

FOR SALE

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

HOBSONS LAKE DRIVE | HALIFAX, NS

LAND | UP TO 5 ACRES



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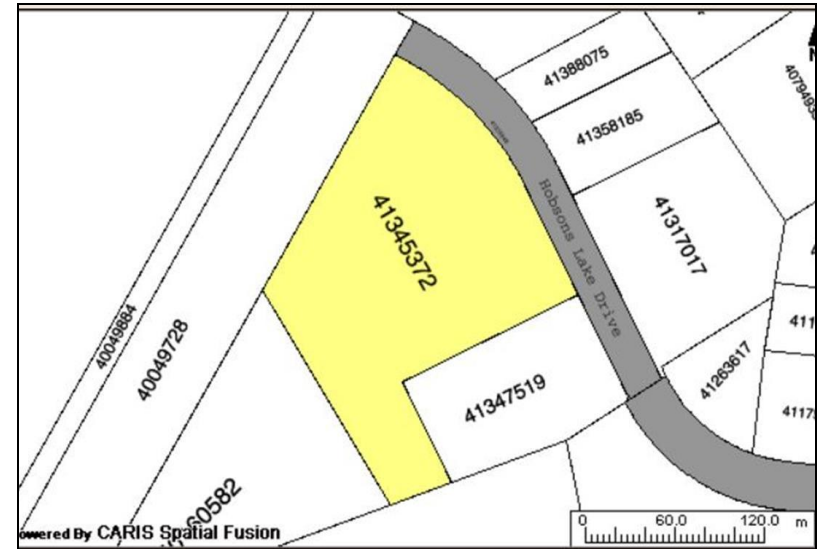
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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of land located at Hobsons Lake Drive, Halifax, NS B4B 1S8

Civic Address:	Lot C (Portion of) Located on the east side of Hobson's Lake Drive in the Bayers Lake Business Park, Halifax, Nova Scotia
PID:	41345375
Property Type:	Land
Lot Features:	Rough graded lot with over 700' of frontage on Hobsons Lake Drive. Services at street center
Lot Size:	Up to 5 Acres
Municipal Services:	Hydro, telephone, sewer, water, garbage collection, police & fire protection
Zoning:	I-3 Industrial zoning which allows for a wide variety of commercial uses, including: suburban office, retail and commercial
Assessed Value:	\$3,943,000 (2018 Commercial Taxable)
List Price:	\$4,900,000 / \$15.00 PSF



AREA OVERVIEW

The subject property is located in the centre of Bayers Lake Business Park on the eastern side of Hobsons Lake Drive, enjoying 3 different points of ingress/egress to and from the property. Hobson's Lake Drive is an ideal suburban office setting, directly off of a major boulevard that leads to the many businesses, shop and restaurants that reside in the Park and is a short walk to the Rails to Trails system and Bayers Lake itself. Metro transit bus stops are within a short walking distance from the property.

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 Home Outfitters to name a few.



DISCLAIMER & LIMITING CONDITIONS

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CONTACT INFORMATION



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