

FOR SALE

861 Ohio East Road,
Hillcrest, Antigonish County, N.S.



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Former cannabis production facility located in Antigonish County. The structure was completed in circa 2018 with a current replacement cost of 1.8M and land value of \$ 150,000.

The property was purchased as part of larger transaction and has been deemed as surplus by the owners.

High end construction and building systems throughout. The property could be adapted for several uses in the light industrial, production or storage sectors. Fenced compound, with security features. Endless possibilities for pennies on the dollar.

Health Canada License for continued cannabis production available for a separate purchase price.

Asking Price
\$ 295,000

For more information please contact

Peter Constable 902.753.7009

peter@roicommercialgroup.com

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Antigonish County Overview

The Town of Antigonish and Municipality of the County of Antigonish are the two largest incorporated municipalities in the county. Antigonish is a university town, home to St. Francis Xavier University.

At present the student body is approximately 3,500. The town offers modern shopping facilities, education, health care, and accommodations.

Situated off the Trans-Canada highway, it is also the primary service centre between New Glasgow and the Canso Causeway.

In 2013 Highway 104 was twinned past Beech Hill Road as part of the Antigonish bypass project. In the summer of 2017, the most recent phase of the highway twinning was completed, which extends to the community of Taylors Road.

Location

The property is situated on Ohio East Road, the primary artery within the community that traverses parallel to Nova Scotia Trunk Highway 7.

Hillcrest is a sparsely populated, small community approximately 22 kilometers south of Antigonish, between the communities of Ashdale and Lochaber. Development in the community is primarily farm land and residential homes.

The immediate area is comprised of sparsely situated farm properties. Modern shopping facilities (including Antigonish Mall), education (including St Francis Xavier University), health care, and accommodations are all situated less than half an hours' drive away.

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Property Overview & Specifications

The facility is comprised of a variety of private and secure production, storage and growing areas. Rooms feature a variety of sizes and ceiling heights. Rooms are equipped with stainless steel sinks, work tables and storage.

Situated on 16.02 acres the property is enclosed by security fencing and can be accessed via two driveways via Ohio East Road.

PID #	10054021
Assessment Acct#	07125976
Buildings	One
Type	Light Industrial
Property Assessment	\$ 391,300 (2023 Commercial)
Effective Age	5 Years
Land Area	16.02 Acres
Zoning	GR-1 (General Resource Zone)

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HVAC	Electric , Roof Mounted System
Building Area	6,500 sq ft.
Ceilings Heights	10' - 16''
Electrical	800 Amp* To be verified
Exterior	Vinyl Siding
Foundation	Slab on Grade
Structural	Wood Frame
Roof	Asphalt Shingle
Other	Monitered fire and security systems

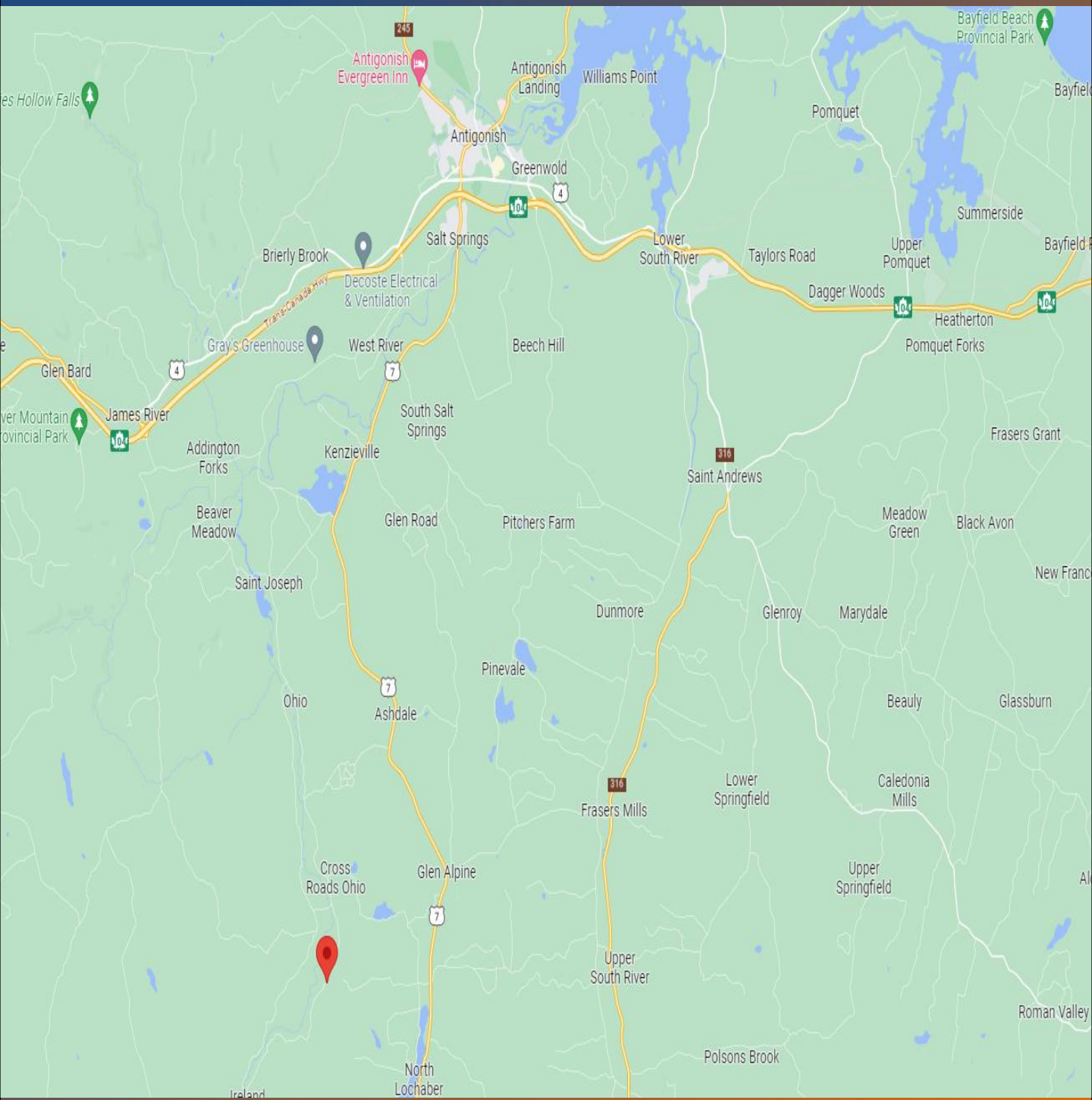
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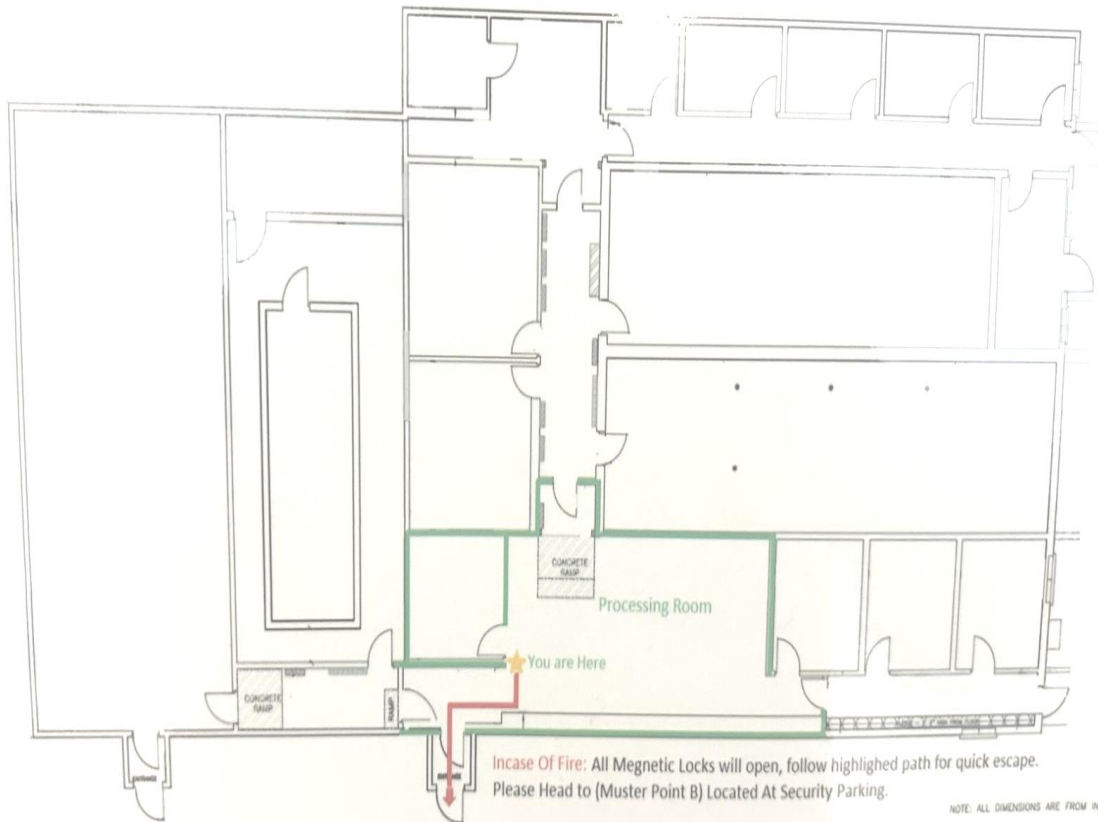
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