

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

ARBOUR SQUARE | 2069 HAMMONDS PLAINS ROAD | HALIFAX, NS

RETAIL / COMMERCIAL | 10,000 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the lands and buildings located at Arbour Square - 2069 Hammonds Plains Road, Halifax, NS B4B 1P3

Civic Address:	2069 Hammonds Plains Road, Halifax, NS B4B 1P3
Property Type:	Multi-tenant retail / commercial plaza
PID #:	41294737
Age:	Built in 2012
Building Size:	10,000 Square Feet
Construction Style:	Concrete tilt-up
Lot Size:	62,000 Square Feet (to be subdivided)
Parking:	Asphalt paved for 62 cars
Zoning:	C-4 (Highway Commercial)
Assessed Value:	\$881,500 (2017 COMMERCIAL TAXABLE)
List Price:	\$1,495,000



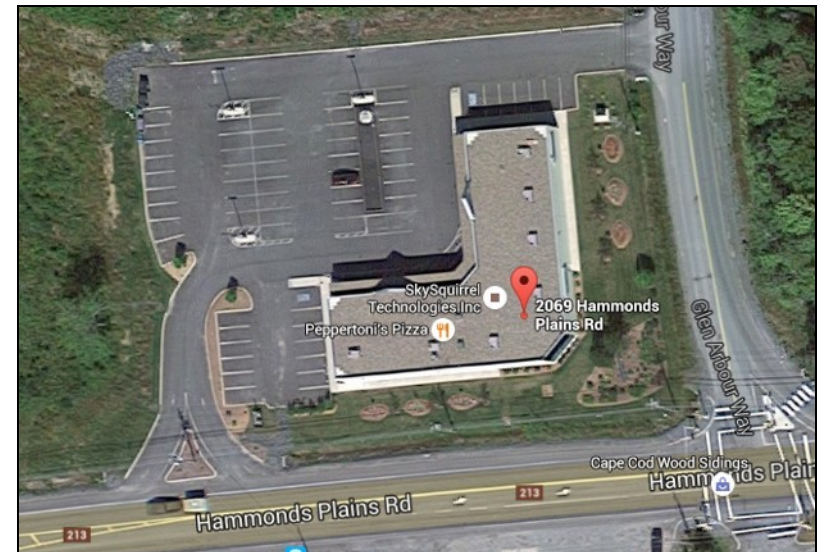
AREA OVERVIEW

The subject property is located on the Hammonds Plains Road at the entrance to the Glen Arbour Residential Subdivision. The location offers excellent access to Bedford, neighbouring Tantallon and the 100 series highways. The Hammonds Plains Road corridor is experiencing steady growth and now has an average daily traffic counts in excess of 19,000 vehicles. Within a 5-kilometer radius there are approximately 4,000 homes.

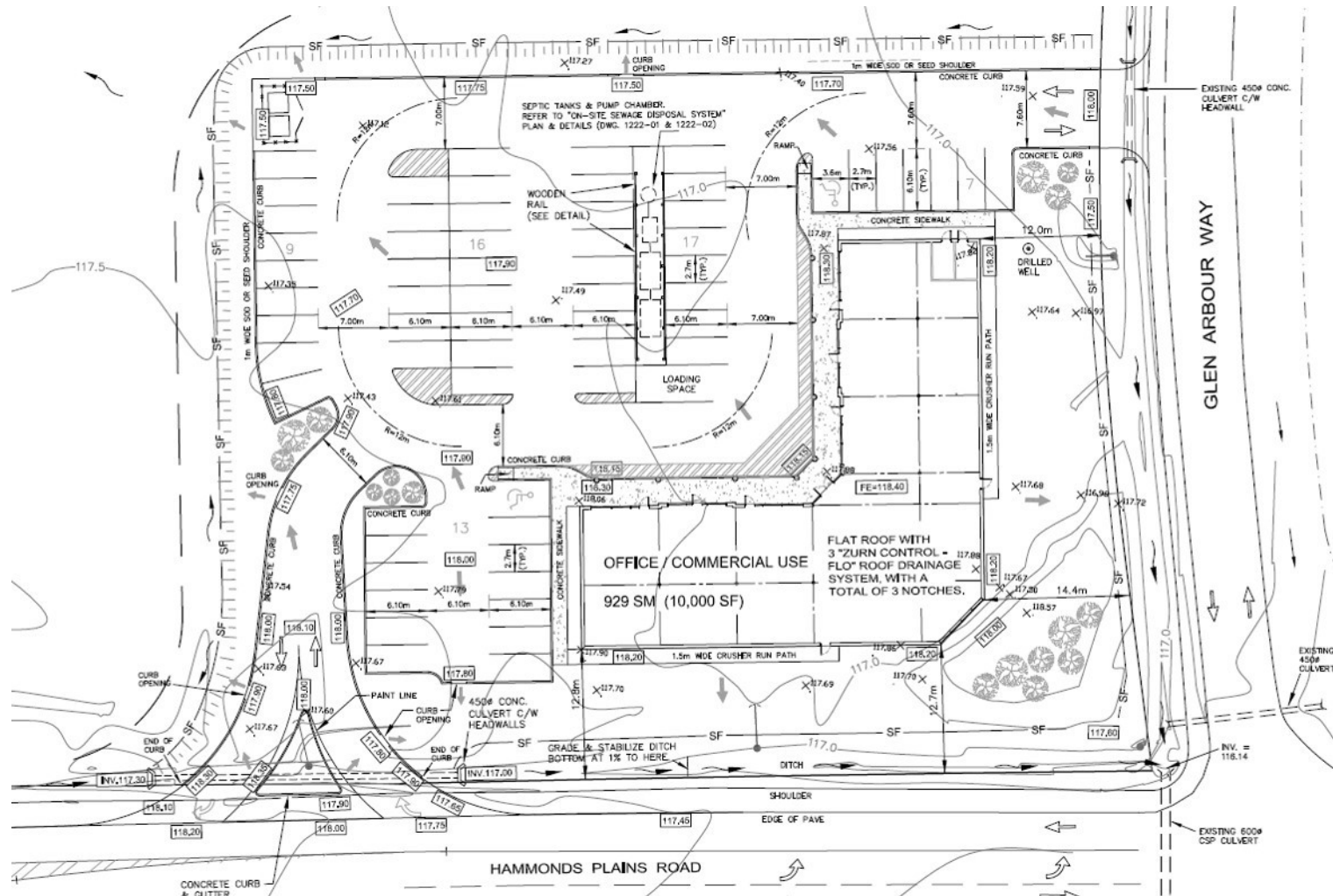


SITE SPECIFICATIONS

Civic Address:	Arbour Square - 2069 Hammonds Plains Road Halifax, NS B4B 1P3	
PID #:	41294737	
Lot Size:	62,000 Square Feet (to be subdivided)	
Site Dimensions:	Hammonds Plain Road - Glen Arbour Way -	270 feet 230 feet
Zoning:	C-4 (Highway Commercial)	
Municipal Services:	Cable, electricity and telephone	
Site Improvements:	Asphalt paving for 62 vehicles Attractively landscaped	
Municipal Assessed Value:	\$881,500 (2017 COMMERCIAL TAXABLE)	
Traffic Counts:	19,000+ daily	
Site Services:	On-site septic system and drilled well	
Parking:	Asphalt paved for 62 cars	



SITE PLAN



BUILDING OVERVIEW

Building Type:	Multi-tenant retail / commercial plaza
Building Size:	10,000 Square Feet
Structure:	Concrete Tilt-up
Current Use:	Multi-tenant retail
Roof Type:	Flat
Heating & Cooling:	Roof mounted HVAC units
Fuel Type:	Electric
Insulation:	Ceiling, R-30 Walls, R-20



EXTERIOR PHOTOS



INTERIOR PHOTOS



ZONING & PLANNING INFORMATION

C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

- All uses permitted in the C-2 zone
- Display courts
- Motels
- Service stations
- Taxi and bus depots
- Greenhouses and nurseries
- Veterinary clinics and indoor kennels
- Recycling Depots
- Building supply outlets
- Drive in and take out restaurants
- Fraternal centres and private clubs

For further information please see the Halifax Regional Municipality Land Use By-Law for Beaver Bank, Hammonds Plains and Upper Sackville.

DISCLAIMER & LIMITING CONDITIONS

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CONTACT INFORMATION



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