

# FOR SALE

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

## 1175/1181 BEDFORD HIGHWAY | BEDFORD, NS

COMMERCIAL / RETAIL | 4,730 SF



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by Wayne MacDonald Auctions Limited to facilitate a sale of the lands and buildings located at 1175/1181 Bedford Highway, Bedford, NS B4A 1C2

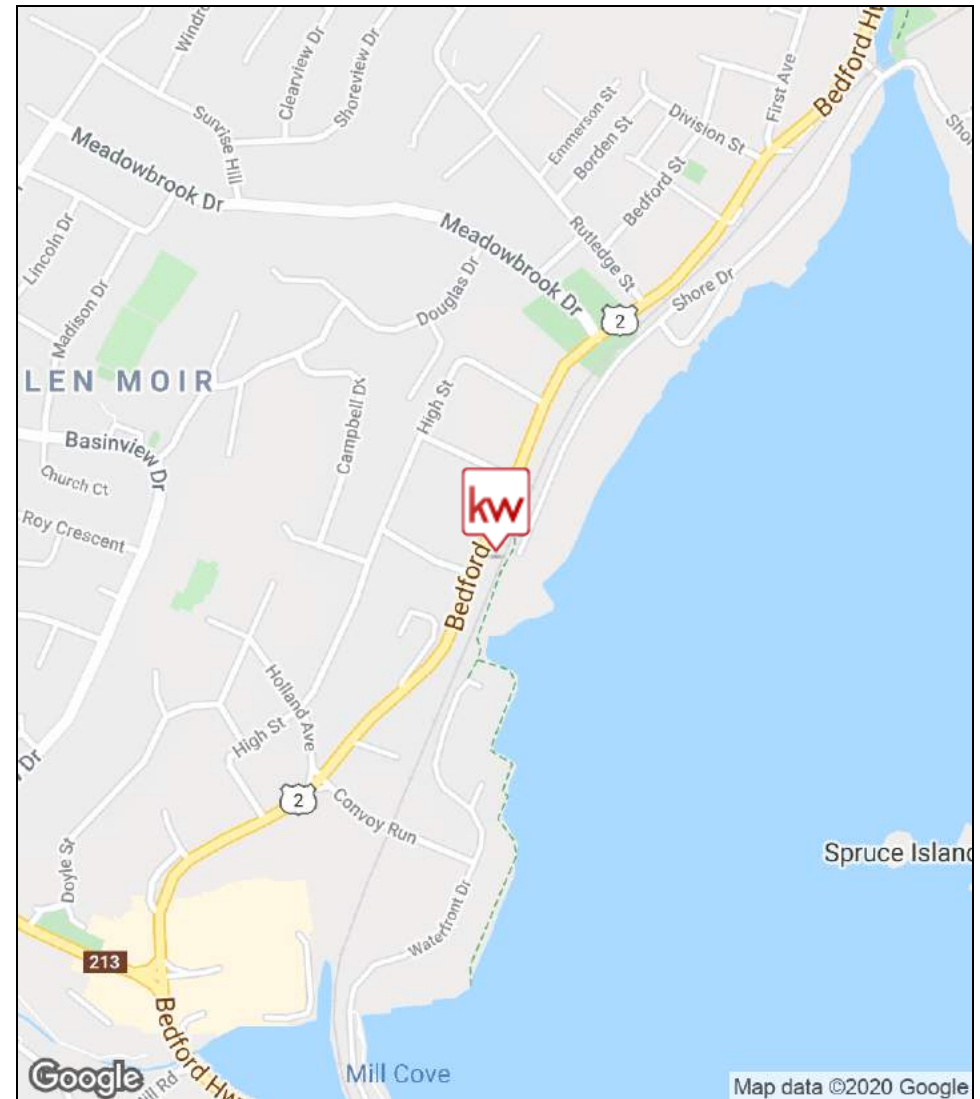
<b>Civic Address:</b>	1175/1181 Bedford Highway, Bedford, NS B4A 1C2
<b>Property Type:</b>	Commercial / Retail
<b>PID #:</b>	00434712   00435073
<b>Year Built :</b>	1945
<b>Current Use:</b>	Multiple Tenants
<b>Building Size:</b>	1175 Bedford Highway: 3,050 SF 1181 Bedford Highway: 1,680 SF  Total: 4,730 SF
<b>Construction Style:</b>	Wood Frame
<b>Lot Size:</b>	14,587 SF
<b>Parking:</b>	Asphalt paved and gravel graded parking along front, side and rear
<b>Zoning:</b>	CMC (Main Street Commercial)
<b>Assessed Owner:</b>	Wayne MacDonald Auctions Limited
<b>Assessed Value:</b>	\$1,067,900 (2020 Commercial/Residential Taxable)
<b>List Price:</b>	\$1,350,000



# AREA OVERVIEW

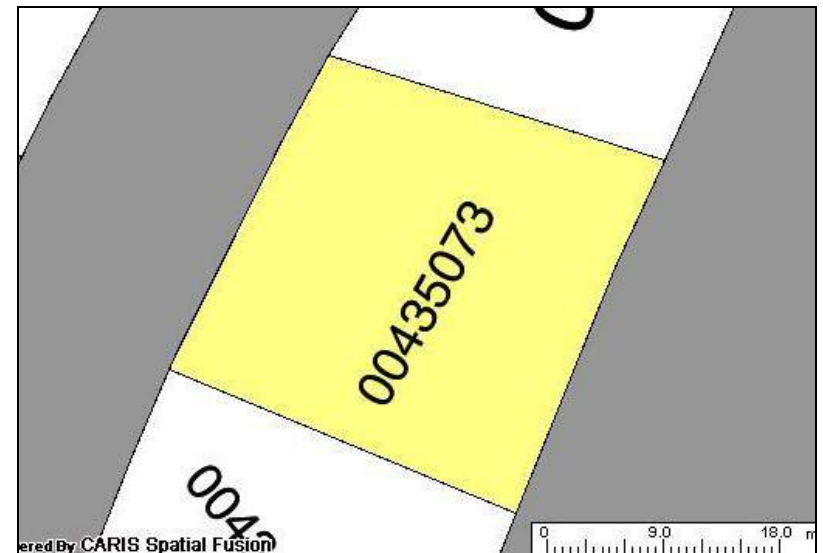
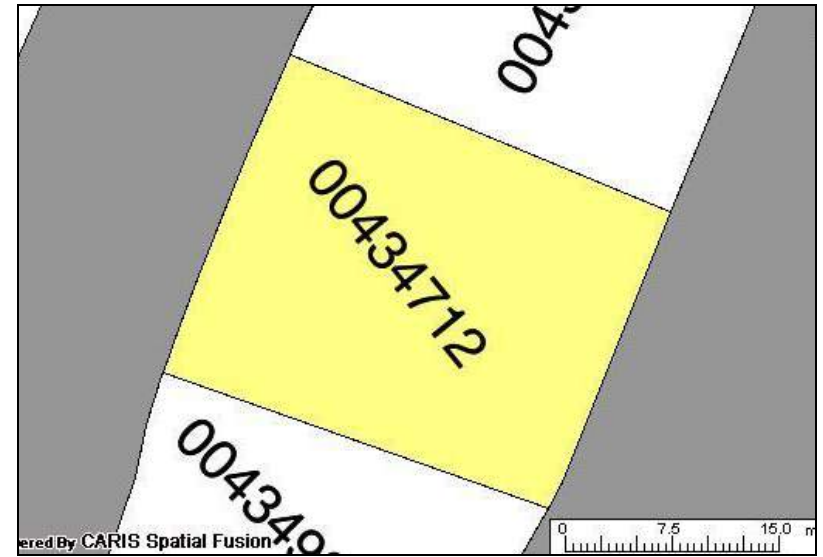
The subject property is located in Bedford, a suburban community of Halifax, Nova Scotia. Bedford lies on the northwestern end of the Bedford Basin, an extension of the Halifax Harbour and ends just before Nova Scotia Highway 102 and Bedford Bypass next to Lower Sackville. Bedford is located at the junctions of Trunks 1, 2, and 7.

The property is in a high profile location on the west side of the Bedford Highway between Lindsay Hill and Sullivans Hill. With a traffic count of 22,000+ cars per day, the unit offers excellent exposure and signage opportunities. This location is ideally suited for a variety of retail/office/professional uses. It is also on public transit routes and offers ample free onsite parking.



# SITE SPECIFICATIONS

<b>Civic Address:</b>	1175/1181 Bedford Highway Bedford, NS B4A 1C2
<b>PID #:</b>	00434712   00435073
<b>Lot Size:</b>	14,587 SF
<b>Zoning:</b>	CMC (Main Street Commercial)
<b>Municipal Services:</b>	Water, sewer and telephone
<b>Parking:</b>	Asphalt paved and gravel graded parking along front, side and rear
<b>Assessed Value:</b>	\$1,067,900 (2020 Commercial/Residential Taxable)





# BUILDING OVERVIEW

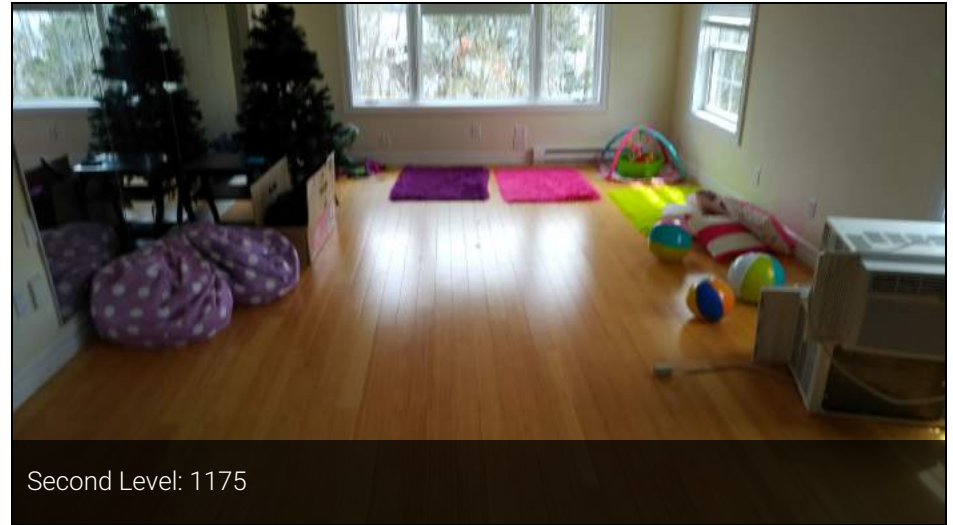
<b>Building Type:</b>	Commercial / Retail
<b>Building Size:</b>	1175 Bedford Highway: 3,050 SF 1181 Bedford Highway: 1,680 SF  Total: 4,730 SF
<b>Year Built:</b>	1945
<b>Structure:</b>	Wood frame
<b>Electrical:</b>	200 AMP - 240 Volt
<b>Flooring:</b>	Vinyl Tile
<b>Ceiling Height:</b>	8'
<b>Heating:</b>	Electric
<b>Hot Water System:</b>	Electric
<b>Property Features:</b>	Additional storage area in basement



# ADDITIONAL PHOTOS



Main Level: 1175



Second Level: 1175



Second Level: 1175



Main Level: 1181



# RETAILER MAP



# ZONING

The following uses shall be permitted in any CMC (Main Street Commercial) Zone:

day care facilities | business and professional offices | medical veterinary and health services clinics | bed & breakfast/guest home establishments not to exceed three (3) units per establishment | inn & country inn establishments not to exceed ten (10) units per establishment | food service restaurants | food stores not to exceed 5,000 SF per business | post office | general retail stores not to exceed 5,000 SF per business (excluding mobile homes dealers) | personal and household service shops (exclusive of massage parlours) | banks and financial institutions | commercial parking lots | pub/lounge to a maximum of 800 SF devoted to public use | all/age teen clubs | recycling depots | dry-cleaning depots | notwithstanding 1) seniors residential complexes by development agreement with in accordance with Policy R-19A | uses accessory to the forgoing uses | existing residential uses | existing hotel, motel inn uses | funeral homes | existing uses located at 1060, 1111, 1180 ,1890, 1239, 1312 and 1350 Bedford Highway | Ice cream stands

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



# CONTACT INFORMATION



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