

FOR SALE

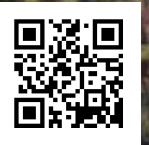
kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

81 LOVETT LAKE COURT | BAYERS LAKE BUSINESS PARK, HALIFAX, NS

COMMERCIAL DEVELOPMENT LAND | 5.48 ACRES



Dillon Consulting
Limited



Habitat for Humanity
ReStore Halifax

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EXECUTIVE SUMMARY

Office / retail / commercial development site located in the Bayers Lake Business Park, Halifax, Nova Scotia with high profile visibility to Chain Lake Drive.

Property Type:	Undeveloped Land	
Civic Address:	Currently assigned address; 81 Lovett Lake Court, Halifax, NS	
PID #:	41318502	
Lot Features:	Irregular and majority rectangular shaped lot with 751' of frontage to Chain Lake Drive	
Lot Size:	5.479 Acres	
Site Dimensions:	Chain Lake Drive Frontage:	751'
	Lovett Lake Court Frontage:	247'
	North Western Boundary:	331'
	North Eastern Boundaries:	331'
	Eastern Boundary:	469'
Municipal Services:	Hydro, telephone, sewer, water, police and fire protection	
Zoning:	I-3 (General Industrial Zone) Halifax Mainland Land Use By-law, HRM	
Assessed Owner:	MSS Land Developments Limited	
Assessed Value:	\$1,233,000 (2020 Commercial Taxable)	
List Price:	\$1,995,000 / \$8.36 PSF	
Potential Development Density:	100,000 SF with 330+ parking stalls	

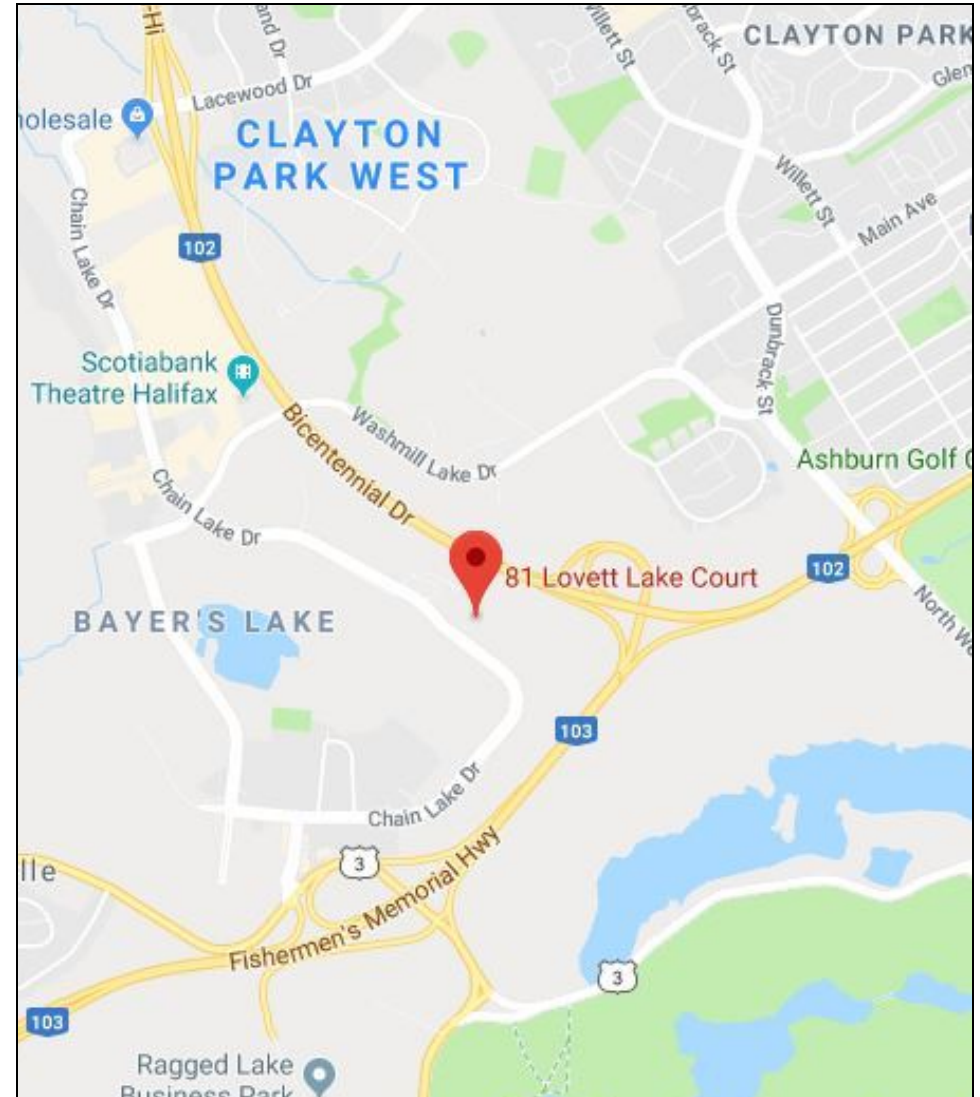


AREA OVERVIEW

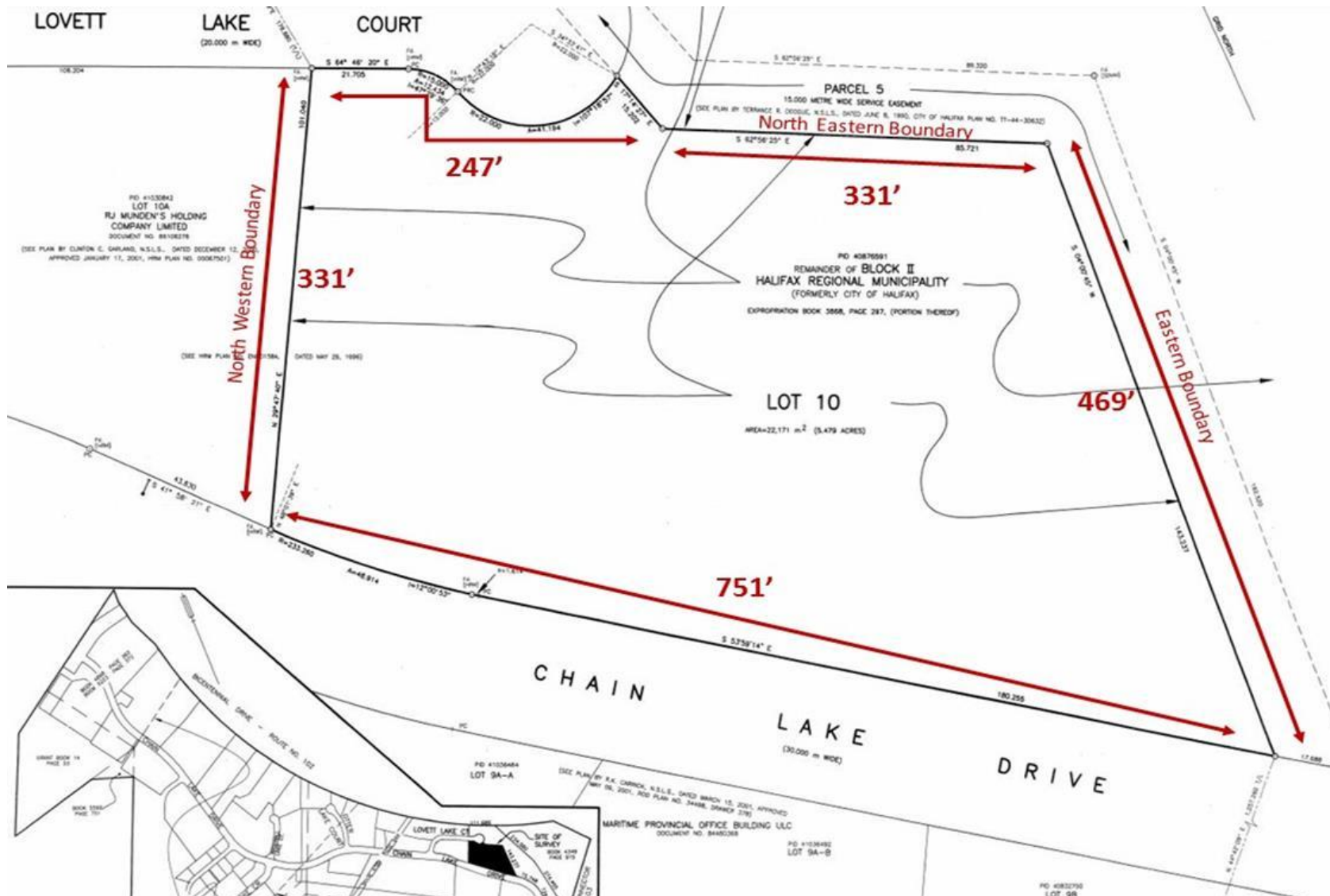
The subject property is located on Chain Lake Drive in the south east section of the Bayers Lake Business park in the Halifax Regional Municipality. Bayers Lake Business Park has enjoyed outstanding growth since its inception in the mid 1980s. It's location at the confluence of Highways 102 and 103, its proximity to the rapidly developing Bedford West, Bedford South and Clayton Park residential areas, and short drive to downtown Halifax and port facilities have all contributed to the success of the Bayers Lake Business Park.

Over 580 acres (236 hectares) in size, Bayers Lake Business Park represents a major concentration of light industrial and commercial activity in Greater Halifax. In particular, warehouse retail "superstores" have recognized the value of Bayers Lake Business Park's strategic location, including Costco, Walmart, Kent Building Supplies, Staples, and Best Buy to name a few. However, Bayers Lake Business Park is more than just a retail destination. Major warehousing, trucking, distribution, and manufacturing operations have been established in the Park. Bayers Lake Business Park offers high quality infrastructure combined with comprehensive development standards. Bayers Lake has recently seen the relocation from CBD Halifax of 600-800 CRA employees to a new building on Hobsons Lake Drive as well as a new DND Armouries.

The next phase of growth at Bayers Lake will see the relocation from CBD Halifax of The Canada Customs and Border Services who will be occupying a newly constructed 45,000 SF office building to be completed in January 2019. Bayers Lake has also been selected for the new Community Outpatient Centre that will be built as part of the QEII redevelopment project. The centre will be built behind the Bayers Lake Business Park retail development on the west side of Chain Lake Drive, between Lacewood Drive and Susie Lake Crescent. The Community Outpatient Centre will offer several services that do not require a hospital setting. Those potential services may include an initial visit with a specialist, post-surgery or post-treatment follow up, blood collection and X-rays.



SURVEY PLAN



DEVELOPMENT RENDERING - BUSINESS CAMPUS



DEVELOPMENT RENDERING - SINGLE OFFICE



ZONING

I-3 ZONE - GENERAL INDUSTRIAL ZONE

50A(1) The following uses shall be permitted in any I-3 Zone:

- (a) any industrial/commercial enterprise, except when the operation of same would cause a nuisance or hazard to the public and except:
 - (i) billboards;
 - (ii) adult entertainment uses; and
 - (iii) amusement centres.
- (b) a public park.

50A(2) No person shall in any I-3 Zone carry out, or 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).

50A(3) No person shall in any I-3 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).

SETBACK REQUIREMENTS

50A(4) No front, side or rear yards are required in an I-3 Zone; however, any development undertaken in an I-3 Zone shall be required to be set back 200 ft. from any lake or watercourse and any use permitted in the I-3 Zone shall be set back a minimum of 30 feet from a collector roadway and 10 feet from all other roadways.

SPECIAL PARKING

50A(7) Notwithstanding Section 9(d) where a structure is built on a lot greater than 2 acres:

- (a) parking shall be provided as follows:
 - (i) office structure - 3 spaces per 1,000 square feet or gross floor area;
 - (ii) retail or service structure - 4 spaces per 1,000 square feet of gross floor area;
 - (iii) restaurant - 8 spaces per 1,000 square feet of gross floor area. Halifax Mainland Land Use By-law Page 76
- (b) off street loading and unloading shall be provided at the sides and rear of the building on a collector roadway except where a berm or other similar screening a minimum 5 feet in height is provided between the loading area and the street.
- (c) driveways, parking areas, and loading and unloading areas shall be maintained with a stable surface.
- (d) areas not used for parking, driveways, storage or other similar purposes shall be landscaped.

DISCLAIMER & LIMITING CONDITIONS

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CONTACT INFORMATION



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