

Available Commercial / Industrial Building

There are three Industrial Parks located within Cumberland County. The Amherst Industrial Park, the Parrsboro Industrial Park, and the Springhill Geothermal Industrial Park are administered jointly by the NS Department of Transportation & Public Works and Nova Scotia Business Inc., a crown corporation for the Province of Nova Scotia. The Oxford Development Lands are owned and administered by the Town of Oxford.

Identity	Name	Street	City	County
Building		19 Albion St	Amherst	Cumberland
Owner/Broker	Broker			
Company	Royal LePage			
Contact	Cathy LeBlanc			
Telephone Number	(902) 694-0678			
Zoning Classification	Commercial			
Acreage				
Total	under 1/2 acre			
Usable	100%			
# of adjacent acres for expansion	N/A			
Subdividable Acres	N/A			
Topography	flat			
Elevation				
Waterable (Ft below ground)				
100 Year Flood Plain (yes or no)	no			
% of Site Wetlands	N/A			
Phase One Environment Audit Complete				
Asking Price	\$129,000			



Transportation

Highway Linkage	yes
Name	Trans Canada Highway
2 or 4 Lane	4 Lane
Miles from Site	2kms,1.25miles
Internal Site Access	
Type of Mass Transit Service provided	There are no Mass Transit Services in Cumberland County,
Nearest Mass Transit Stop to Site	however there are numerous Taxi Companies in the area.
Intercity Passenger transportation and courier	Acadien Lines

Water

Provider	Town of Amherst Water Department
Size of Main	
Distance of Main from Site in Ft.	15kms/9.38miles
Pressure	
Residual	Case Study for North Tyndal Wellfield - click to view
Static	
Booster Pump Required (yes or no)	Some of the water is directed to booster pumps
Onsite Storage	
Elevated (yes or no)	No
Capacity in Gallons	10,000 M3 per day/2 mgd

Sewer

Provider	Town of Amherst
Sewer Main	Yes
Distance of Main from Site in Ft.	Bylaw respecting discharge to public sewers - click here to view
Size of Main	Town of Amherst Water/Sewer Contract- click here to view
Lift Station Required (yes or no)	
Treatment Plant	Wasterwater collection only, treatment plant scheduled for 2010
Capacity (mgd)	12,000 M3 per day/ 2.4 mgd
Peak Demand (mgd)	12,000 M3 per day/ 2.4 mgd

Protective Services

Fire Insurance Class Rating	Class A
Distance to Nearest Station	1km/.63miles
Police	Amherst Town Police, RCMP
Fire Station Volunteer or Full-Time	50 volunteers, 8 full time, 5 casual
24 Hour police Patrol Provided	yes-RCMP and Amherst Town Police

Electric Power

Service Provider Nova Scotia Power

Service Voltage to Site/Building

Transmission Voltage

Distribution Voltage

Secondary Voltage

Power Quality

Total interruptions per year

Number of instantaneous delays

Total outage duration (hours/year)

Dual Feed Available from 1 Substation

Dual Feed Available from 2 Substations



[Click for further information on NS Power](#)

Natural Gas

Provider Heritage Gas is the Natural Gas provider in Amherst, NS

Size of Gas Line

Distance from Site in Ft

Gas Pressure

Heat Valve



[Click link for further information](#)

Telecommunications Service

Local Exchange Carrier	Aliant/Eastlink
Nearest Central Office (C.O)	Amherst
Location	Amherst
Distance in Miles	
Switch	yes
ADSL Available from (C.O)	yes
Type (e.g Analog or Digital)	Digital
C.O on a Fiber Ring (yes or No)	Yes
Dual Service Provided from Two Central Offices	varies
Fiber Available (yes or no)	yes
ISDN Available from C.O	yes
Points of Presence (POPs)	yes
List all major long distance carriers	Aliant, Eastlink, Sprint, Primus
Location of Closests Major Carrier POP	Amherst
Distance in Miles	

Is this Building in a Classified Zone

Province Enterprise Zone	No
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zones	No

[Click to view Locator Map](#)

Identity	Name	Street	City	County
Building	Kent Homes Building	283 Church Street	Amherst	Cumberland
Owner/Broker	Broker			
Company	Colliers International			
Contact	Tim Lyons			
Telephone Number	(506) 870-2700			
Zoning Classification	Industrial			
Acres				
Total	8.90 Acres			
Usable	100%			
# of adjacent acres for expansion				
Subdividable Acres				
Topography	flat			
Elevation				
Waterable (Ft below ground)				
100 Year Flood Plain (yes or no)	no			
% of Site Wetlands	N/A			
Phase One Environment Audit Complete				
Asking Price	\$1,150,000			
Transportation				
Highway Linkage	yes			
Name	Trans Canada			
2 or 4 Lane	4 Lane			
Miles from Site	3kms/1.9miles			
Internal Site Access				
Type of Mass Transit Service provided	There are no Mass Transit Services in Cumberland County,			
Nearest Mass Transit Stop to Site	however there are numerous Taxi Companies in the area.			
Intercity Passenger transportation and courier	Acadren Lines			



Water

Provider	Town of Amherst Water Department
Size of Main	
Distance of Main from Site in Ft.	18kms/11miles
Pressure	
Residual	Case Study for North Tyndal Wellfield - click to view
Static	
Booster Pump Required (yes or no)	Some of the water is directed to booster pumps
Onsite Storage	
Elevated (yes or no)	No
Capacity in Gallons	10,000 M3 per day/2 mgd

Sewer

Provider	Town of Amherst
Sewer Main	Yes
Distance of Main from Site in Ft.	Bylaw respecting discharge to public sewers - click here to view
Size of Main	Town of Amherst Water/Sewer Contract- click here to view
Lift Station Required (yes or no)	
Treatment Plant	Wasterwater collection only, treatment plant scheduled for 2010
Capacity (mgd)	12,000 M3 per day/ 2.4 mgd
Peak Demand (mgd)	12,000 M3 per day/ 2.4 mgd
Storm Drainage System	

Protective Services

Fire Insurance Class Rating	Class A
Fire Insurance Class Rating	Class A
Distance to Nearest Station	.5kms/.3miles from avail building to Fire Dept
Police	Amherst Town Police, RCMP
Fire Station Volunteer or Full-Time	50 volunteers, 8 full time, 5 casual
24 Hour police Patrol Provided	yes-RCMP and Amherst Town Police

Electric Power

Service Provider Nova Scotia Power

Service Voltage to Site/Building

Transmission Voltage

Distribution Voltage

Secondary Voltage

Power Quality

Total interruptions per year

Number of instantaneous delays

Total outage duration (hours/year)

Dual Feed Available from 1 Substation

Dual Feed Available from 2 Substations



Natural Gas

Provider Heritage Gas is the Natural Gas provider in Amherst, NS

Size of Gas Line

Distance from Site in Ft

Gas Pressure

Heat Valve



Telecommunications Service

Local Exchange Carrier	Aliant/Eastlink
Nearest Central Office (C.O)	Amherst
Location	Amherst
Distance in Miles	
Switch	yes
ADSL Avaialbe from (C.O)	yes
Type (e.g Analog or Digital)	Digital
C.O on a Fiber Ring (yes of No)	Yes
Dual Service Provided from Two Central Offices	varies
Fiber Available (yes or no)	yes
ISDN Avaialbe from C.O	yes
Points of Presence (POPs)	
List all major long distance carriers	Aliant, Eastlink, Sprint, Primus
Location of Closests Major Carrier POP	Amherst
Distance in Miles	

Is this Builidng in a Classified Zone

Province Enterprise Zone	No
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zones	

[Click to view Locator Map](#)

Identity	Name	Street	City	County
Building	Co-op Building	17 Lawrence Street	Amherst	Cumberland
Owner/Broker	Broker			
Company	Colliers International			
Contact	Tim Lyons			
Telephone Number	(506) 870-2700			
Zoning Classification	Downtown Commercial			
Acregae				
Total	11,270 sqft			
Usable	11,270 sqft			
# of adjacent acres for expansion				
Subdividable Acres				
Topography	flat			
Elevation				
Waterable (Ft below ground)				
100 Year Flood Plain (yes or no)	no			
% of Site Wetlands	N/A			
Phase One Environment Audit Complete				
Asking Price	\$1,200,000			
Transportation				
Highway Linkage	yes			
Name	Trans Canada Highway			
2 or 4 Lane	4 Lane			
Miles from Site	5kms/3.1miles			
Internal Site Access				
Type of Mass Transit Service provided	There are no Mass Transit Services in Cumberland County,			
Nearest Mass Transit Stop to Site	however there are numerous Taxi Companies in the area.			
Intercity Passenger transportation and courier	Acadien Lines			



Water	
Provider	Town of Amherst Water Department
Size of Main	
Distance of Main from Site in Ft.	16kms/10miles
Pressure	
Residual	Case Study for North Tyndal Wellfield - click to view
Static	
Booster Pump Required (yes or no)	Some of the water is directed to booster pumps
Onsite Storage	
Elevated (yes or no)	No
Capacity in Gallons	10,000 M3 per day/2 mgd
Sewer	
Provider	Town of Amherst
Sewer Main	Yes
Distance of Main from Site in Ft.	Bylaw respecting discharge to public sewers - click here to view
Size of Main	Town of Amherst Water/Sewer Contract- click here to view
Lift Station Required (yes or no)	
Treatment Plant	Wasterwater collection only, treatment plant scheduled for 2010
Capacity (mgd)	12,000 M3 per day/ 2.4 mgd
Peak Demand (mgd)	12,000 M3 per day/ 2.4 mgd
Storm Drainage System	
Protective Services	
Fire Insurance Class Rating	Class A
Fire Insurance Class Rating	Class A
Distance to Nearest Station	.5kms/.3miles from avail building to Fire Dept
Police	Amherst Town Police, RCMP
Fire Station Volunteer or Full-Time	50 volunteers, 8 full time, 5 casual
24 Hour police Patrol Provided	yes-RCMP and Amherst Town Police

Electric Power

Service Provider Nova Scotia Power

Service Voltage to Site/Building

Transmission Voltage

Distribution Voltage

Secondary Voltage

Power Quality

Total interruptions per year

Number of instantaneous delays

Total outage duration (hours/year)

Dual Feed Available from 1 Substation

Dual Feed Available from 2 Substations



Natural Gas

Provider Heritage Gas is the Natural Gas provider in Amherst, NS

Size of Gas Line

Distance from Site in Ft

Gas Pressure

Heat Valve



Telecommunications Service

Local Exchange Carrier	Aliant/Eastlink
Nearest Central Office (C.O)	Springhill
Location	Springhill
Distance in Miles	
Switch	yes
ADSL Available from (C.O)	yes
Type (e.g Analog or Digital)	Digital
C.O on a Fiber Ring (yes or No)	Yes
Dual Service Provided from Two Central Offices	varies
Fiber Available (yes or no)	yes
ISDN Available from C.O	yes
Points of Presence (POPs)	
List all major long distance carriers	Aliant, Eastlink, Sprint, Primus
Location of Closests Major Carrier POP	Springhill
Distance in Miles	

Is this Building in a Classified Zone

Province Enterprise Zone	No
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zones	

[Click to view Locator Map](#)

Identity	Name	Street	City	County
Building	NSLC Building	150 Junction Road	Springhill	Cumberland
Owner/Broker	Broker			
Company	Royal LePage			
Contact	Rod Gilroy			
Telephone Number	(902) 667-1175			
Zoning Classification	Commercial			
Acregae	7200 sqft			
Total	1/2-1 acre			
Usable	1/2-1 acre			
# of adjacent acres for expansion				
Subdividable Acres				
Topography	flat			
Elevation				
Waterable (Ft below ground)				
100 Year Flood Plain (yes or no)	no			
% of Site Wetlands	N/A			
Phase One Environment Audit Complete				
Asking Price	\$225,000			
Transportation				
Highway Linkage	Yes			
Name	Trans Canada Highway			
2 or 4 Lane	4 Lane			
Miles from Site	1km, .63miles			
Internal Site Access				
Type of Mass Transit Service provided	There are no Mass Transit Services in Cumberland County,			
Nearest Mass Transit Stop to Site	however there are numerous Taxi Companies in the area.			
Intercity Passenger transportation and courier	Acadian Lines			



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Power Quality

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Dual Feed Available from 1 Substation

Dual Feed Available from 2 Substations



Natural Gas

Provider N/A

Size of Gas Line

Distance from Site in Ft

Gas Pressure

Heat Valve

Telecommunications Service

Local Exchange Carrier	Aliant/Eastlink
Nearest Central Office (C.O)	Springhill
Location	Springhill
Distance in Miles	
Switch	yes
ADSL Avaialbe from (C.O)	yes
Type (e.g Analog or Digital)	Digital
C.O on a Fiber Ring (yes of No)	Yes
Dual Service Provided from Two Central Offices	varies
Fiber Available (yes or no)	yes
ISDN Avaialbe from C.O	yes
Points of Presence (POPs)	
List all major long distance carriers	Aliant, Eastlink, Sprint, Primus
Location of Closests Major Carrier POP	Springhill
Distance in Miles	

Is this Builidng in a Classified Zone

Province Enterprise Zone	No
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zones	

[Click to view Locator Map](#)

Identity	Name	Street	City	County
Building		3 Douglas Avenue	Amherst	Cumberland
Owner/Broker	Owner			
Company	Property Guys			
Contact	Ed Chitty			
Telephone Number	(902) 667-2138			
Zoning Classification	commercial			
Acregae	55x138 sqft			
Total	55x138 sqft			
Usable	55x138 sqft			
# of adjacent acres for expansion				
Subdividable Acres				
Topography	flat			
Elevation				
Waterable (Ft below ground)				
100 Year Flood Plain (yes or no)	no			
% of Site Wetlands	N/A			
Phase One Environment Audit Complete				
Asking Price	\$138,000			
Transportation				
Highway Linkage	Yes			
Name	Trans Canada Highway			
2 or 4 Lane	4 Lane			
Miles from Site	5kms/3.1miles			
Internal Site Access				
Type of Mass Transit Service provided	There are no Mass Transit Services in Cumberland County,			
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Peak Demand (mgd)	12,000 M3 per day/ 2.4 mgd
Storm Drainage System	

Protective Services

Fire Insurance Class Rating	Class A
Fire Insurance Class Rating	Class A
Distance to Nearest Station	.5kms/.3miles from avail building to Fire Dept
Police	Amherst Town Police, RCMP
Fire Station Volunteer or Full-Time	50 volunteers, 8 full time, 5 casual
24 Hour police Patrol Provided	yes-RCMP and Amherst Town Police

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Switch	yes
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C.O on a Fiber Ring (yes of No)	Yes
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Specialized Local Zones	

[Click to view Locator Map](#)

Update Frequency: Monthly
 Last Updated: December 2006

