

FOR SALE

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

814 KING STREET | BRIDGEWATER, NS

DEVELOPMENT LAND | 0.367 ACRES (16,000 SF)



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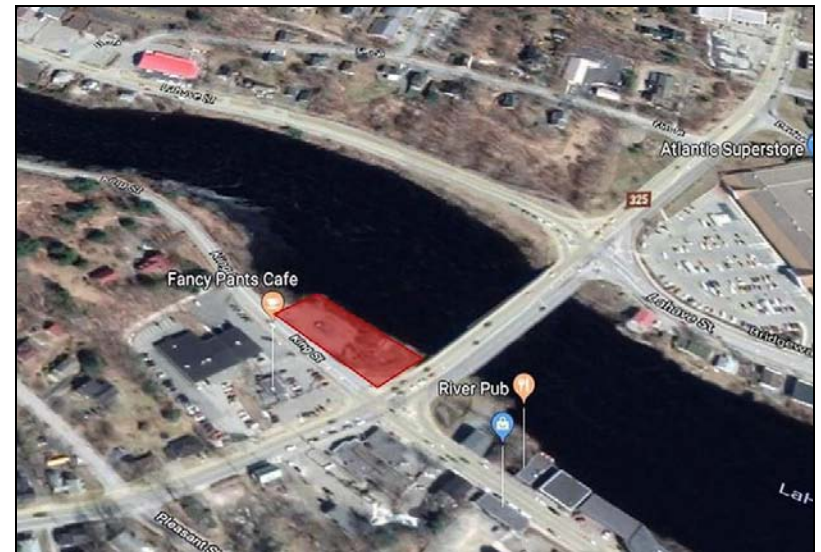
Halifax, NS B3K 5L2

www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of land at 814 King Street, Bridgewater, NS B4V 3E6

Civic Address:	814 King Street, Bridgewater, NS B4V 3E6	
Property Type:	Development Land	
PID #:	60022407	
Lot Features:	Rectangular shaped lot with 170' frontage on King Street	
Lot Size:	0.367 Acres (16,000 SF)	
Site Dimensions:	King Street Frontage:	170'
	South Boundary:	119'
	North Boundary:	57'
	Back Boundary:	171'
Municipal Services:	Water & sewer	
Zoning:	C-1 Historic Downtown Commercial Zone	
Assessed Owner:	Bond Street Capital Inc.	
Assessed Value:	\$136,400 (Commercial Taxable 2019)	
List Price:	\$189,500	



AREA OVERVIEW

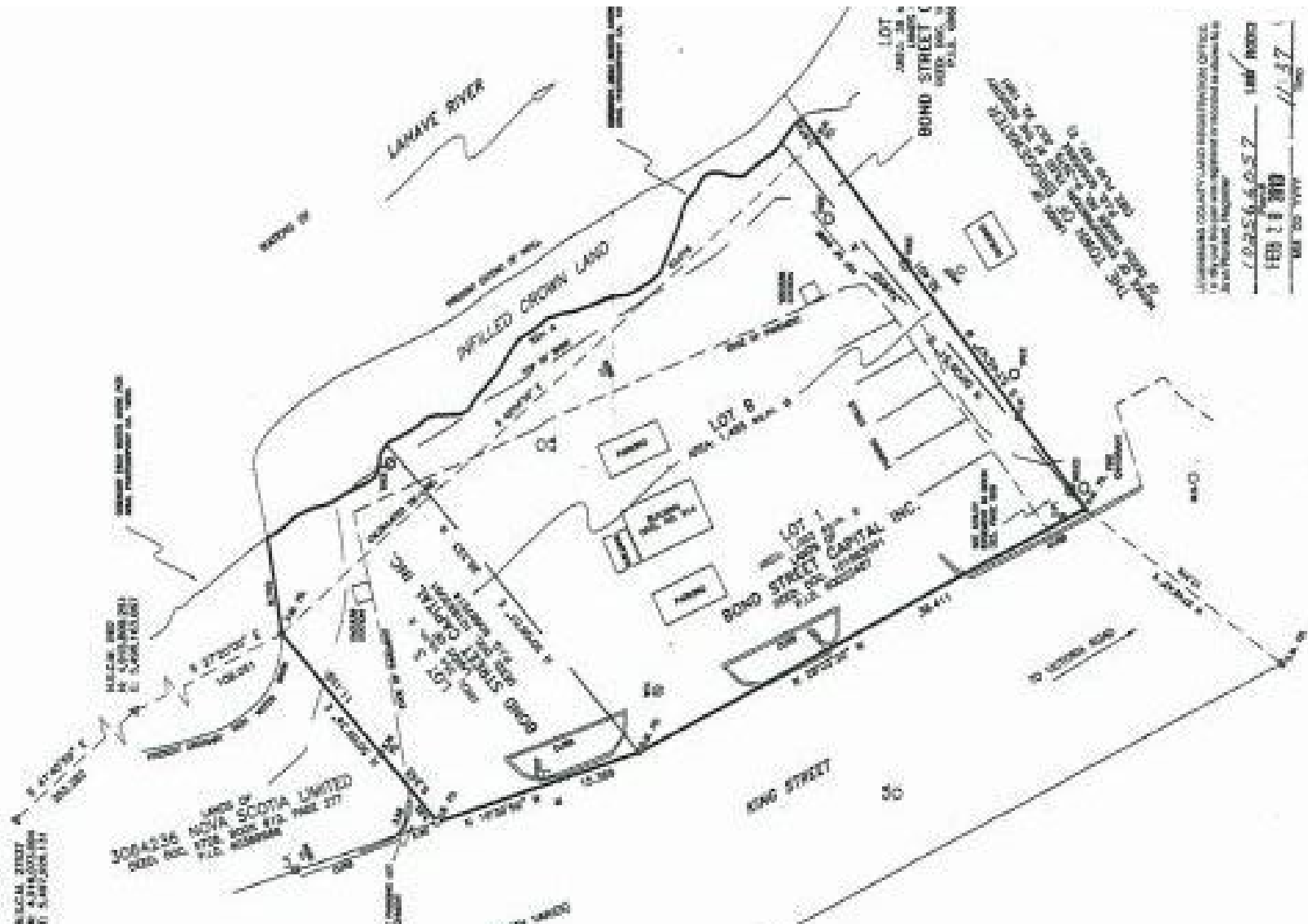
Bridgewater has long been known as the Main Street of the South Shore and the community embraces its reputation as a "Business Friendly" town. Positive and supportive attitudes toward nurturing business development are shared by both Town Council and Town staff, and are reflected in fair and open policies respecting the establishment and operation of businesses within Bridgewater. At all times, the Town endeavours to meet the needs of both entrepreneurs and established business concerns, whether working with a small proprietorship or multi-national firm.

Bridgewater is the fastest-growing community of its size in Nova Scotia. The community's location in the heart of the LaHave River Valley in Lunenburg County is less than an hour's travel time from Halifax and 70 minutes from Stanfield International Airport.

The booming economic buzz in Bridgewater and the surrounding rural beauty has helped to attract and support business investment and partnerships over the past decade.



SURVEY PLAN



DEVELOPMENT AGREEMENT

**DEVELOPMENT AGREEMENT
814 KING STREET, BRIDGEWATER, NS**

THIS AGREEMENT made this 24 day of September, A.D. 2013.

BETWEEN: BOND STREET CAPITAL INC.,
hereinafter called the "Developer"

AND

3064236 NOVA SCOTIA LIMITED,
hereinafter called the "Mortgagee"

OF THE FIRST PART

AND

TOWN OF BRIDGEWATER,
a municipal body corporate pursuant to the
Municipal Government Act,
hereinafter called the "Town"

OF THE SECOND PART

WHEREAS the Developer wishes to construct a 4,400 square foot office/retail building on the property municipally addressed 814 King Street (PID 60022407) in Bridgewater, Nova Scotia, as described in Schedule A; and

WHEREAS the property described in Schedule A is situated within an area designated Central Commercial and LaHave River Development Agreement Area on the Future Land Use Map of the Municipal Planning Strategy (August 1997), and zoned Central Commercial (C1) on the Zoning Map of the Land Use By-Law (August 1997); and

WHEREAS Policies 9.2, 9.3 and 18.9 of the Municipal Planning Strategy (August 1997) allow Town Council to consider the proposed development on PID 60022407 only by Development Agreement; and

WHEREAS on August 12, 2013, Council of the Town of Bridgewater approved a Development Agreement on the property described in Schedule A, to allow the proposed development, subject to the execution of the Development Agreement by the parties hereto; and

WHEREAS the Developer is the owner of the property described in Schedule A:

Now this agreement witnesseth that in consideration of the foregoing recitals and for other good and valuable consideration the parties hereto agree as follows:

1. PERMITTED USE

That the development on the property described in Schedule A shall be limited to:

- (a) An office and/or retail building with a gross floor area of approximately 4,400 square feet, in accordance with Schedule B;

ZONING

C-1 HISTORIC DOWNTOWN COMMERCIAL ZONE

5.2.1. PERMITTED DEVELOPMENTS:

The following developments, up to a maximum of 182 meters square in gross floor area shall be permitted as-of-right in the Historic Downtown Commercial (C-1) Zone subject to the requirements of this By-Law:

- Bakeries
- Convenience Stores
- Courthouses
- Cultural Facilities
- Daycares & Nursery Schools
- Educational Uses
- Financial Institutions
- Gyms & Fitness Centres
- Institutional Uses
- Marinas
- Multi-Unit Residential Development, where more than 50% of the ground floor area is used for commercial purposes
- Offices
- Outdoor Markets
- Outdoor Theatres
- Parks
- Parking Lots and Structures, excluding the east side of King Street
- Places of Assembly
- Places of Entertainment
- Postal Services
- Restaurants, excluding drive-in, drive-through, take-out establishments
- Two or Three Unit Dwellings, on all streets excluding King Street
- Wineries and Micro-Breweries

For additional information, see Town of Bridgewater Land Use By-Law

CONTACT INFORMATION



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