

FOR SALE

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

195 WYSE ROAD | DARTMOUTH, NS

COMMERCIAL / RETAIL | 6,500 SF



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EXECUTIVE SUMMARY

Civic Address:	195 Wyse Road, Dartmouth, NS
Property Type:	2-Storey Commercial / Retail
PID #:	00081703
Year Built:	1955
Building Size:	6,500 SF (3,250 SF per floor)
Construction Style:	Steel frame
Premises Breakdown:	Main Level: Commercial / Retail Lower Level: Office / Storage
Lot Size:	8,213 SF (Corner lot with ample parking)
Parking:	Asphalt paved parking for 10
Zoning:	C-2 (General Business Zone)
Assessed Value:	\$251,500 (2019 Commercial Taxable)
Assessed Owner:	Wyse Buys Trading Inc.
List Price:	\$1,100,000 \$169.23 PSF
Sale Details:	For sale/purchase of shares only, The Buyer shall purchase 100% shares from the Seller and take over the WYSE BUYS TRADING INC. (the "Company"), who owns the real estate property located at 195 Wyse Rd, and Wyse Buys Trading (The "Business").



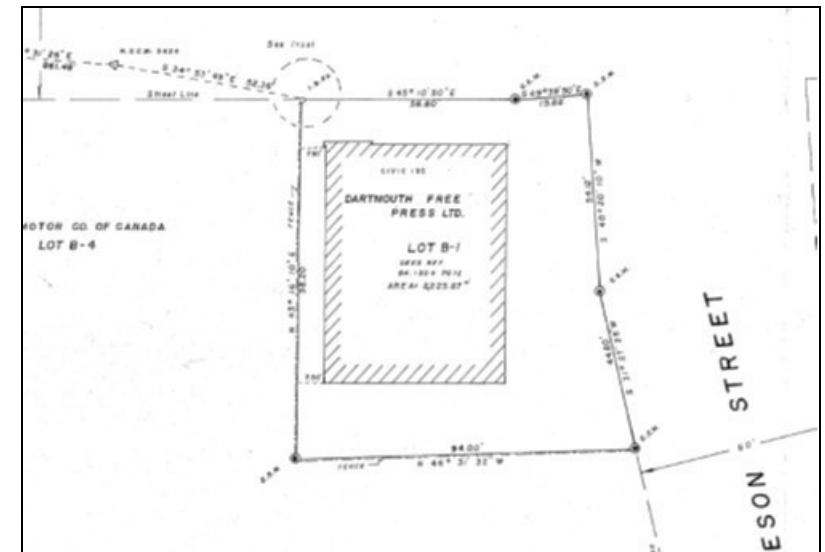
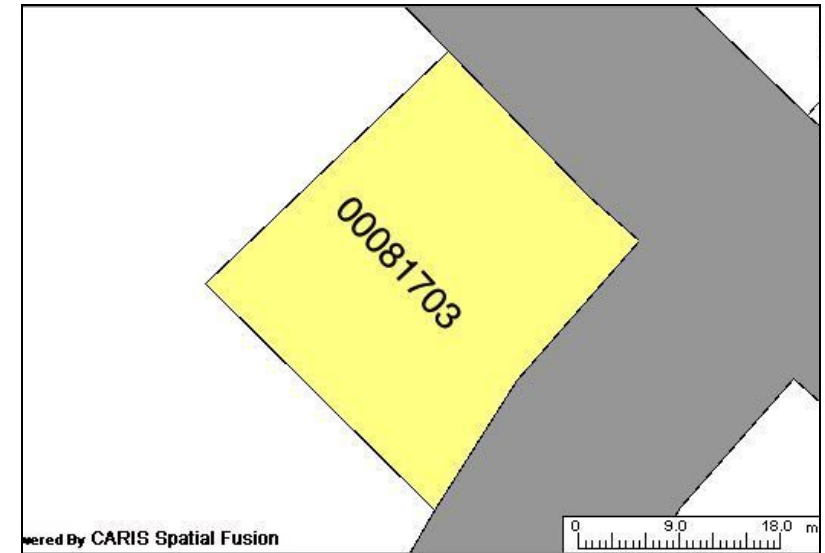
LOCATION OVERVIEW

The subject property is located in Downtown Dartmouth on Wyse Road, a central location, between Windmill Road and Victoria Road. A corner lot property in a high visibility location with excellent signage opportunities. It is within walking distance to Sobey's, the Halifax MacDonald Bridge, and the Downtown Dartmouth Shopping Plaza.



SITE SPECIFICATIONS

Civic Address:	195 Wyse Road Dartmouth, NS B3A 1N1	
PID #:	00081703	
Lot Size:	8,213 SF (Corner lot with ample parking)	
Site Dimensions:	Northern Boundary:	78.68'
	Southern Boundary:	94.00'
	Eastern Boundary:	98.92'
	Western Boundary:	98.20'
Driveway:	Paved asphalt driveway with corner parking lot	
Parking:	Asphalt paved parking for 10	
Zoning:	C-2 (General Business Zone)	
Municipal Services:	Water & sewer,, telephone, fire and police protection, electricity and garbage collection	
Assessed Value:	\$251,500 (2019 Commercial Taxable)	
Assessed Owner:	Wyse Buys Trading Inc.	



BUILDING OVERVIEW

Building Type:	2-Storey Commercial / Retail
Building Size:	6,500 SF (3,250 SF per floor)
Current Use:	Wyse Buys Trading Inc.
	Heavy loading steel frame with grade loading bay
Foundation:	Concrete
Exterior:	Brick, stone and concrete
Flooring:	Heavy loading
	Shingled hip roof with engineered wood truss framing
Heating & Cooling:	Hot water radiators (replaced heating system 5 years ago)
Fuel Type:	Natural gas
Loading:	Grade loading
Municipal Services:	Water and sewer (sewer line replaced and updated water line replaced)
Parking:	Asphalt paved parking for 10
Additional Features:	Air Conditioning Sprinklered Security System



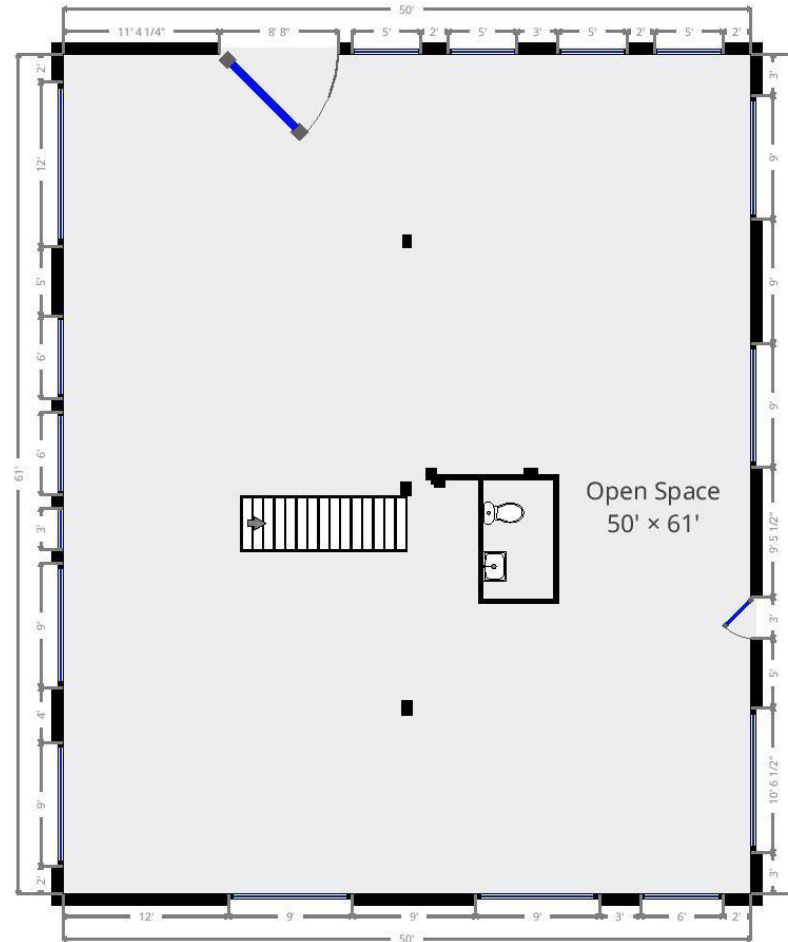
INTERIOR PHOTOS

MAIN LEVEL



FLOOR PLAN - MAIN LEVEL

MAIN LEVEL



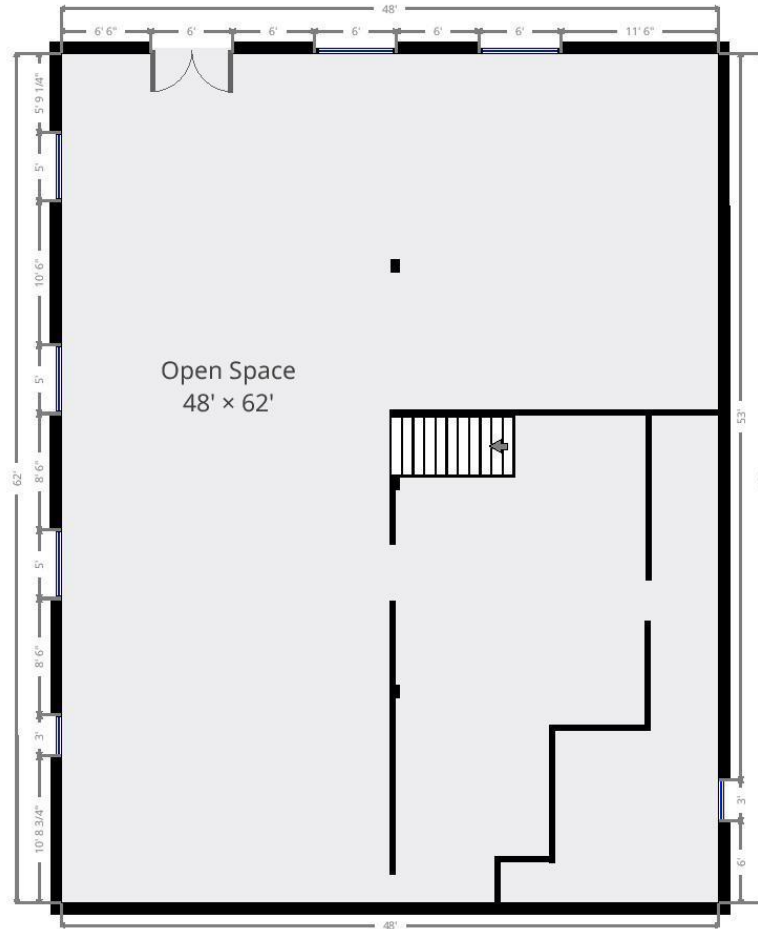
INTERIOR PHOTOS

LOWER LEVEL



FLOOR PLAN - LOWER LEVEL

LOWER LEVEL



EXTERIOR PHOTOS



ZONING

C-2 (GENERAL BUSINESS) ZONE

39(1) The following uses only shall be permitted in a C-2 Zone:

- (a) R-1, R-2, R-3, C-1 and TH uses as herein set out;
- (b) Business or commercial enterprises except:
 - (i) obnoxious uses and uses creating a hazard to the public and
 - (ii) offices other than those permitted in the C-1 Zone
 - (iii) except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06)
 - (iv) cabarets (HECC- Dec 4/08;E-Dec 27/08)
 - (v) pawn shops
- (ba) Within the Main Street Designation, R-1, R-2 and TH uses are not permitted (RC-Sep 10/13;E-Nov 23/13);
- (bb) Within the Main Street Designation a drive-through is not a permitted main use (RC-Sep 10/13;E-Nov 23/13);
- (bc) Within the Main Street Designation, general office uses shall be permitted to occupy a maximum of 3 storeys (RC-Sep 10/13;E-Nov 23/13);
- (c) Uses accessory to the foregoing uses.
- (d) A group home for not more than 12 residents. (HECC-Nov 4/10;E-Nov 27/10) 39(2) Buildings used for R-1, R-2, R-3, C-1 and TH uses in a C-2 Zone shall comply with the requirements of an R-1, R-2, R-3, C-1 or TH Zone respectively.

39(3) Buildings used for C-2 uses in a C-2 Zone shall comply with the following requirements:

- (a) Lot area minimum - 5,000 sq. ft.
- (b) Height maximum - 3 storeys for a building with an office function as its primary function

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

PROPOSED REGIONAL CENTRE PLAN

195 Wyse Road will allow for the following:

Proposed Regulations

Designation: Corridors

Zone: COR

Max Height: 26m

Floor Area Ratio (FAR) is generally defined as the aboveground floor area of all floors in a building, divided by the lot area. Maximum FAR is subject to max. height of 90 metres.

Zone Codes:

D: Downtown

CEN-2: Centre 2

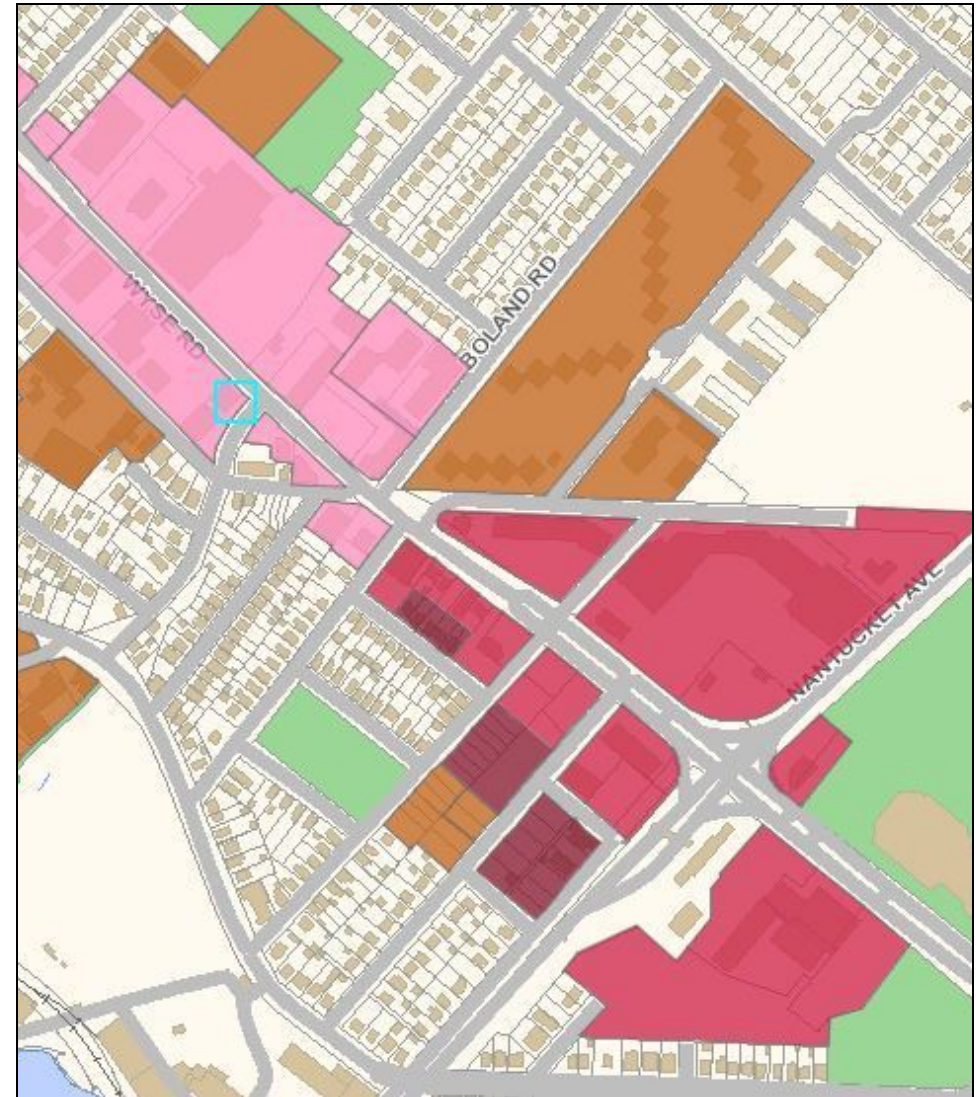
CEN-1: Centre 1

COR: Corridor

HR=2: Higher-Order Residential 2

HR-1: Higher-Order Residential 1

CDD: Comprehensive Development District



CONTACT INFORMATION



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