

FOR SALE

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A DIVISION OF KELLER WILLIAMS SELECT REALTY

2739 AGRICOLA STREET | HALIFAX, NOVA SCOTIA

COMMERCIAL/RESIDENTIAL | 2 LEVEL RETAIL SPACE WITH 2 ONE BEDROOM APARTMENTS



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EXECUTIVE SUMMARY

Civic Address:	2739 Agricola Street, Halifax, NS
Property Type:	2 storey commercial/residential
Age:	Approx. 100 years
Current Use:	Retail + 2 one bedroom apartments
Building Size:	2,600 SF commercial space (2 levels) 1,500 SF residential (2 one bedroom apartments) 4,100 SF
Lot Size:	3,000 SF
Zoning:	C-2 (General Business Zone)
Parking:	2 paved parking along side, potential 3 parking at the back
Assessed Value:	\$149,600 (2020 Residential Taxable) \$304,500 (2020 Commercial Taxable)
Assessed Owner:	Agricola Enterprises Limited
List Price:	\$749,900



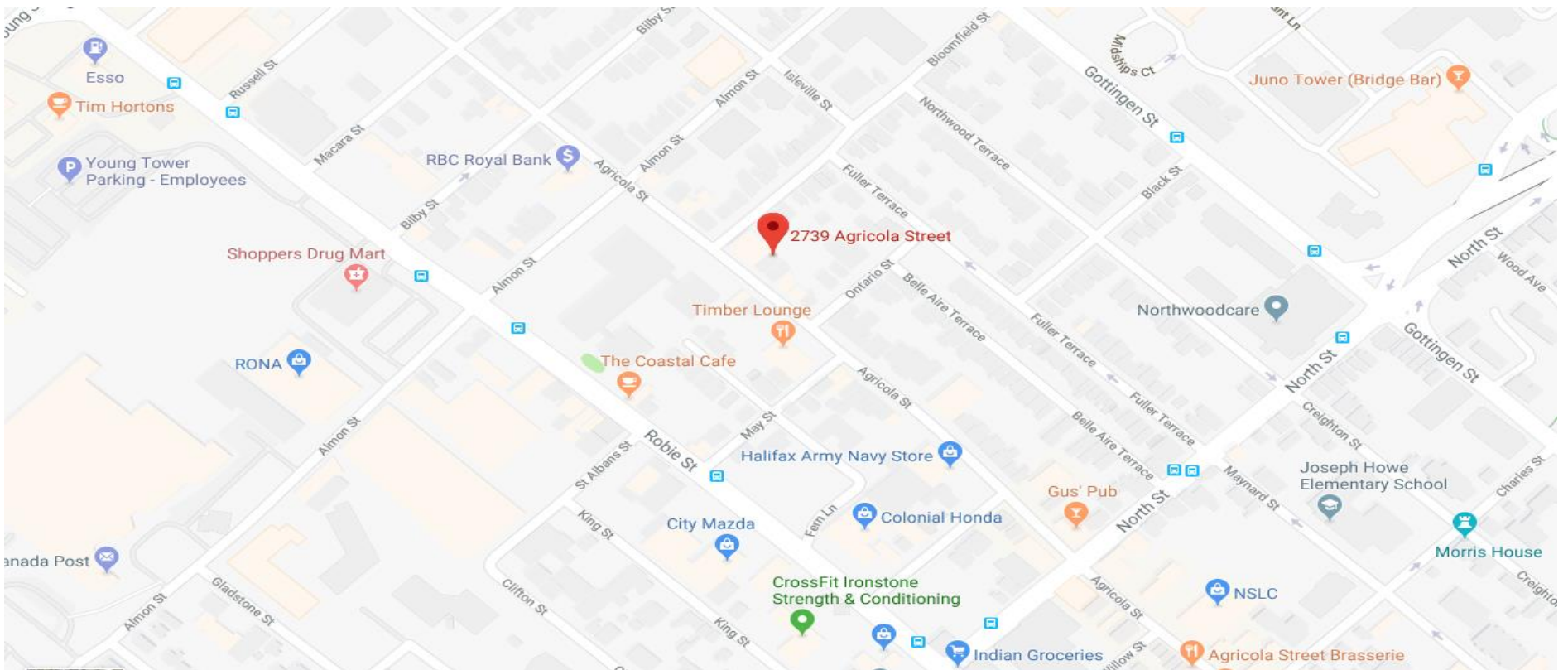
AREA OVERVIEW – HALIFAX REGIONAL MUNICIPALITY

The Halifax Regional Municipality (HRM) is the largest urban centre in Atlantic Canada with a population of 444,000 people (2018 Halifax Partnership). As the provincial capital, it is primarily service-based and is the regional headquarters for most federal and provincial government departments and is the centre of the Atlantic Region's financial community. The service sector currently represents 85% of Halifax's GDP and employment.



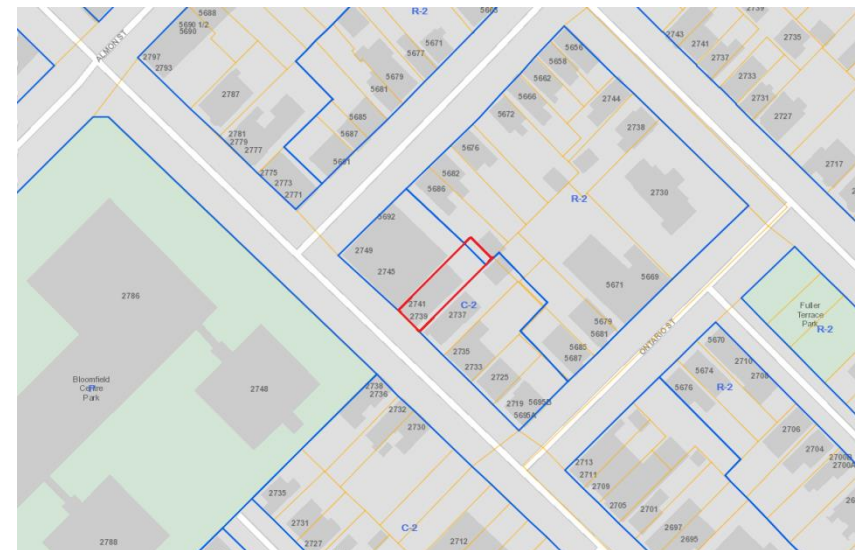
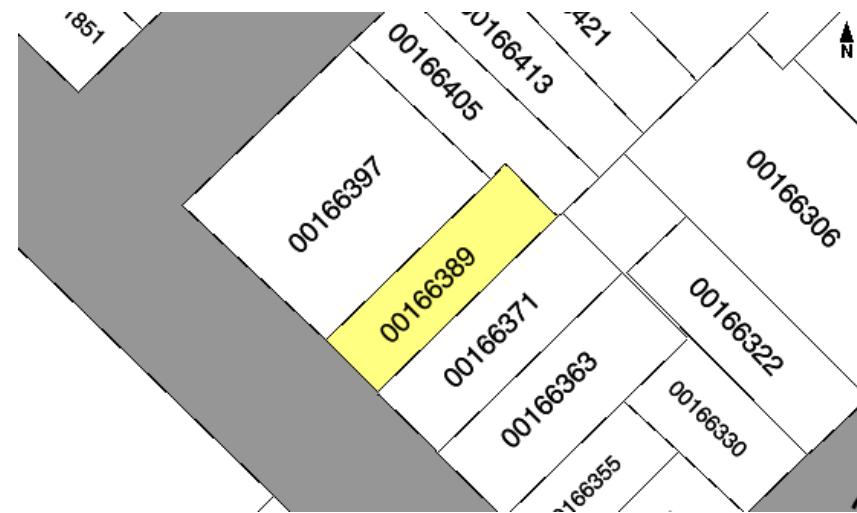
AREA OVERVIEW – HALIFAX PENINSULA NORTH END

The property is well located on the Halifax Peninsula on Agricola Street, north of Robie Street in Halifax's North End. Agricola Street is a hip street in North End Halifax filled with antique stores, chic restaurants, and brightly coloured row houses. The best part: the street is undergoing redevelopment, and there is no shortage of places to check out. The North End Halifax location provides access to public transportation, restaurants, shopping and all essential services which make it a desirable location for business owners and renters. It is also a commercial district home to many local shops, restaurants, and galleries. It has benefited from new residential developments that have increased the local population. The shops of The Hydrostone serve as the commercial centre of the northern half of the North End.



SITE SPECIFICATIONS

PID #:	00166389		
Lot Size:	3,000 SF		
Lot Dimensions:	Agricola Street Boundary	30'	
	Northern Boundary	100'	
	Southern Boundary	100'	
	Eastern Boundary	30'	
Driveway/Parking:	Asphalt paved driveway for two cars. Potential 3 parking spots on the back.		
Zoning:	C-2 (General Business Zone)		
Site Services:	All municipal water and services, telephone, fire and police protection, electricity, and garbage collection		
Assessed Value:	\$149,600 (2020 Residential Taxable) \$304,500 (2020 Commercial Taxable)		



BUILDING OVERVIEW

Foundation:	Stone and mortar
Exterior Siding:	Wood panel siding
Interior Walls & Ceiling:	Drywall and plaster
Interior Floors:	Laminate and carpet
Hot Water Tanks:	Electrical 30+ Gal. Water Heater
Heating System:	Oil fired hot water radiator
Fire Safety:	Fire alarms
Plumbing:	Copper and PVC
Fuel Storage:	Above ground oil tank.
Electrical:	100 amp breaker panel
Laundry:	washer/dryer in each residential unit



BUILDING OVERVIEW – EXTERIOR PHOTOS

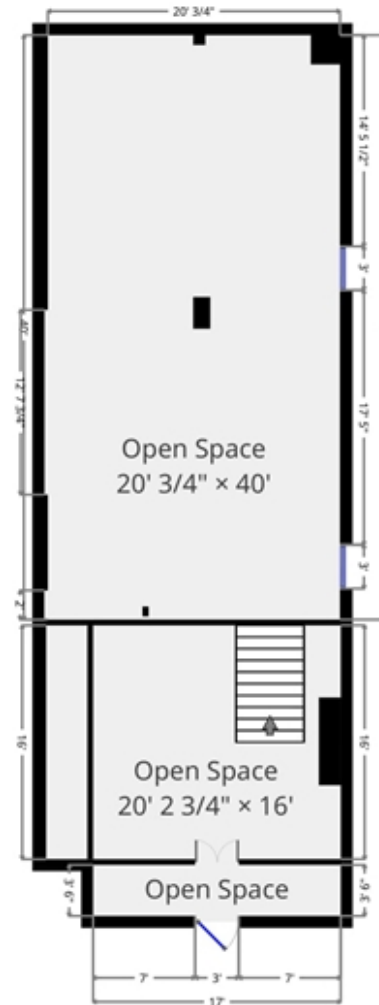


INTERIOR VIEWS – COMMERCIAL UNIT – UPPER LEVEL

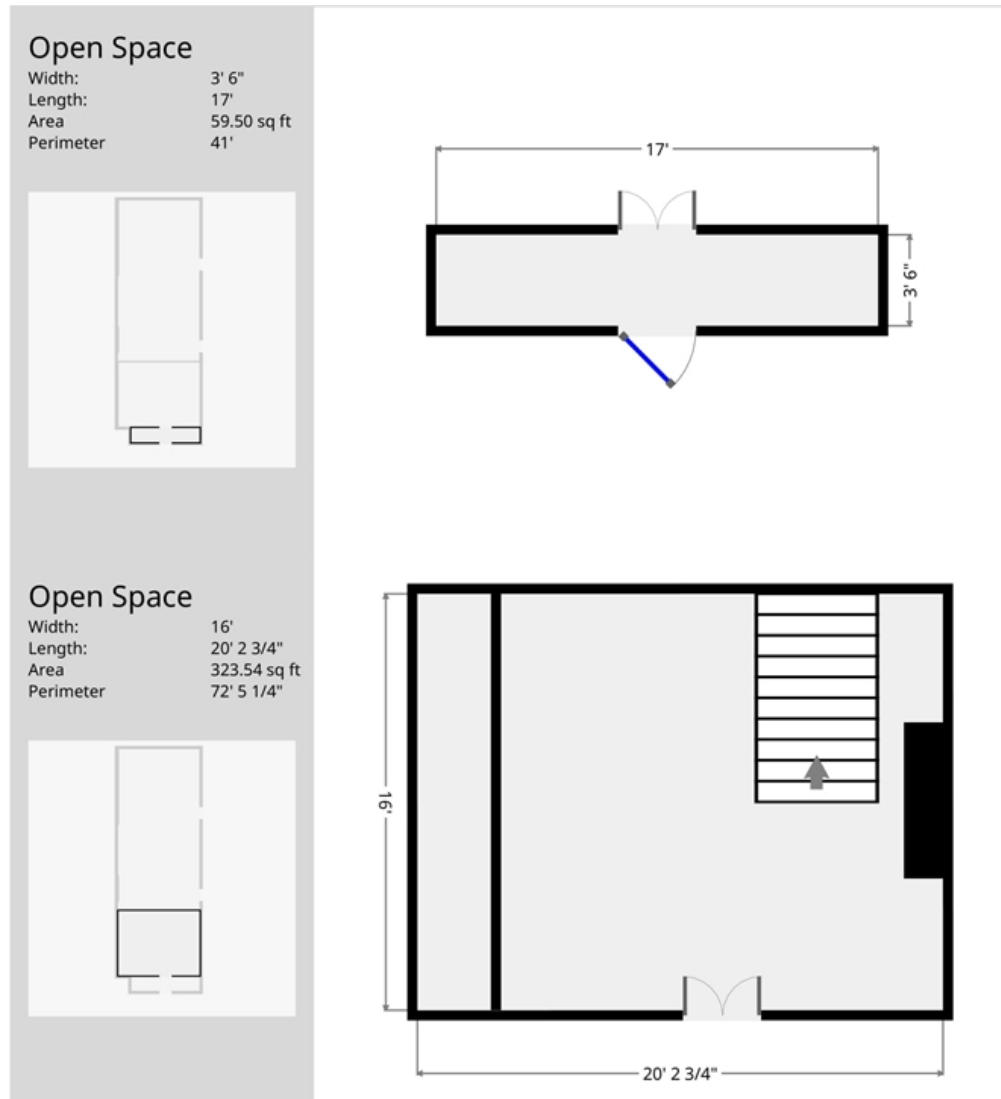


FLOOR PLAN – COMMERCIAL UNIT – UPPER LEVEL

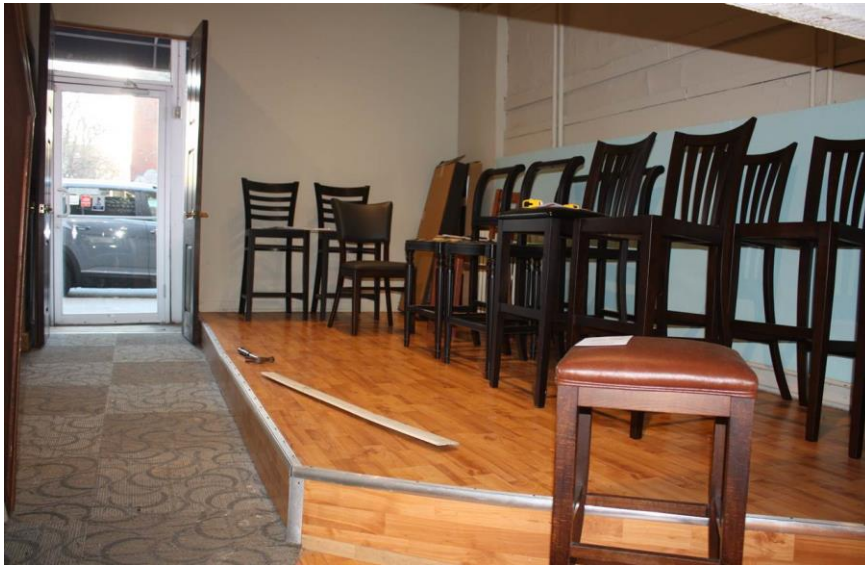
Main Level



FLOOR PLAN – COMMERCIAL UNIT – ENTRY LEVEL

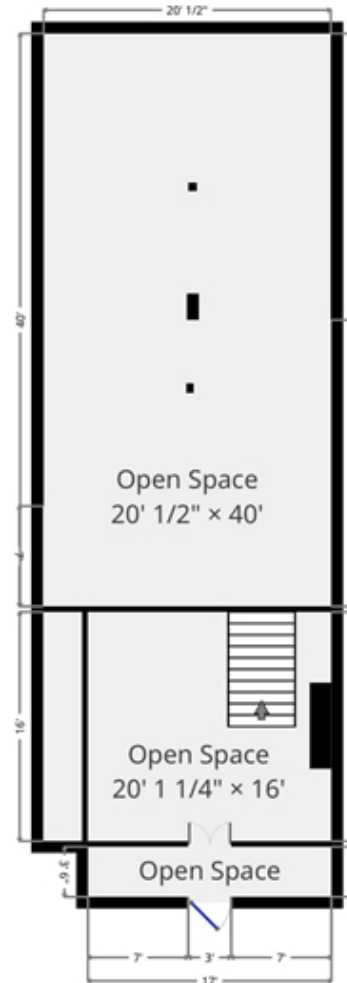


INTERIOR VIEWS – COMMERCIAL UNIT – LOWER LEVEL



FLOOR PLAN – COMMERCIAL UNIT – LOWER LEVEL

Basement



C-2 ZONE (GENERAL BUSINESS ZONE)

The following uses shall be permitted in any C-2 Zone:

- (a) R-1, R-2, R-2T, R-2A, R-3, C-1 and C-2A uses;
- (b) Any business or commercial enterprise except when the operation of the same would cause a nuisance or a hazard to the public and except adult entertainment uses, junk yards and amusement centres;
- (c) Billboards not to exceed twenty-eight square meters (28 m²) in area and not to extend more than eight meters (8 m) above the mean grade on which it is situated.
- (d) Uses accessory to any of the foregoing uses.

- No person shall in any C-2 Zone, carry out, cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- No person shall in any C-2 Zone, use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

Requirements

- (1) No front, side or rear yards are required for C-2 uses in C-2 Zones.
- (2) (Deleted)

The height of a building in a C-2 Zone shall not exceed a height of eighty (80) feet, but for each foot that the building or that portion of the building which would exceed eighty (80) feet in height is set back from the property line, two (2) feet may be added to the height of the building.

For additional information see the Halifax Regional Municipality Land Use By-Law for Halifax Peninsula

CONTACT INFORMATION



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