

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

1 FLAMINGO DRIVE | ROCKINGHAM - HALIFAX, NS

COMMERCIAL / RESIDENTIAL | 5,488 SF



Ally Thibodeau
Real Estate Advisor
902.717.4824
ally.thibodeau@gmail.com

KELLER WILLIAMS SELECT REALTY
6080 Young Street , Suite 308
Halifax, NS B3K 5L2
www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

Civic Address:	1 Flamingo Drive, Halifax, NS B3M 1S4
Property Type:	Commercial / Residential
PID #:	00291757
Year Built:	1962
Current Use:	Mixed-Use Commercial/Residential Rental
Building Size:	5,488 SF
Construction Style:	Wood Frame
Premises Breakdown:	Ground floor retail: 2,900 SF 2nd Floor: 1 x 2-bedroom residential rental unit 1 x 3-bedroom residential rental unit
Lot Size:	8,109 SF
Parking:	14 Asphalt paved parking
Zoning:	C-2A Minor Commercial
Assessed Value:	\$244,700 (Residential Taxable 2019) \$147,900 (Commercial Taxable 2019)
List Price:	\$895,000 (\$163.08 PSF)



LOCATION OVERVIEW

1 Flamingo Drive is located in the Rockingham, Creighton Park area of Halifax. The site is elevated above the west side of the Bedford Highway and offers attractive water views overlooking the Bedford Basin and Halifax Harbour to the east. The property is highly visible and accessible to and from the Bedford Highway with a drive by traffic count of over 30,000 cars per day. Businesses immediately adjacent to the subject property include: Martinizing Dry Cleaning, Tim Hortons, the new China Town restaurant, Jim's Pizza House, Press Realty, Tian Phat Asian Grocery and Care & Fun Child Care.

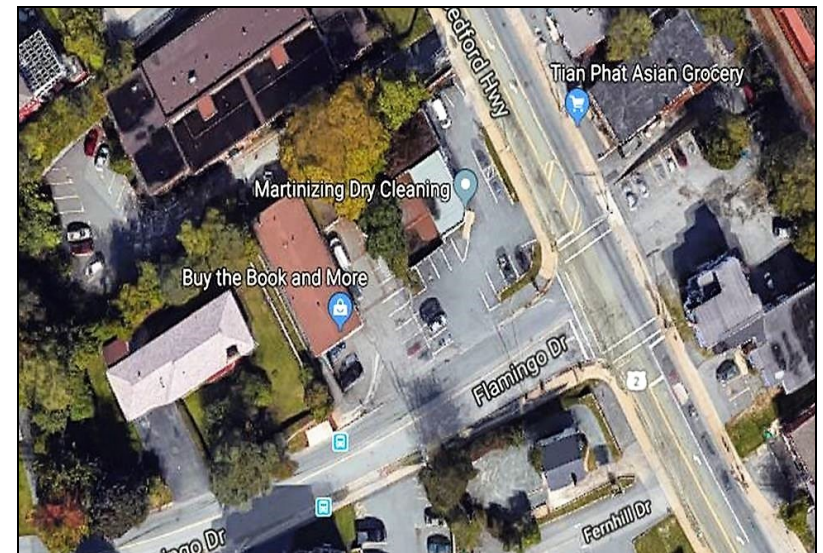
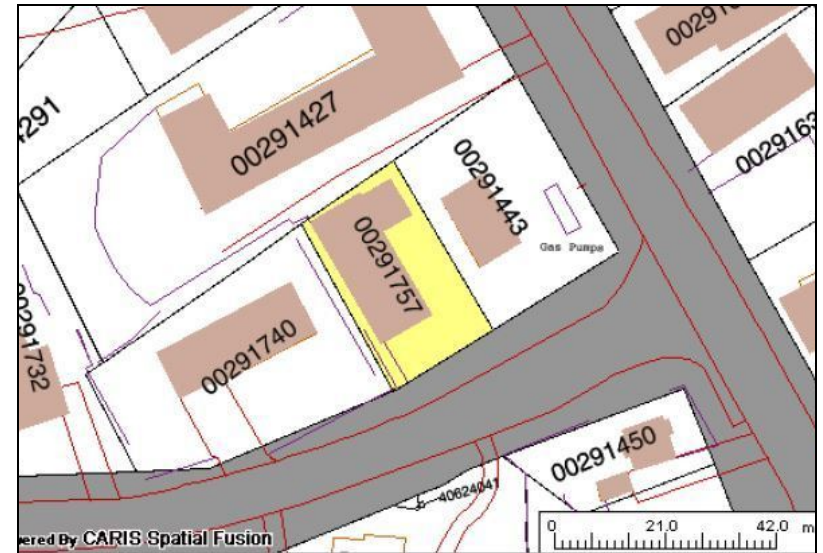


AREA PHOTOS



SITE SPECIFICATIONS

Civic Address:	1 Flamingo Drive Rockingham - Halifax, NS B3M 1S4	
PID #:	00291757	
Lot Size:	8,109 SF	
Site Dimensions:	Flamingo Drive Frontage:	69.59'
	Western Boundary:	115.39'
	Northern Boundary:	70.00'
	Eastern Boundary:	115.39'
Zoning:	C-2A Minor Commercial	
Municipal Services:	Municipal water and sewer	
Parking:	14 Asphalt paved parking	
Assessed Value:	\$244,700 (Residential Taxable 2019)	
	\$147,900 (Commercial Taxable 2019)	



BUILDING OVERVIEW

Building Type:	Commercial / Residential
Building Size:	5,488 SF
Construction Style:	Wood Frame
Current Use:	Mixed-Use Commercial/Residential Rental
Exterior:	Mix of wood and metal siding
Interior:	Painted drywall Ceramic tub surrounds in bathrooms
Roof Type:	Asphalt shingle over wood structure on two-level section Pitched roof was constructed over original flat roof
Heating & Cooling:	Oil fired hot water furnace to baseboard radiators on second level Overhead diffusers on main level 200 gallon oil storage tank
Electrical System:	120/240 volt service
Hot Water System:	Oil fired water heater
Unit Mix:	1x Ground floor commercial unit 2x Upper level residential units 1x 2-bedroom rental 1x 3-bedroom rental



BUILDING PHOTOS



BUILDING DIMENSIONS



ZONING

C-2A (Minor Commercial Zone)

The following uses are permitted in a C-2A Zone:

- (a) all R-1, R-2, R-2T and C-1 uses;
- (b) stores for the purpose of retail trade and rental excluding:
 - (i) motor vehicle dealers;
 - (ii) motor vehicle repair shops which such shops are not primarily engaged in providing service station facilities; and
 - (iii) adult entertainment uses
- (c) radio, television and electrical appliance repair shops;
- (d) watch and jewellery repair shops;
- (e) a store for the purpose of personal service including shoe repair shops, barber and beauty shops, dry cleaners, funeral services, and excepting massage parlours and adult entertainment uses and amusement centres;
- (f) bowling alley;
- (g) a motion picture theatre;
- (h) a service station;
- (i) offices;
- (j) a bank and other financial institutions;
- (k) a restaurant;
- (l) community facilities;
 - (la) billboards not to exceed twenty-eight square meters (28m²) in area and not to extend more than eight meters (8m) above the mean grade on which it is situated provided that no billboard shall be erected in the Peninsula North Area;
 - (lb) commercial recreation uses; (lc) day care facility; (RC-Mar 3/09;E-Mar 21/09)
- (m) any use accessory to any of the foregoing uses.

Height: The height of any building in a C-2A Zone shall not exceed 35 feet.

For additional information, see the Halifax Regional Municipality Land Use By-Law for Halifax Peninsula.

CONTACT INFORMATION



Ally Thibodeau

Real Estate Advisor
902.717.4824
ally.thibodeau@gmail.com



KELLER WILLIAMS SELECT REALTY

6080 Young Street , Suite 308
Halifax, NS B3K 5L2

www.kwcommercialhalifax.com

[KWcommercialHFX@twitter.com](https://twitter.com/KWcommercialHFX)

DISCLAIMER & LIMITING CONDITIONS

The information contained in this package was obtained from the owners and other sources deemed reliable. However, no representations, declarations or warranties are given or implied by Keller Williams Select Realty, or the owner as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

This information package does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require in determining whether or not to purchase the property. The owner and Keller Williams Select Realty expressly disclaim any and all liability for any errors or omissions in this package or any other oral or written communication transmitted or made available to prospective purchasers.

This information package is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the property. The owner reserves the right to remove the offering from the market at any time and is under no obligation to respond to or accept any proposal or offer to purchase lease the property.