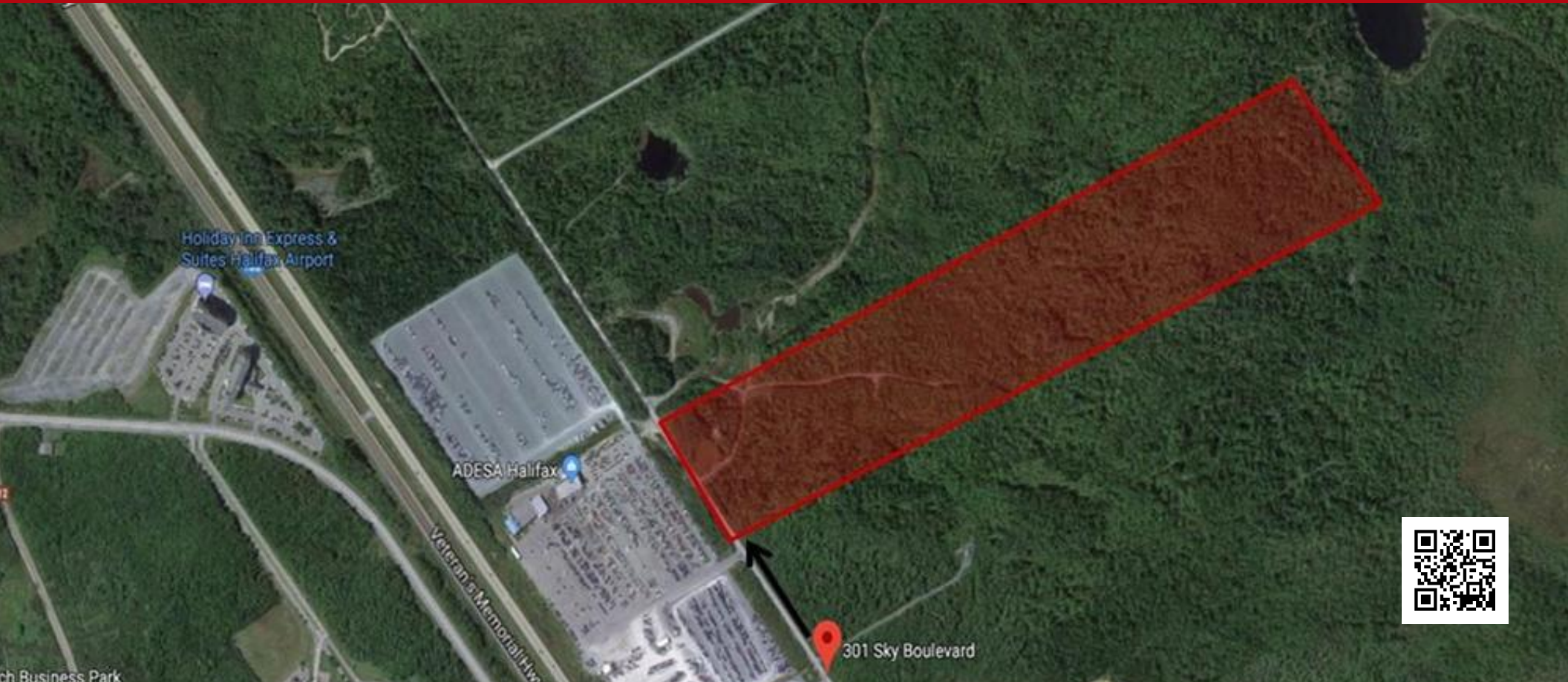


FOR SALE

kw COMMERCIAL
ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

301 SKY BOULEVARD | GOFFS, NS

AEROTECH BUSINESS LAND | UP TO 55 ACRES



Tom Gerard, SIOR, CCIM

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Phil Bolhuis

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KELLER WILLIAMS SELECT REALTY

6080 Young Street, Suite 308

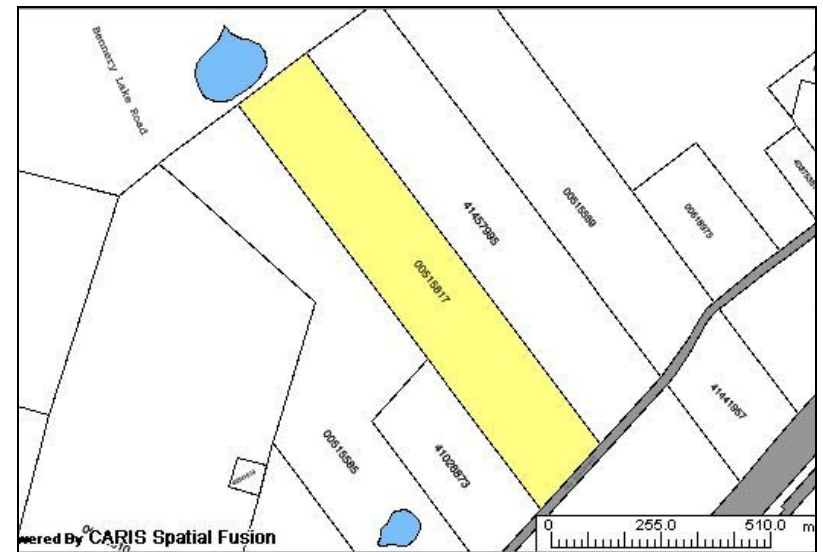
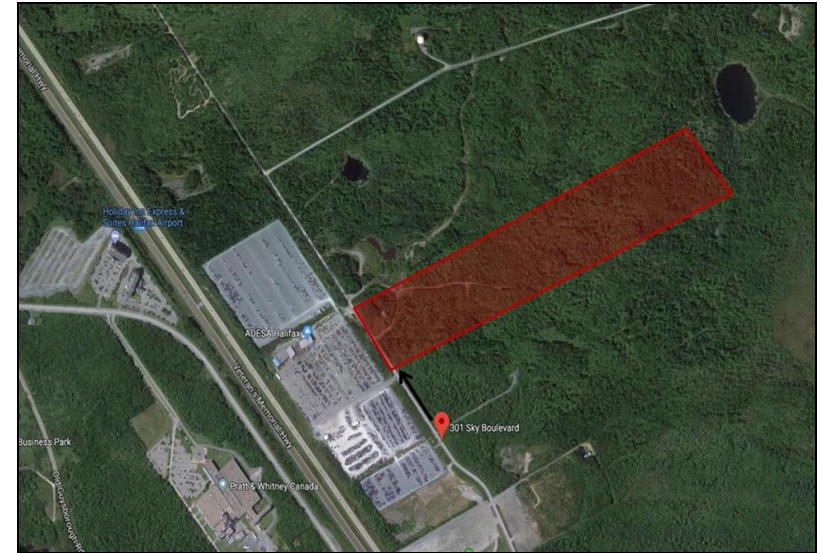
Halifax, NS B3K 5L2

www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land located at 301 Sky Boulevard, Goffs, NS B0N1Y0

Civic Address:	301 Sky Boulevard, Goffs, NS Adjacent Aerotech Business Park	
Property Type:	Land	
PID #:	00515817	
Lot Features:	Rectangular shaped lot with 657' of frontage to Sky Boulevard	
Lot Size:	55.31 Acres Can be subdivided into 2 parcels up to 25+ acres each	
Site Dimensions:	Sky Boulevard Frontage	657.25'
	South Western Boundary	3,796.29'
	North Eastern Boundary	3,669.21'
	North Western Boundary	645.37'
Municipal Services:	Hydro, telephone, police and fire protection (well and septic required)	
Zoning:	AE4 AE-4 (Aerotech Business) Zone (+/- front 70%) PWS (Protected Water Supply) Zone (+/- rear 30%) Planning Districts 14/17 (Shubenacadie Lakes) LUB	
Assessed Owner:	Michael William McDonald Brian Anthony McDonald	
Assessed Value:	\$338,500 (2019 Resource Taxable)	
List Price:	\$399,900	



AREA OVERVIEW

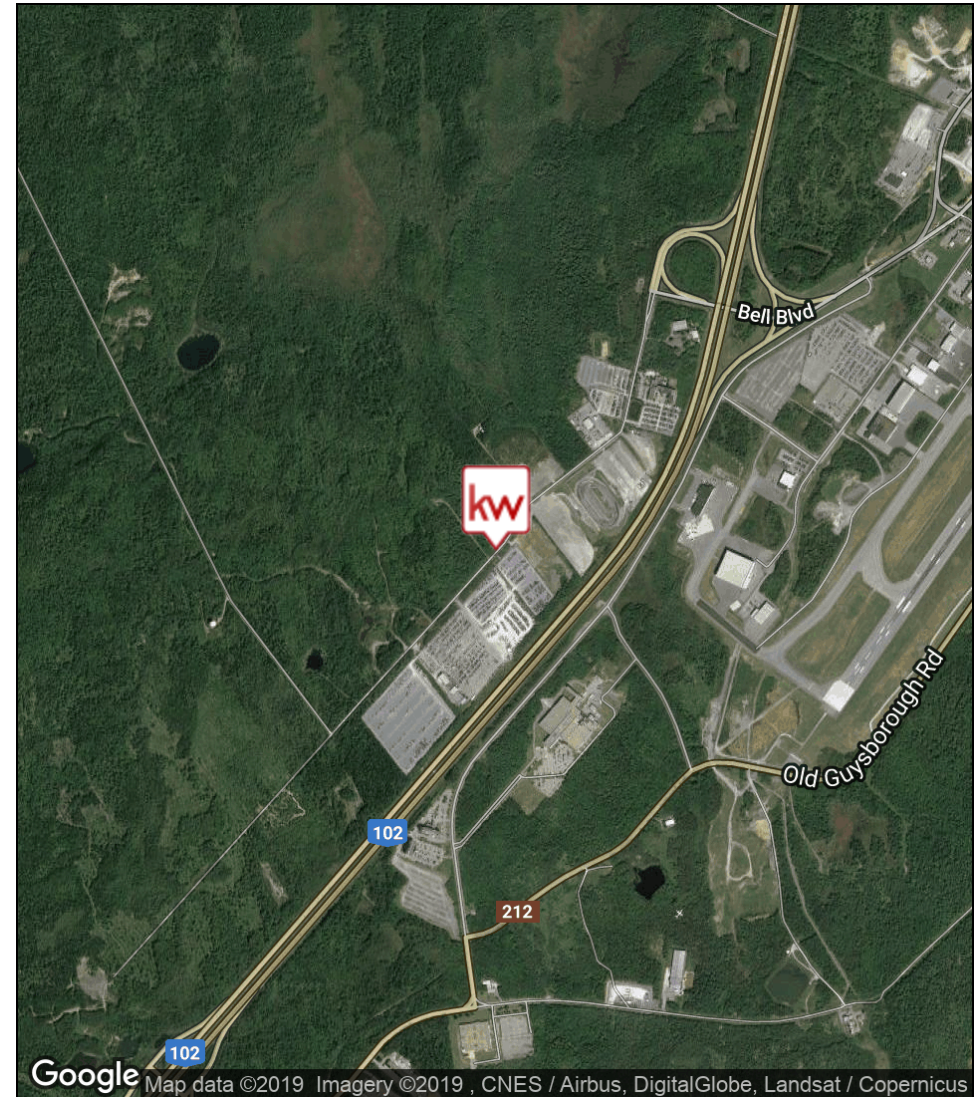
The subject property is located approximately 23 miles from the downtown Halifax Central Business District along the Sky (Bell) Boulevard service road. It is 3.9 km from the Halifax Stanfield International Airport and opposite ADESA. The property enjoys visibility but no direct frontage to Highway 102.

The adjacent lands located on Sky Boulevard was recently sold to Leil Cranes.

The subject property is also located close to the Aerotech Business Park, a municipally-run business park originally catering towards aviation companies. The zoning has since been changed to allow for other types of companies to locate there. The largest tenants are Pratt & Whitney Canada and Northrop Grumman Canada Corporation.

The airport has seen the addition of 3 new hotels in recent years including the Holiday Inn Express and the 169-room Alt Hotel, which is connected to the passenger terminal and the parking garage by a footbridge.

The Halifax airport has been operated by the Halifax International Airport Authority (HIAA) since 2000 and is the 8th busiest airport in Canada by passenger traffic. It handled a total of 4,083,188 passengers and over 80,000 aircraft movements in 2017. It is a hub for Air Canada Express, Cougar Helicopters, Maritime Air Charter, PAL Airlines and SkyLink Express.



SURVEY PLAN



ZONING

AE-4 ZONE - AEROTECH BUSINESS ZONE

AE-4 USES PERMITTED

No development permit shall be issued in any AE-4 (Aerotech Business) Zone except for the following:

- General Business Uses
- Retail stores
- Manufacturing
- Service and Personal Service Uses (RC-Jun17/03;E-Jun 20/03)
- Offices
- Banks and financial institutions
- Restaurants
- Outdoor display courts
- Indoor commercial recreation uses
- Service stations and automotive repair
- Parking lots
- Building supply outlets
- Warehousing and wholesaling
- Construction industries and contractors
- Transportation terminals
- Motels and hotels
- All AE-1 and AE-3 permitted uses
- Automobile race tracks
- Harness racing tracks

Contact your local listing agent for full AE-4 (Aerotech Business) zoning information sheet.

ZONING

PWS ZONE - PROTECTED WATER SUPPLY ZONE

PWS USES PERMITTED

No development permit shall be issued in any PWS (Protected Water Supply) Zone except for the following:

Municipal water distribution or purification facilities
Conservation uses
Public parks
Uses accessory to the forgoing uses
Single unit dwellings

OTHER REQUIREMENTS: SETBACKS FROM WATER SUPPLY SOURCES

- (a) No development permit shall be issued for any dwelling or accessory structure within 30.5 metres of any lake or other watercourse within the PWS (Protected Water Supply) Zone.
- (b) Notwithstanding Section 4.17, water distribution or purification uses may be built to the lot line where the line corresponds to the shore line.

CONTACT INFORMATION



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