

FOR SALE

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

105 JOSEPH ZATZMAN DRIVE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS

INDUSTRIAL | 2,500 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land and buildings located at 105 Joseph Zatzman Drive - Burnside Business Park, Dartmouth, NS B3B 1N3

Civic Address:	105 Joseph Zatzman Drive, Dartmouth, NS B3B 1N3
Property Type:	Industrial
PID #:	40495442
Year Built:	1989
Current Use:	Atlantic Venetian Blinds
Building Size:	2,500 SF
Premises Breakdown:	Office/Showroom: 500 SF (25' x 20') Warehouse: 2,000 SF (50' x 40')
Construction Style:	Pre-engineered steel, semi-detached
Lot Size:	10,237 SF (0.23 Acres)
Parking:	5 Asphalt paved and gravel graded area
Zoning:	I-2 General Industrial
Assessed Value:	\$237,700 (2018 Commercial Taxable)
List Price:	\$575,000



AREA OVERVIEW

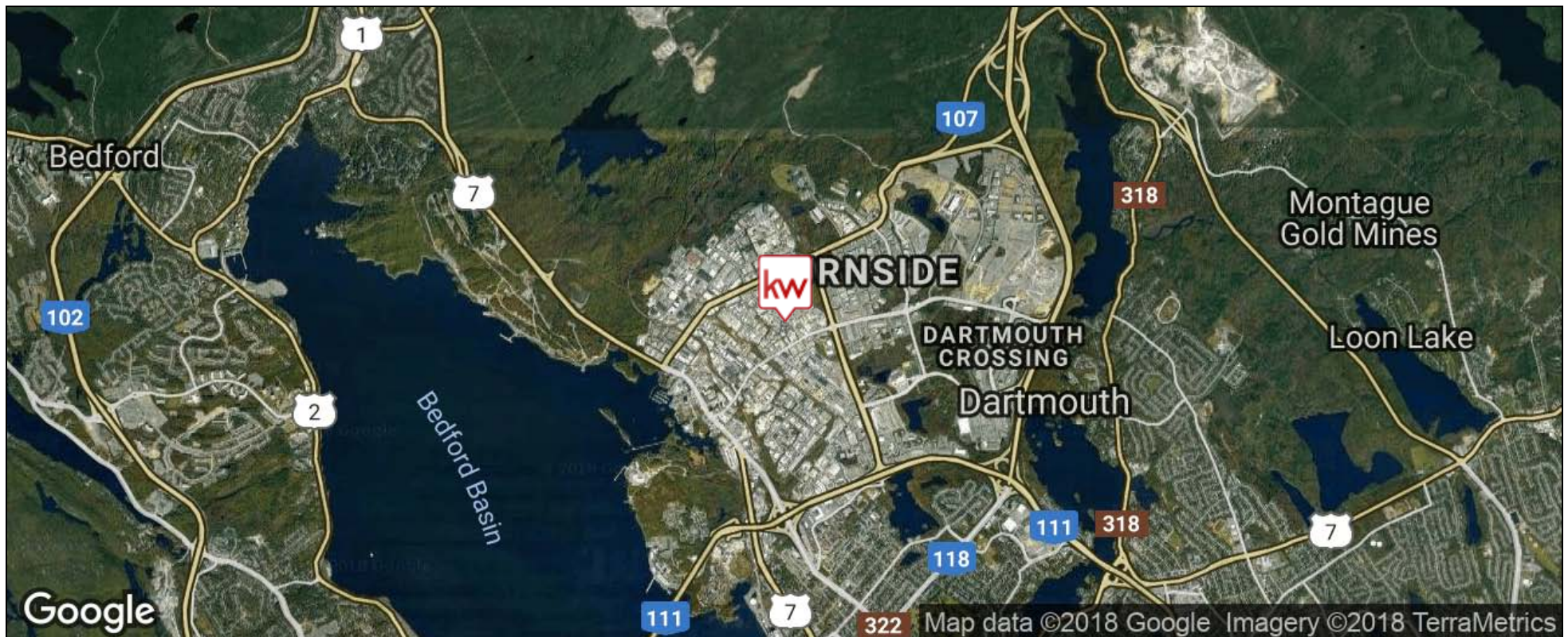
105 Joseph Zatzman Drive is well positioned for both high visibility and is centrally located in Burnside with quick access to Wright Avenue, Raddall Avenue, Akerley Boulevard, Burnside Drive and Dartmouth Crossing. Burnside provides convenient access to exits and interchanges for Highway 111, 118 and 102, proximity to the Halifax International Airport, Downtown Halifax and the Port of Halifax.



AREA OVERVIEW REGION

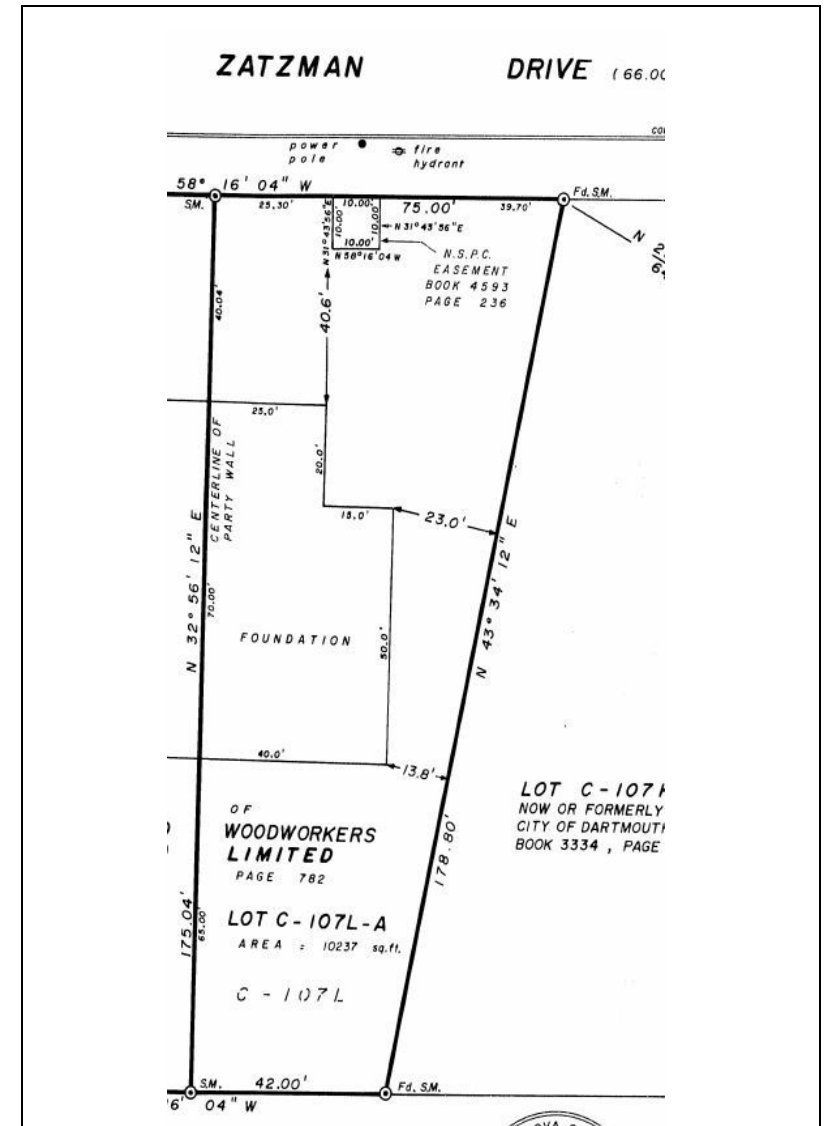
Burnside is the largest business park in Atlantic Canada and HRM with over 1,500 hundred enterprises and over 15,000 employees. Burnside contains over 5.4M SF of multi-tenant industrial/warehouse space located in 101 buildings which represents 83% of the entire Halifax industrial market inventory.

Burnside is centrally located with superb transportation links. It is adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax. Burnside is extensively serviced by C.N.R. mainline, siding and common user facilities, and is home to the largest concentration of truck transportation in Atlantic Canada.

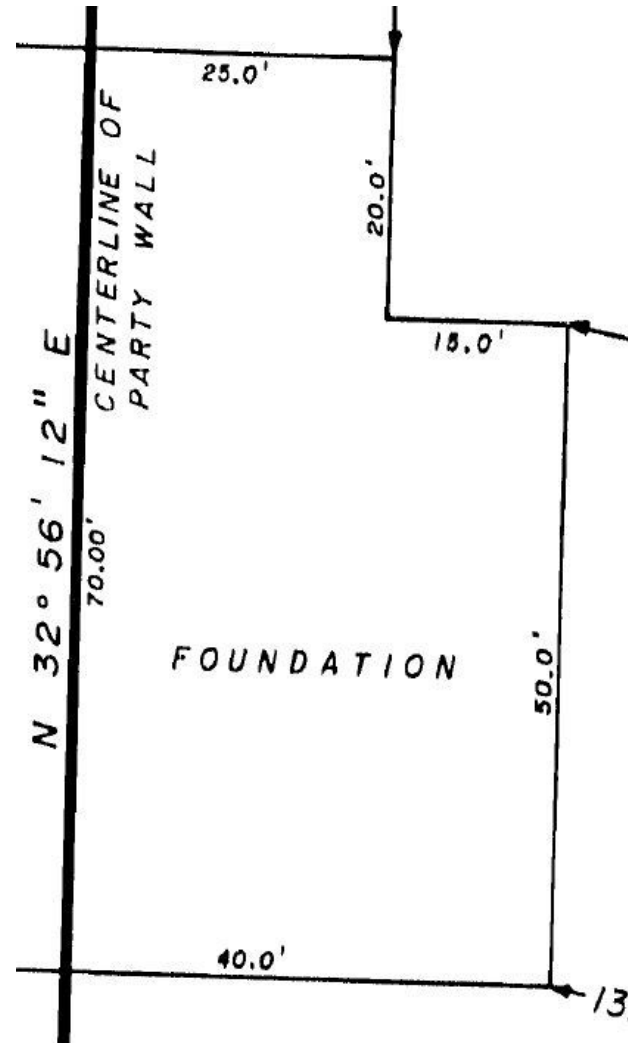


SITE SPECIFICATIONS

Civic Address:	105 Joseph Zatzman Drive, Dartmouth, NS B3B 1N3	
PID #:	40495442	
Lot Size:	10,237 SF (0.23 Acres)	
Site Dimensions:	Joseph Zatzman Drive Frontage:	75'
	Eastern Boundary	175 – 180'
	North Western Boundary	175.04'
	South Western Boundary	42'
Zoning:	I-2 General Industrial	
Municipal Services:	Municipal water and sewer Natural gas Hydro	
Parking:	5 Asphalt paved and gravel graded area	
Assessed Owner:	Baumont-Hamel Holdings Ltd.	
Assessed Value:	\$237,700 (2018 Commercial Taxable)	



EXTERIOR DIMENSIONS



BUILDING OVERVIEW

Building Type:	Industrial
Building Size:	2,500 SF
Premises Breakdown:	Office/Showroom: 500 SF (25' x 20') Warehouse: 2,000 SF (50' x 40')
Current Use:	Atlantic Venetian Blinds
Exterior:	Metal cladding and brick
Interior:	Drywall, VCT and laminate flooring
Roof Type	Warehouse: Corrugated metal Office: Rubber Membrane
Heating & Cooling:	Natural gas forced air
Fuel Type:	Natural gas Electric
Electrical System:	120/240 Volt, 200 Amp single phase
Hot Water System:	Electric hot water
Ceiling Height:	14' – 16' clear
Loading:	One (1) 10' wide x 8' high grade load
Property Features:	Clear span warehouse 30' x 30' fenced compound (42' x 65' rear yard)



BUILDING INTERIOR



Warehouse



Warehouse



Showroom



Showroom

BUILDING EXTERIOR



ZONING

PART 13: I-2 ZONE - GENERAL INDUSTRIAL ZONE

42 (1) The following uses only shall be permitted in a I-2 Zone:

(a) C-3 uses as herein set out;

(i) except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06) (b) industrial enterprises except obnoxious uses and uses creating a hazard to the public.

(c) cabarets (HECC-Dec 4/08; E-Dec 27/08)

(d) pawn shops (HECC-Dec 4/08; E-Dec 27/08) 42(2) Buildings used for C-3 uses in an I-2 Zone shall comply with the requirements of a C-3 Zone.

42 (3) Buildings uses for I-2 uses in an I-2 Zone shall comply with the following requirements:

(a) Lot area minimum - 5,000 square feet

(b) Lot coverage, maximum - 100% if the requirements for 100% lot coverage if the Building By-laws of the City of Dartmouth are met.

(c) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.

For additional information, see Dartmouth Land Use By-Law

DISCLAIMER & LIMITING CONDITIONS

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CONTACT INFORMATION



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