

FOR SALE

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

295 COBEQUID ROAD | LOWER SACKVILLE, NS

WAREHOUSE / OFFICE | 3,750 SF



PAUL PETTIPAS

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**KELLER WILLIAMS SELECT
REALTY**

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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land and building located at 295 Cobequid Road, Lower Sackville, NS B4C 4E6

Civic Address:	295 Cobequid Road, Lower Sackville, NS B4C 4E6
Property Type:	Industrial warehouse / office
PID #:	40539280
Age:	Built in 2005
Building Size:	3,750 SF
Construction Style:	Pre-engineered steel w/ corrugated metal roof
Premises Breakdown:	Main Level: 3,750 SF 3,120 SF warehouse 630 SF office Entry Mezzanine: 700 SF warehouse/storage
Lot Size:	1.2 Acres
Parking:	Asphalt paved parking out front Additional asphalt paved parking along side
Zoning:	Pinehill/Cobequid (PC) Zone
Assessed Value:	\$656,700 (2018 Commercial Taxable)
List Price:	\$895,000 \$201.00 PSF
Lease Rate:	\$20.80 Net PSF + \$8.00 CAM & Tax



AREA OVERVIEW

The subject property is conveniently located on the Cobequid Road in Lower Sackville. Lower Sackville is one of HRM's fastest growing communities with a local market population of over 32,000 people. Nearby major retailers include: Canadian Tire, Wal-Mart, Tim Horton's, and Michaels. The subject property has easy access to Highways 101 and 102 as well as Halifax, Dartmouth and Bedford.



RETAILER MAP

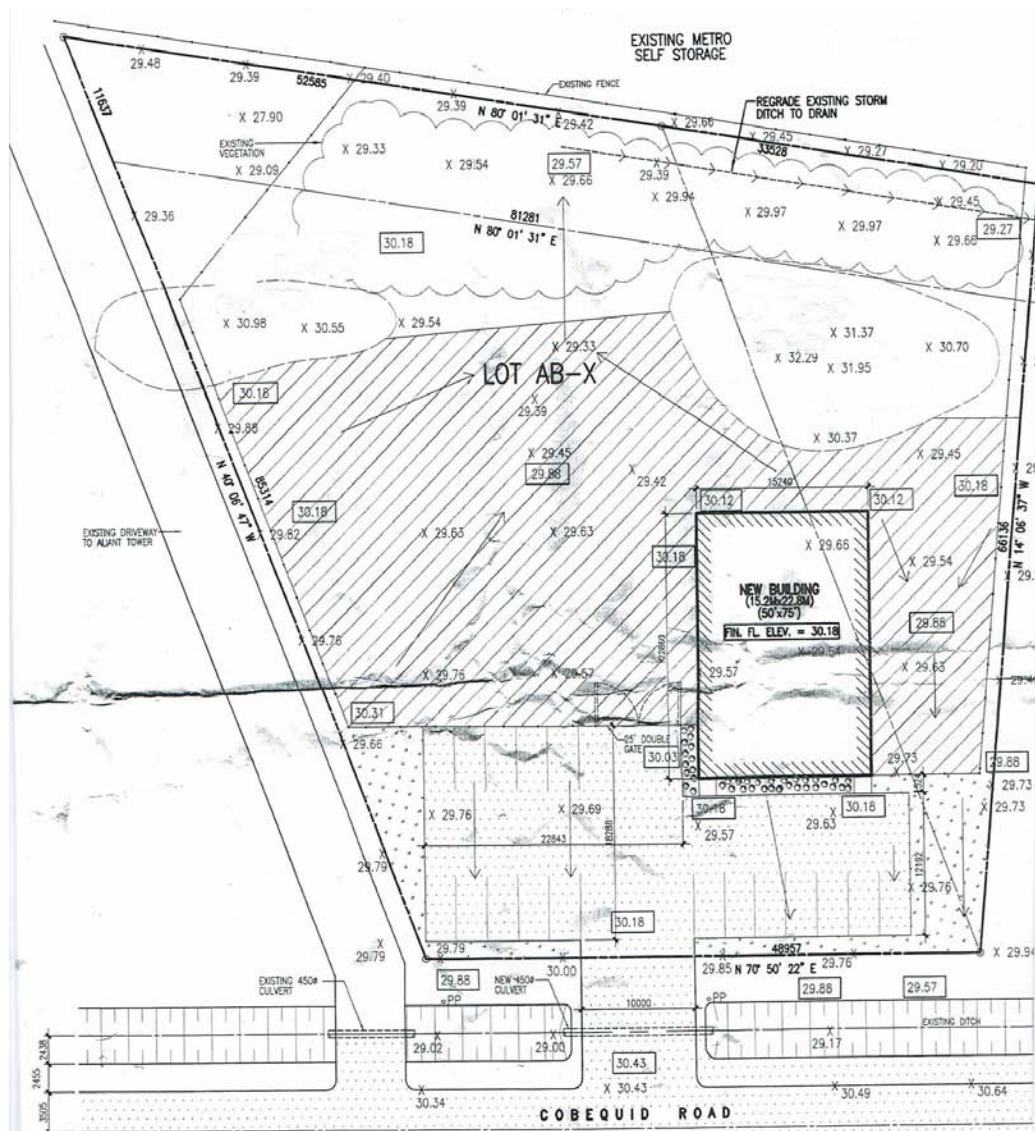


SITE SPECIFICATIONS

Civic Address:	295 Cobequid Road Lower Sackville, NS B4C 4E6	
PID #:	40539280	
Lot Size:	1.2 Acres	
Site Dimensions:	Cobequid Road:	160'
	Northern Boundary:	268'
	Southwestern Boundary:	262'
	Rear Boundary:	281'
Zoning:	Pinehill/Cobequid (PC) Zone	
Municipal Services:	Water, telephone, natural gas	
Parking:	Asphalt paved parking out front Additional asphalt paved parking along the side	
Site Improvements:	Graded and graveled site to the rear Secure fenced in chain link yard	
Municipal Assessed Value:	\$656,700 (2018 Commercial Taxable)	



SURVEY PLAN



BUILDING OVERVIEW

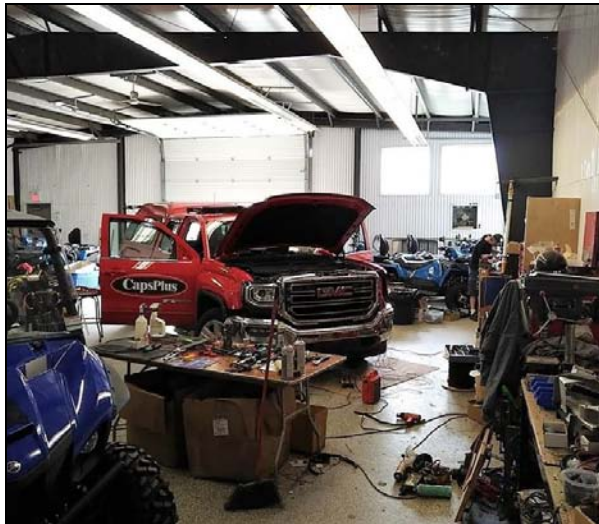
Building Type:	All-purpose metal building with large fenced yard
Building Size:	3,750 SF
Structure:	Pre-engineered steel w/ corrugated metal roof
Age:	Built in 2005
Electrical:	200 AMP / 3 phase
Interior:	3x grade loading doors (7' x 9' 12' x 12' 14' x 14')
Ceiling Height:	16' clear in warehouse
HVAC:	Oil fired forced air heater in warehouse Mini split for some office areas and warehouse
Sprinkler System:	Not sprinklered
Property Features:	Exterior lighting, security cameras



EXTERIOR PHOTOS



INTERIOR PHOTOS



ZONING

PINEHILL/COBEQUID (PC) ZONE

(1) No development permit shall be issued in any PC (Pinehill/Cobequid) Zone except for the following:

Commercial Uses

Retail stores

Food stores

Building supply outlets

Personal service shops

Health & wellness centres (NWCC-May 26/05;E-May 28/05)

Offices

Commercial schools

Banks and financial institutions

Restaurants (full service, take-out, drive-thru)

Shopping plaza/strip mall

Commercial entertainment

Funeral parlours and undertaker establishments

Bakeries (including wholesale)

Institutional and Community Uses

Educational institutions (including commercial schools)

Denominational institutions excluding cemeteries

Day care facilities (RC-Mar 3/09;E-Mar 21/09)

Medical, veter

Residential Uses

Existing single and two (detached and semi/detached) unit dwellings

Townhouses

Multiple unit dwellings

For additional information, see Sackville Drive Land Use By-Law

CONTACT INFORMATION



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