

# FOR SALE

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## 315 SACKVILLE DRIVE | LOWER SACKVILLE, NS

COMMERCIAL DEVELOPMENT LAND | 1.76 ACRES



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by Dennis Baxter, as represented by Tamara Campanis, Power of Attorney to facilitate a sale of the lands located at 315 Sackville Drive, Lower Sackville, NS B4C 2R7

<b>Civic Address:</b>	315 Sackville Drive, Lower Sackville, NS B4C 2R7
<b>Property Type:</b>	Commercial Development Lands
<b>PID #:</b>	40872103
<b>Lot Size:</b>	1.76 Acres
<b>Zoning:</b>	PC (Pinehill/Cobequid) Zone
<b>Assessed Value:</b>	\$98,000 (Commercial Taxable 2019)
<b>List Price:</b>	\$625,000



# AREA OVERVIEW REGION

## Halifax, NS

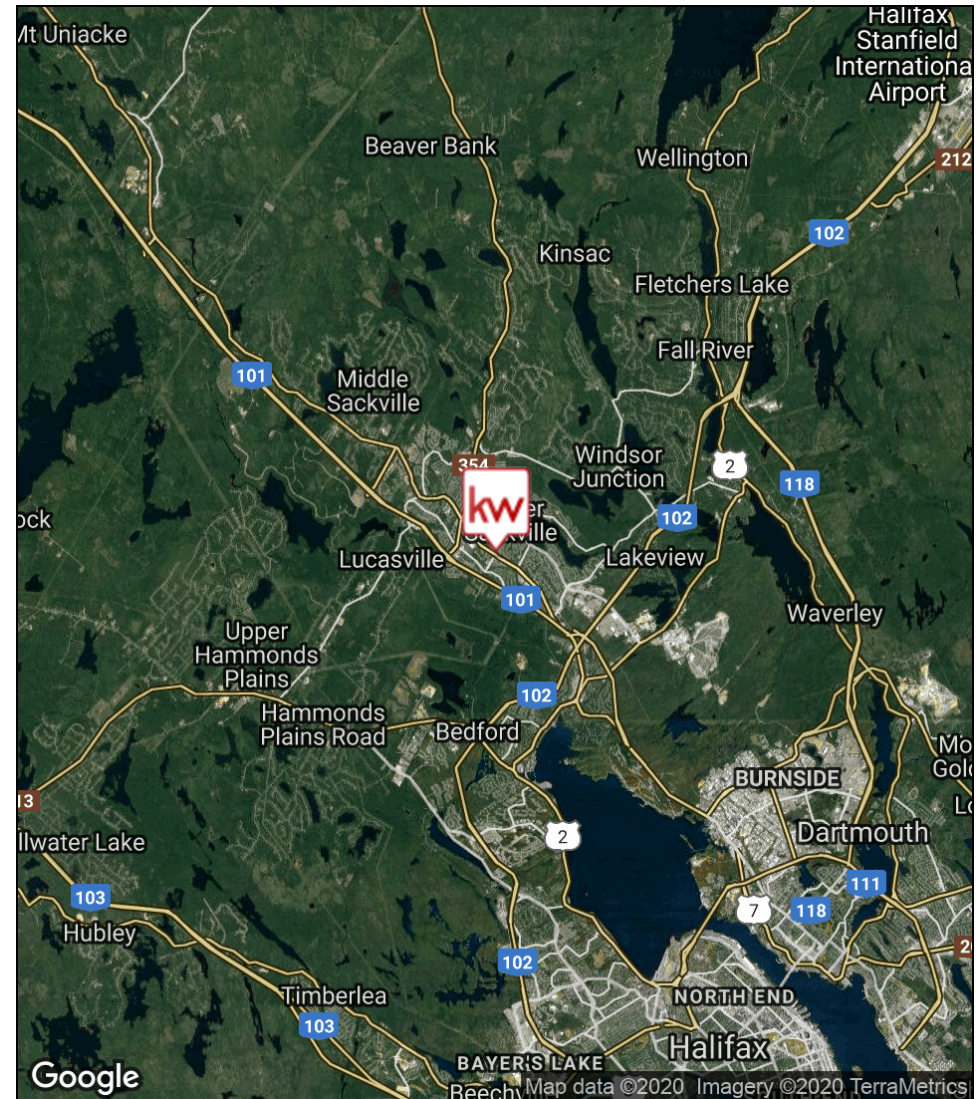
Halifax Regional Municipality is the largest centre east of Quebec City, with a population of 403,131 (2016 Census Population by Statistics Canada). HRM accounts for almost 20% of the population of Atlantic Canada and almost 50% of the population of Nova Scotia.

## Economy

Halifax Regional Municipality is the capital of Nova Scotia and the largest urban area in Atlantic Canada. With the Halifax Peninsula and Dartmouth at the core, HRM is Atlantic Canada's business hub for banking, government services and private sector companies, along with one of the largest military infrastructures in Canada. With 8 post secondary institutions, including: Dalhousie University, Saint Mary's University, Mount Saint Vincent University, NSCAD University and the Nova Scotia Community College, the city is known as an educational hub.

The Irving Shipyard started cutting steel in August 2015 for the first ship as part of the \$25 billion ship building contract awarded in 2012. The contract is expected to produce approximately 21 naval and coast guard ships over 30 years and generate 11,500 new jobs by 2020. The economic impact is an expected increase in Nova Scotia's GDP by \$900 million annually.

The additional economic benefits include new housing, new vehicle, restaurant, clothing, grocery and furniture sales. The ship building contract provides another leg of diversification to Halifax's already stable economic base.



# AREA OVERVIEW

Lower Sackville is one of the fastest growing communities in Nova Scotia with a local market population of over 32,000 people and with the AADT count now exceeding 56,000 vehicles. Sackville Drive is the main traffic artery through this area with easy highway access and retail centers located at each end. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore. The property is located minutes away from the newly developed Bedford Commons shopping district and 10 minutes to both Halifax and Dartmouth.

The subject land is between Riverside Drive and Pinehill Drive. Sackville Drive is suited to commercial as well as multi-residential development with its Pinehill/Cobequid Zone.



# RETAILER MAP



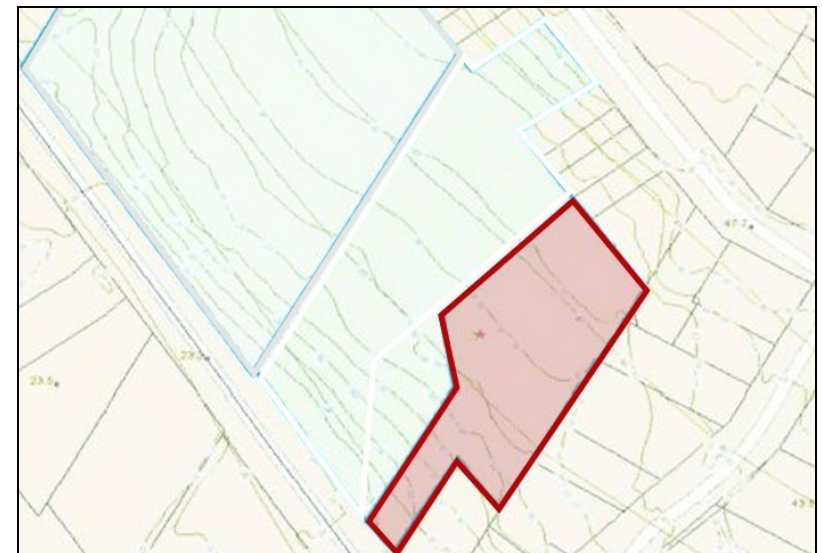
**315 SACKVILLE DRIVE** | LOWER SACKVILLE, NOVA SCOTIA

# AERIAL PHOTO



**315 SACKVILLE DRIVE** | LOWER SACKVILLE, NOVA SCOTIA

<b>Civic Address:</b>	315 Sackville Drive Lower Sackville, NS B4C 2R7
<b>PID #:</b>	40872103
<b>Lot Size:</b>	1.76 Acres
<b>Site Dimensions:</b>	The site is irregular in shape
<b>Zoning:</b>	PC (Pinehill/Cobequid) Zone
<b>Municipal Services:</b>	Water and sewer
<b>Assessed Value:</b>	\$98,000 (Commercial Taxable 2019)



# ZONING & PLANNING INFORMATION

## PC (PINEHILL/COBEQUID) ZONE

No development permit shall be issued in any PC (Pinehill/Cobequid Zone) except for the following:

### Commercial Uses:

Retail stores, food stores, building supply outlets, personal service shops, Health & Wellness Centres, offices, commercial schools, banks and financial institutions, restaurants (full service, take-out, drive-thru), shopping plaza/strip mall, commercial entertainment, all age/teen club, motels, hotels, guest homes, bed & breakfasts, commercial recreation, automotive service stations, greenhouses and nurseries, garden market in conjunction with a retail store, welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops, re-cycling depots, automotive repair outlets, funeral parlours and undertaker establishments, bakeries (including wholesale), printing and publishing establishments, car wash, service shop, outdoor display courts or existing auto body shops.

### Institutional and Community Uses

Educational institutions (including commercial schools), denominational institutions excluding cemeteries, day care facilities, civic buildings including but not limited to public office, post office, fire station, police station, library, museum and gallery, medical veterinary and health service clinics; outdoor kennels associated with veterinary clinics are prohibited. Community/recreational centre, community parkland and facility uses and residential care facilities

### Residential Uses

Existing single unit dwellings, existing two (detached and semi-detached) dwellings, townhouses, multiple unit dwellings.

For additional information, see Sackville Drive Land Use By-Law



# CONTACT INFORMATION



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