

# FOR SALE

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

## 1610, 1612, 1614 SHORE ROAD | EASTERN PASSAGE, NS

MIXED-USE | 4,006 SF OVER 3 BUILDINGS



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by Newstar Marine & Scooter Inc. to facilitate the sale of the lands and buildings located at 1610, 1612, 1614 Shore Road, Eastern Passage.

<b>Civic Address:</b>	1610, 1612, 1614 Shore Road, Eastern Passage, NS B3G 1G3
<b>Property Type:</b>	Multi-Building Mixed-Use (Commercial/Residential)
<b>PID #:</b>	41057860 & 40001463
<b>Age:</b>	Building 1: 34 Years Building 2: Detached Garage 19 years Building 3: 30 years Building 1 & 3 renovated in 2013-2016
<b>Current Use:</b>	2 Residential rental units with decks Vacant commercial premises
<b>Building Size:</b>	4,006 SF over 3 detached buildings
<b>Premises Breakdown:</b>	Building 1: 1610 Shore Rd & 1612 Shore Rd Ground floor commercial – 1,008 SF 2nd floor residential 2 bedroom flat rental unit – 1,008 SF Building 2: 1610 Shore Road Detached Garage – 560 SF Building 3: 1614 Shore Road 3 bedroom flat residential rental unit – 1,440 SF
<b>Lot Size:</b>	41,082 SF (0.94 Acres, 2 parcels)
<b>Zoning:</b>	C-2 Zone under Eastern Passage/Cow Bay Land Use By-Law
<b>Assessed Value:</b>	PID 40001463 – \$74,100 (2019 Residential Taxable) PID 41057860 – \$208,200 (2019 Residential Taxable) \$30,200 (2019 Commercial Taxable)
<b>List Price:</b>	\$549,000



# AREA OVERVIEW

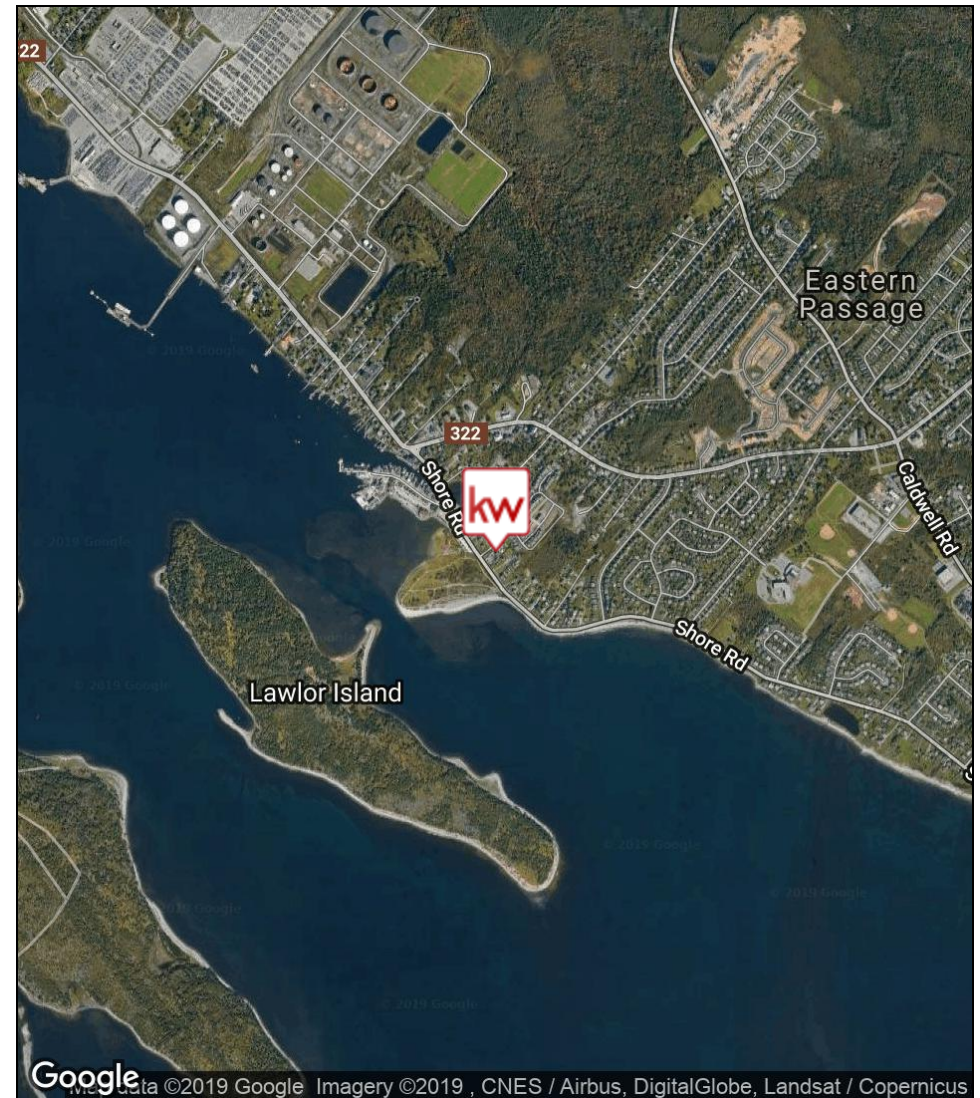
1610, 1612 & 1614 Shore Road, Eastern Passage are located across the street from Fisherman's Cove; a collection of small shops restored from a 200 year old fishing village, with a boardwalk and dock area. Fisherman's Cove includes restaurants and shops such as Boondocks, Heritage Centre, By the Ocean Art, Kattuk Expeditions, Coffee Tea & Sea, Jo's Candy, The Inn at Fisherman's Cove and many others.

Eastern Passage is a growing mid-sized community on the Eastern Shore forming part of the Halifax Regional Municipality, Nova Scotia, and lies along the Atlantic Ocean, at the eastern side of the mouth of Halifax Harbour. Eastern Passage has historically been tied to the fishing industry and is largely used by small recreational boats and fishing vessels during inclement weather as McNabs Island and Lawlor Island afford shelter from prevailing winds. Its waterfront has several small wharves and piers.

The construction of CFB Shearwater, a military air base, at the northern boundary of the community during World War I, along with the construction of the Imperial Oil (later Esso) and Texaco (later Ultramar) oil refinery and an automobile import/export facility following World War II redefined the local economy. New highway connections have resulted in the majority of area residents commuting to Downtown Halifax or Dartmouth.

\* Population (2006): 13,000+

\* Total Area: 29.38 km<sup>2</sup>

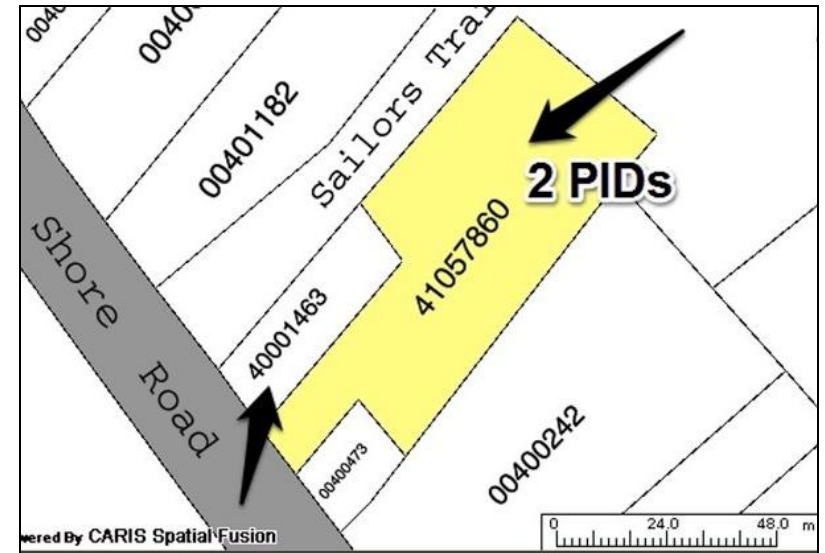


# FISHERMAN'S COVE



# SITE SPECIFICATIONS

<b>Civic Address:</b>	1610, 1612, 1614 Shore Road Eastern Passage, NS B3G 1G3	
<b>PID #:</b>	41057860 & 40001463	
<b>Lot Size:</b>	41,082 SF (0.94 Acres, 2 parcels)	
<b>Lot Features:</b>	Gravel graded, partially fenced slightly sloping back to shore road frontage	
<b>Combined Site Dimensions:</b>	SW Boundary	51.06'
	SE Boundary (1)	67.00'
	Shore Rd Frontage	90.42'
	NW Boundary	250.51'
	NE Boundary	126.53'
	SE Boundary	169.28'
<b>Zoning:</b>	C-2 Zone under Eastern Passage/Cow Bay Land Use By-Law	
<b>Municipal Services:</b>	Municipal Water & Sewer	
<b>Parking:</b>	Ample gravel graded	
<b>Assessed Owner:</b>	NewStar Marine & Scooter Inc.	
<b>Assessed Value:</b>	PID 40001463 – \$74,100 (2019 Residential Taxable) PID 41057860 – \$208,200 (2019 Residential Taxable) \$30,200 (2019 Commercial Taxable)	







# BUILDING 1 OVERVIEW

<b>Building Type:</b>	Mixed-Use (Commercial/Residential)
<b>Building Size:</b>	2,016 SF (Two levels)
<b>Construction Style:</b>	Wood frame
<b>Current Use:</b>	1x Residential rental unit (leased) Vacant ground floor commercial
<b>Exterior:</b>	Vinyl siding
<b>Interior:</b>	Drywall
<b>Roof Type:</b>	Asphalt shingle
<b>Foundation:</b>	Poured reinforced concrete
<b>Rental Layout:</b>	2 Bedrooms, remodeled bathroom, kitchen, dining area and 2 entrances
<b>Heating &amp; Cooling:</b>	Electric baseboard
<b>Electrical System:</b>	200 Amp, 120/240 volt single phase services, done in 2013. Cat 5 data
<b>Hot Water System:</b>	Electric hot water
<b>Loading:</b>	7' x 6' Double man door in ground floor commercial
<b>Building Features:</b>	New windows and doors and new LED lighting Rough in security system / video surveillance and deadbolt locks Separate entrances for all units Barrier free washroom in commercial Not sprinklered 180 degrees of wood decking





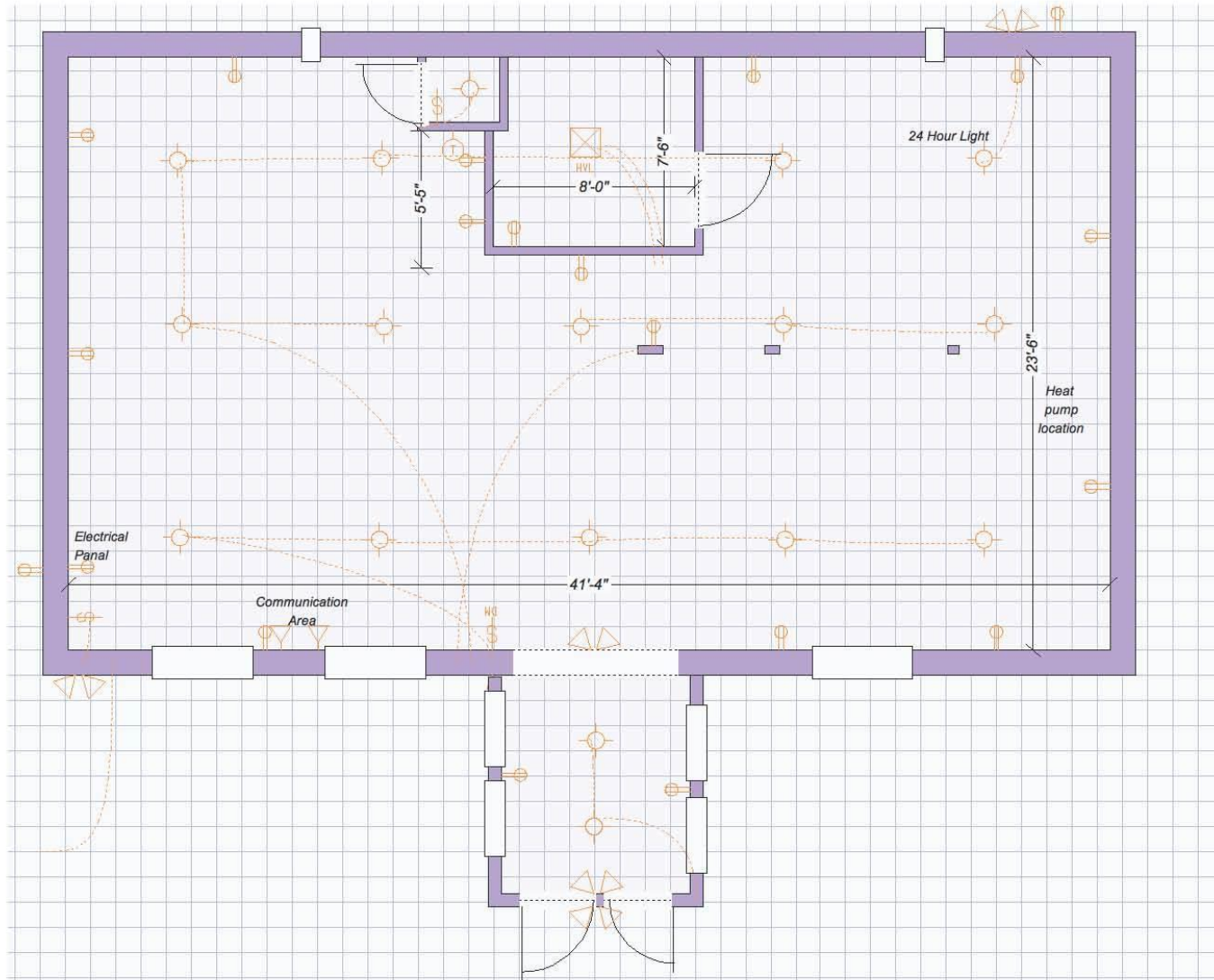
# BUILDING 1 – COMMERCIAL PHOTOS

1610 & 1612 SHORE ROAD: 2,016 SF



1610, 1612, 1614 SHORE ROAD | EASTERN PASSAGE, NOVA SCOTIA

# BUILDING 1 FLOOR PLAN GROUND FLOOR COMMERCIAL



# BUILDING 1 – 2ND FLOOR RENTAL – 2 BEDROOM FLAT

1612 SHORE ROAD: 1,008 SF

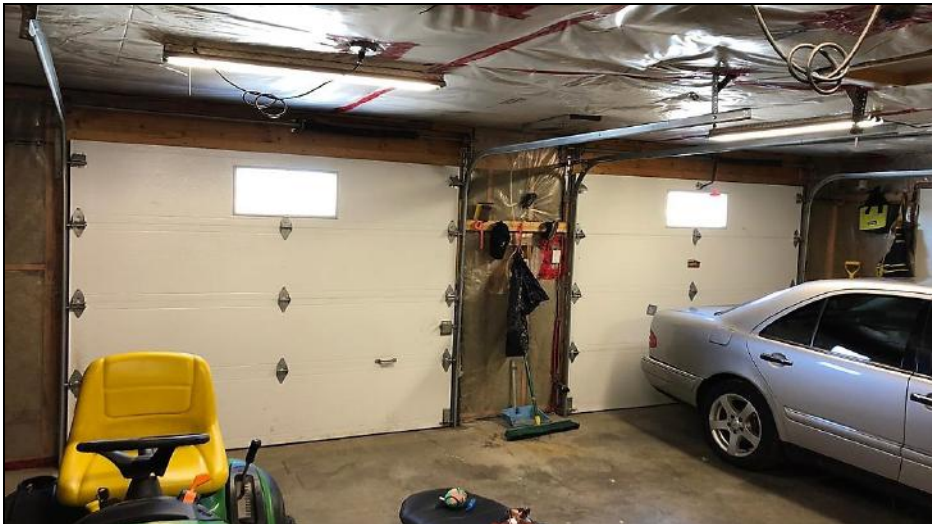


# BUILDING 2 OVERVIEW

<b>Building Type:</b>	Garage (Commercial/Residential)
<b>Building Size:</b>	560 SF (28' x 20')
<b>Construction Style:</b>	Wood frame
<b>Current Use:</b>	Vacant garage
<b>Exterior:</b>	Vinyl siding
<b>Interior:</b>	Insulation (R12) vapour barrier & plywood
<b>Roof Type:</b>	Asphalt shingle
<b>Foundation:</b>	Concrete slab with frost wall
<b>Heating &amp; Cooling:</b>	Electric forced air
<b>Electrical System:</b>	100 Amp sub panel, fed from Building 1, 220 volt welding plus
<b>Loading:</b>	Two (2) 8' x 8' grade load
<b>Property Features:</b>	Rough in security system / video surveillance and deadbolt locks Asphalt paved loading access Built in 1999



# BUILDING 2 PHOTOS – GARAGE



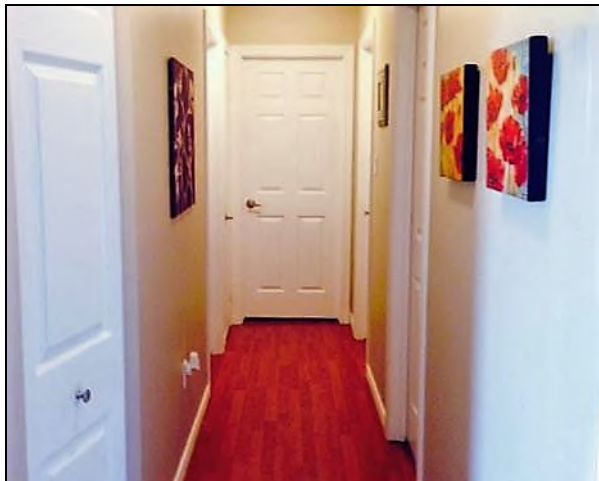
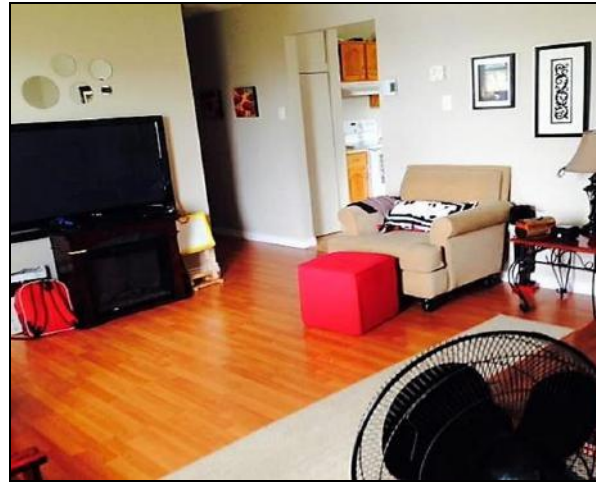
# BUILDING 3 OVERVIEW

<b>Building Type:</b>	Detached Residential Rental
<b>Building Size:</b>	1,440 SF
<b>Construction Style:</b>	Wood frame (Kent Home)
<b>Current Use:</b>	3 Bedroom residential unit (leased)
<b>Exterior:</b>	Vinyl siding
<b>Interior:</b>	Drywall
<b>Roof Type:</b>	Asphalt shingle
<b>Foundation:</b>	Concrete block with crawl space (structure movable above)
<b>Layout:</b>	3 Bedrooms, full bath, kitchen and in-suite laundry
<b>Heating &amp; Cooling:</b>	Electric baseboard
<b>Electrical System:</b>	200 Amp, 120/240 volt single phase services, done in 2013.
<b>Hot Water System:</b>	Electric Hot Water
<b>Property Features:</b>	Deadbolt locks 200 SF wood deck Electricity paid by tenant Fridge, stove, washer and dryer included



# BUILDING 3 PHOTOS – RENTAL UNIT – 3 BEDROOM FLAT

1614 SHORE ROAD: 1,440 SF



# ZONING

## C-2 (GENERAL BUSINESS) ZONE

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

### COMMERCIAL USES:

Retail stores;  
Food, grocery and variety stores;  
Service and personal service shops;  
Offices;  
Commercial schools;  
Banks and financial institutions;  
Restaurants, drive-in, take-out restaurants, outdoor cafe, tea room;  
Theatres and cinemas  
Motels, hotels and motor inns;  
Funeral establishments;  
Taxi and bus depots;  
Parking lots;  
Veterinary hospitals and kennels;  
Existing service stations;  
Tourist information centres;  
Boat or yacht club.

### RESIDENTIAL USES:

Existing dwellings;  
Townhouse dwellings;  
Multiple unit dwellings containing no more than twelve (12) units including apartments.

### COMMUNITY USES:

Open space uses;  
Institutional uses.

For additional information, see the Halifax Regional Municipality Land Use By-Law for Eastern Passage/Cow Bay.



# CONTACT INFORMATION



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