

**FOR SALE**

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

## **LOT A1-B SACKVILLE DRIVE | MIDDLE SACKVILLE, NS**

DEVELOPMENT LAND | 2.24 ACRES (97,194 SF)



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land located at Lot A1-B Sackville Drive, Middle Sackville, NS B4E 3A8

<b>Civic Address:</b>	Lot A1-B Sackville Drive, Middle Sackville	
<b>Property Type:</b>	Development Land	
<b>PID #:</b>	40150815	
<b>Lot Features:</b>	Rectangular shaped lot with 417' frontage on Sackville Drive	
<b>Lot Size:</b>	2.24 Acres (97,194 SF)	
<b>Site Dimensions:</b>	Sackville Drive Frontage:	417'
	East Boundary:	401'
	West Boundary:	388'
	Back Boundary:	222'
<b>Municipal Services:</b>	Water and sewer	
<b>Zoning:</b>	C-2A (Minor Commercial)	
<b>Assessed Owner:</b>	3071061 Nova Scotia Limited	
<b>Assessed Value:</b>	\$63,300 (2020 Resource Taxable)	
<b>List Price:</b>	\$695,000	



# AREA OVERVIEW

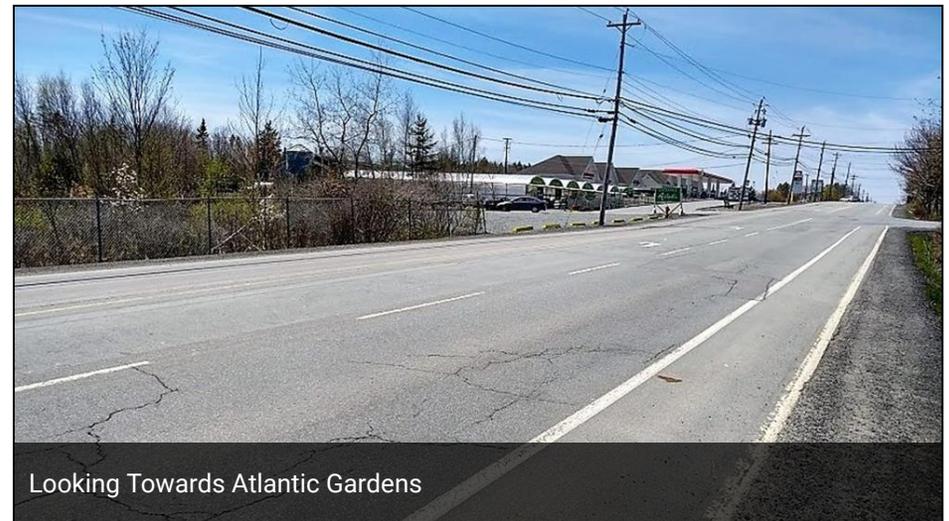
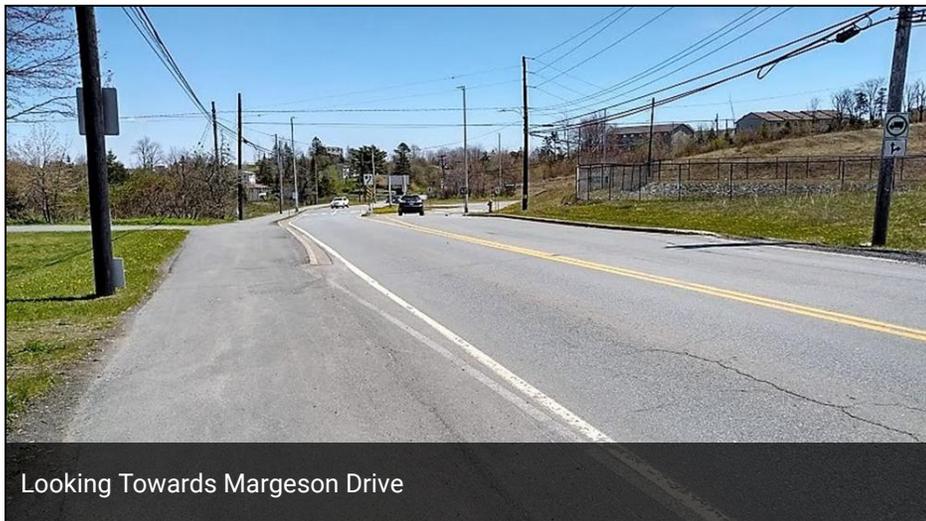
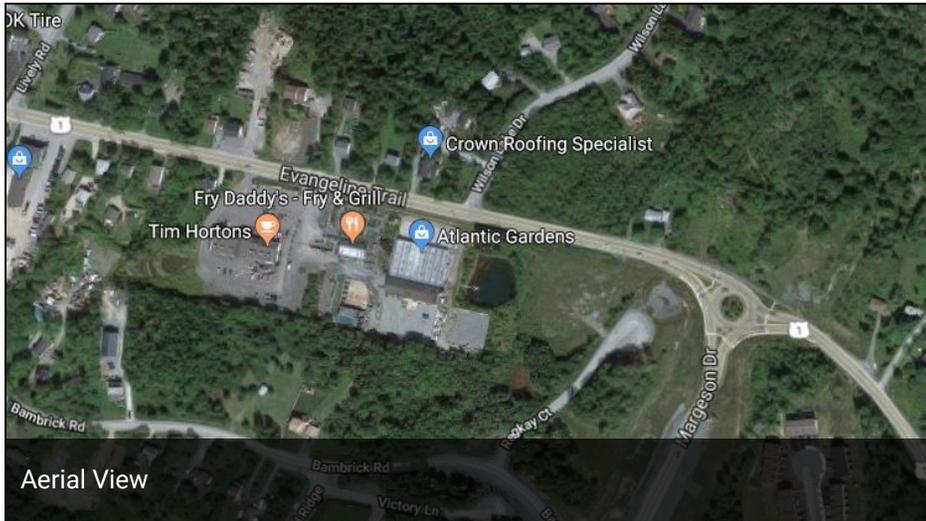
The subject property is located adjacent Margeson Drive round-about in Middle Sackville, providing easy access to Highway 101. The future Cobequid Cultural Society Arts Centre will be constructed across the street.

The Sackville Drive commercial corridor, Bedford Commons, Sackville Business Park and Cobequid Road host the majority of the commercial activity in the Sackville area, which is surrounded by an established and growing residential population.





# ADDITIONAL PHOTOS



# ZONING

## C-2A (MINOR COMMERCIAL ZONE)

No development permit shall be issued in any C-2A (Minor Commercial) Zone except for the following:

### Commercial Uses

Retail stores

Food stores

Service and personal service uses

Offices

Commercial schools

Banks and financial institutions

Restaurants, take-out and drive-in

Shopping plazas and malls

Commercial recreation uses

Greenhouses and nurseries

Veterinary hospitals and kennels

Service stations (NWCC-Mar 21/16;E-Apr2/16)

### Community Uses

Open spaces uses

Institutional uses

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

# CONTACT INFORMATION



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