potential

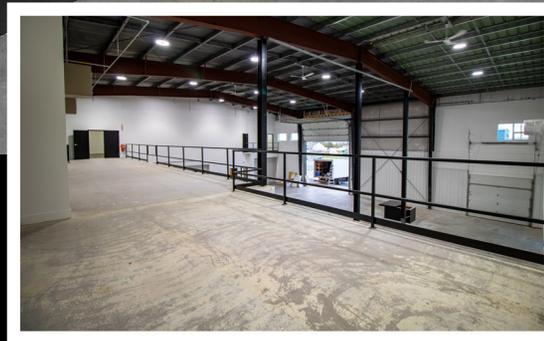


24 Mount Hope Avenue

Vacant 8,800 Sq. Ft. Industrial Space

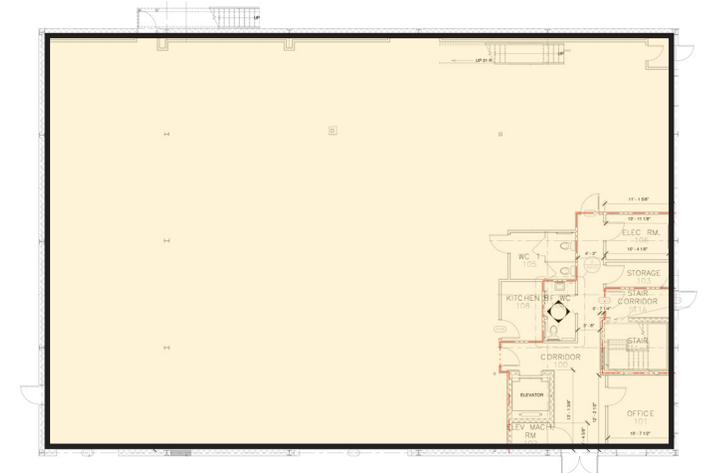


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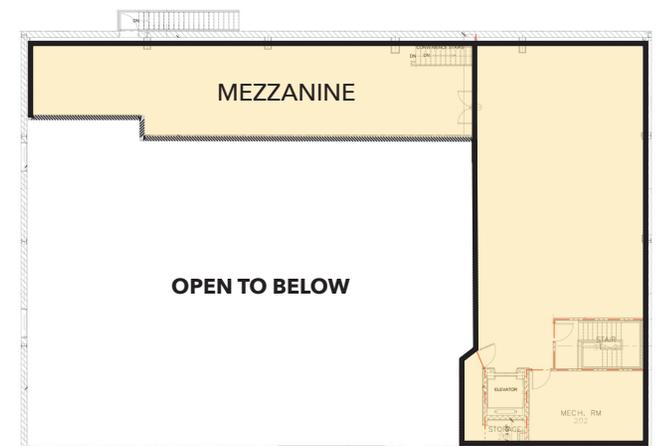


PROPERTY FEATURES

- 8,800 Sq. Ft. Industrial space
- Great exposure on the corner of Mount Hope Avenue and Estate Road
- 24' clear shop space
- 18' x 16' grade-level overhead door
- Well-maintained industrial building in a high-demand area of Dartmouth
- Quick access to Burnside Business Park and major transportation routes



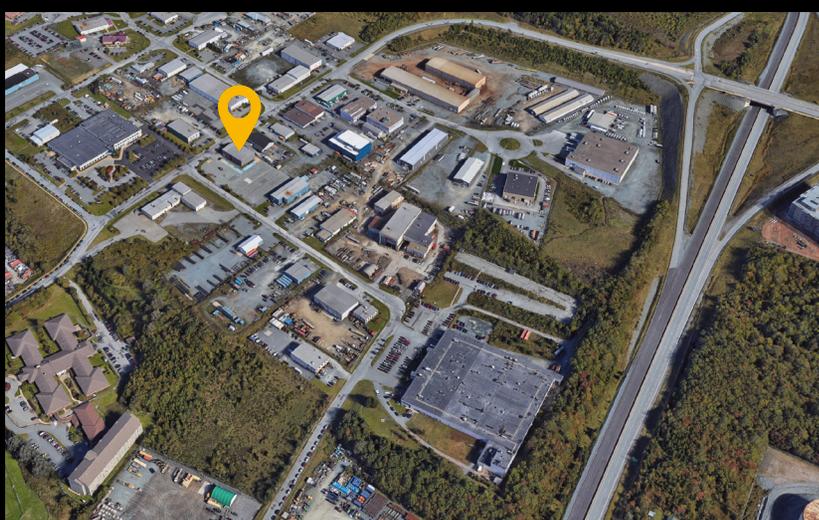
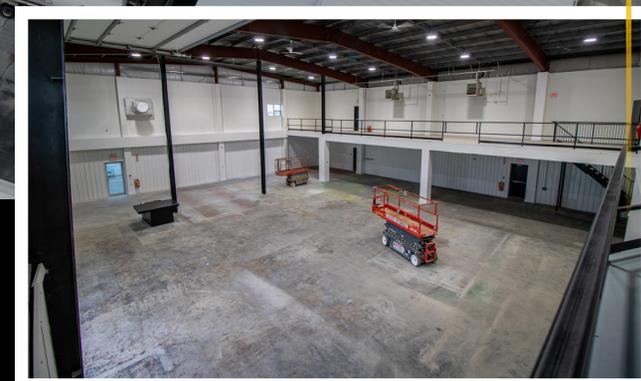
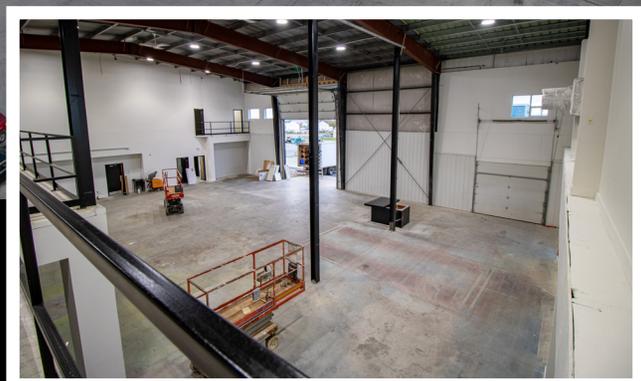
Ground Floor



Second Floor



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FOR MORE INFORMATION PLEASE CONTACT



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