

FOR SALE

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

600 BEDFORD HIGHWAY | HALIFAX, NS

RETAIL / COMMERCIAL / WAREHOUSE | 30,710 SF



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EXECUTIVE SUMMARY

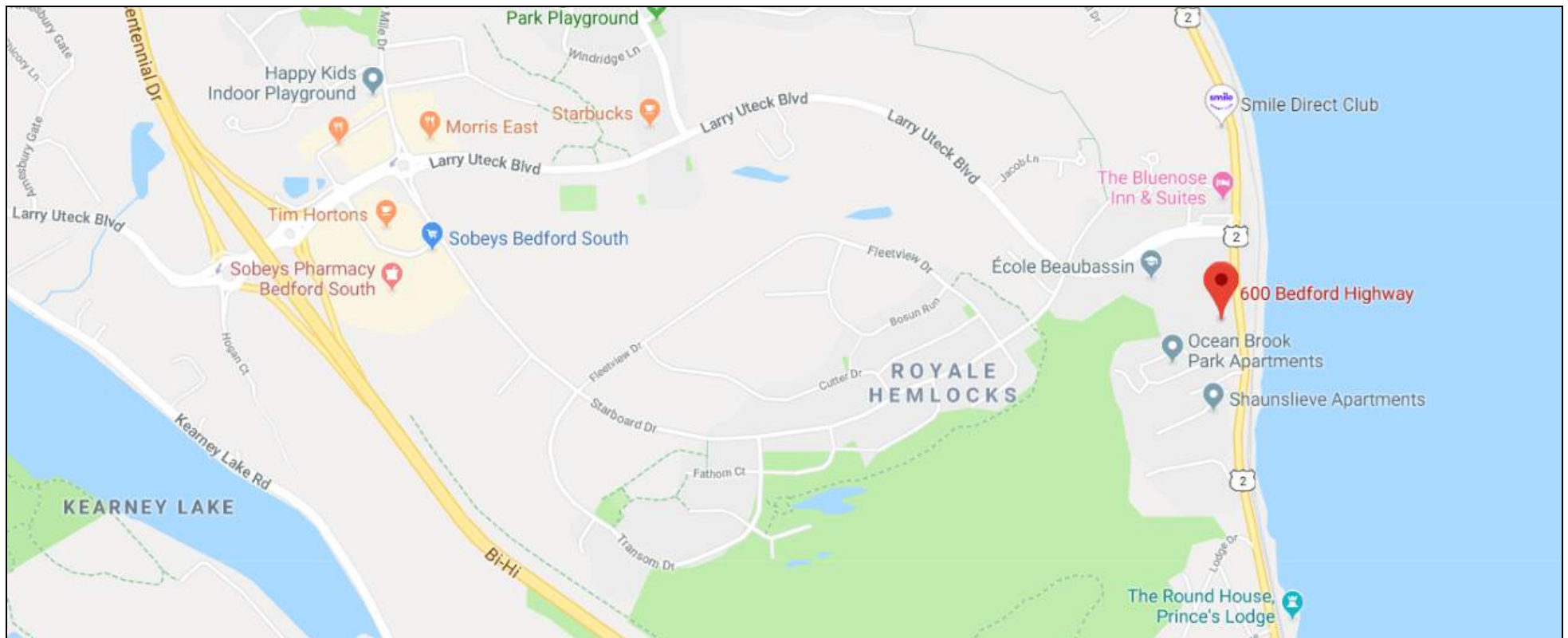
Civic Address:	600 Bedford Highway, Halifax, NS B3M 2L8	
Property Type:	Retail / Commercial / Warehouse	
PID #:	00289561	
Age:	17 - 34 Years. Original 2 storey section built in 1985 1st warehouse addition built in 1988 Second warehouse addition built in 2002	
Current Use:	Retail furniture store and warehouse	
Building Size:	30,710 SF	
Construction Style:	Pre-engineered steel	
Premises Breakdown:	2 Level retail showroom at front:	10,000 SF per floor
	Single level warehouse at rear:	10,000 SF
Lot Size:	1.67 Acres / 72,602 SF	
Parking:	Asphalt paved parking to the front and south side for up to 20 cars. Additional parking available to the rear	
Zoning:	C-2B (Highway Commercial)	
Assessed Owner:	Manorhouse Furniture Limited	
Municipal Assessment:	\$1,253,800 (2019)	
List Price:	\$3,495,000 \$113.80 PSF	



AREA OVERVIEW – HALIFAX REGIONAL MUNICIPALITY

The Halifax Regional Municipality (HRM) is the largest urban centre in Atlantic Canada with a population of 414,400 people (2014 census). HRM currently accounts for 20% of the Atlantic Province's population and 47% of Nova Scotia's population. During the period from 2011-2016, Halifax's population grew by 3.3% (Statistics Canada). This growth reflects a mix of international immigration, natural population increases as well as national, regional and provincial migration to the City. The population of Halifax is forecasted to increase to over 450,000 by 2020 and 550,000 by 2030.

As the provincial capital, HRM is primarily service-based and is the regional headquarters for most federal and provincial government departments and is the centre of the Atlantic Region's financial community. The service sector currently represents 85% of Halifax's GDP and employment. HRM is the major education centre in Eastern Canada, with seven post-secondary institutions, including: Dalhousie University, Saint Mary's University, Mount Saint Vincent University, University of King's College and NSCAD University. In addition, the most significant concentration of health care facilities in the Atlantic Canada Region reside in Halifax.



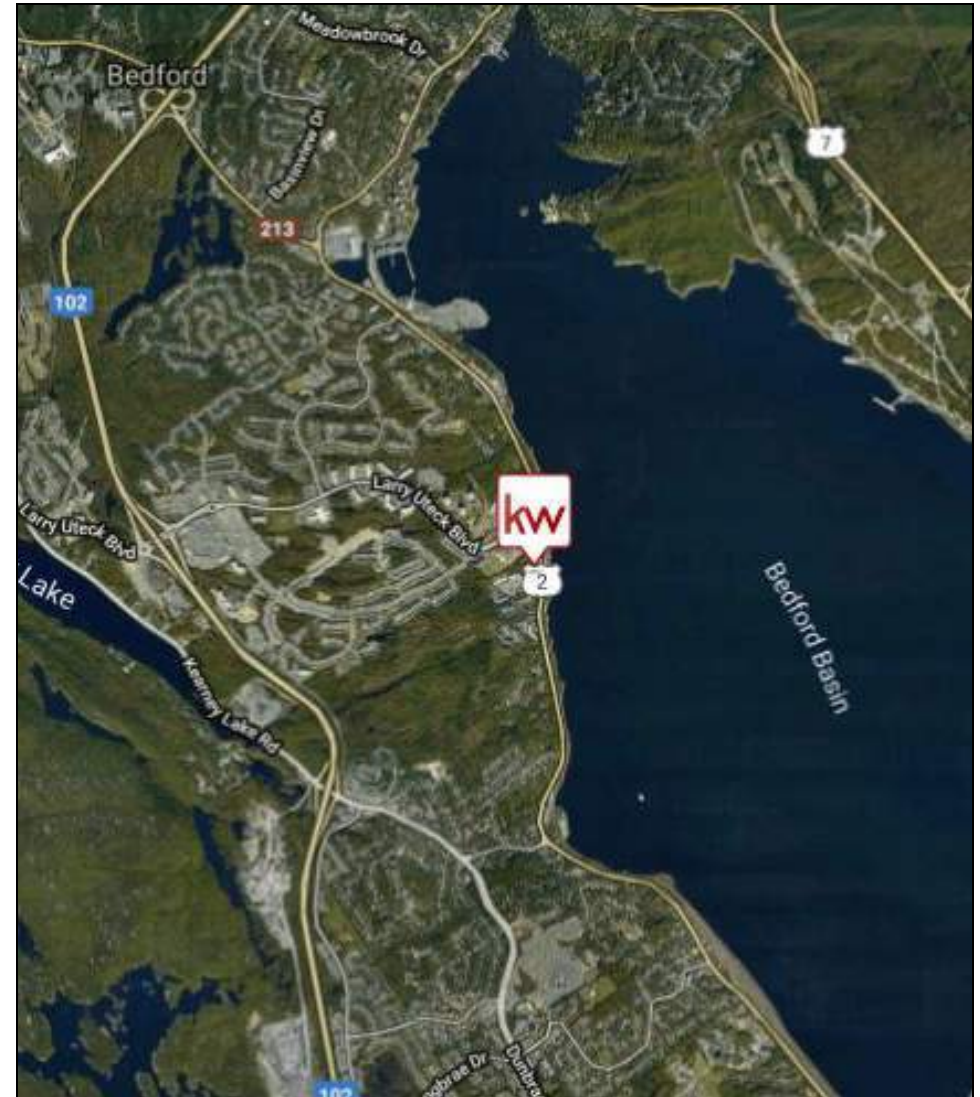
LOCATION OVERVIEW – HALIFAX / LARRY UTECK CORRIDOR

The subject property is located on the west side of the Bedford Highway just south of the entrance to the intersection of Larry Uteck Drive and across from the Fisherman's Market

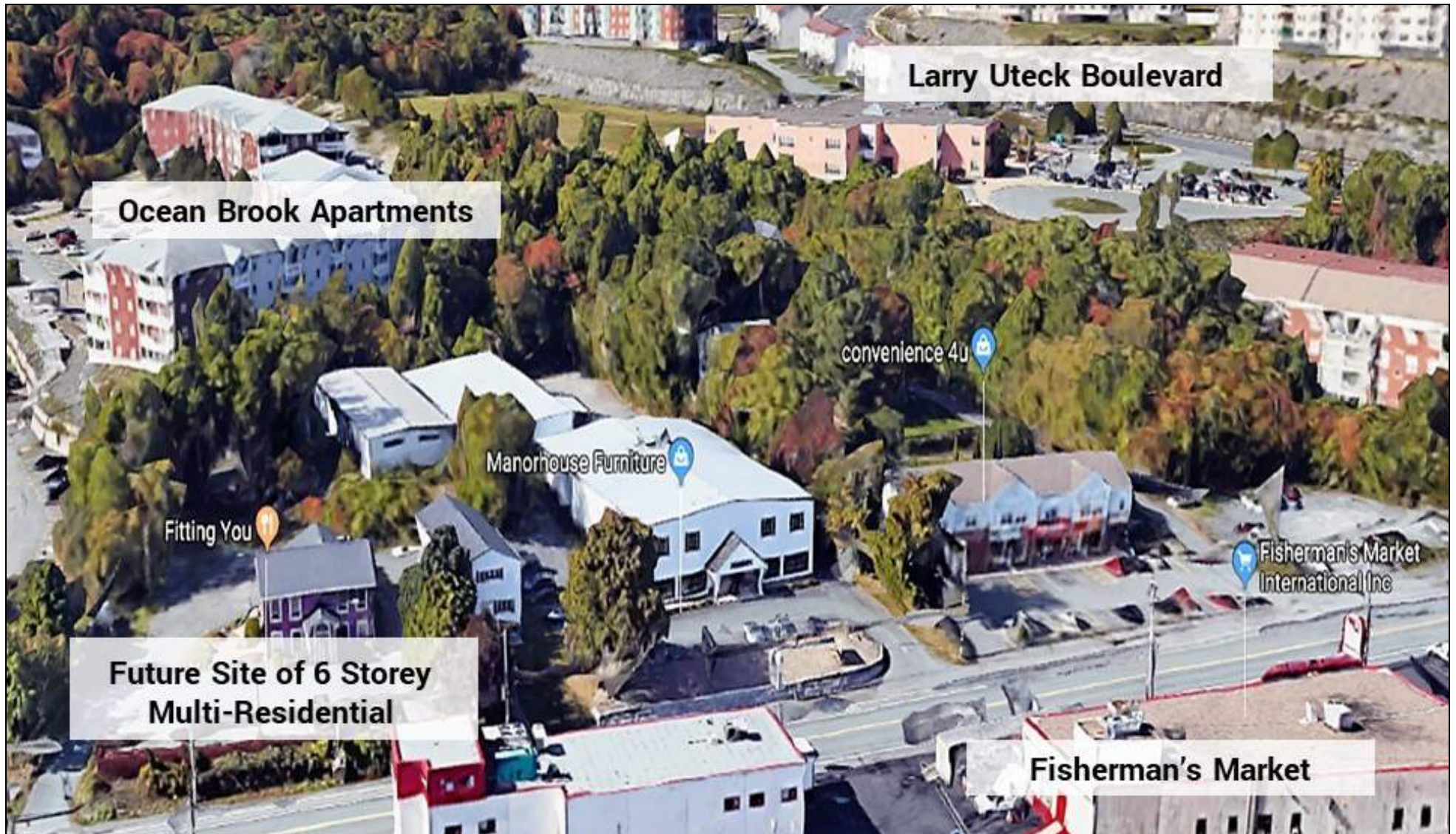
The Bedford Highway is one of the main arteries linking Halifax to Bedford. With a traffic count of 22,000+ cars per day, the property offers excellent exposure and signage opportunities. The Larry Uteck interchange provides quick access to Highway 102 and is just 10 minutes to Downtown Halifax, 5 km to Bayers Lake and 15 minutes to the Halifax Stanfield International Airport.

The Bedford Highway / Larry Uteck Corridor is an expanding multi-residential and commercial corridor, which includes numerous multi-family apartment and shopping centre developments. The bottom of Larry Uteck, closer to the subject property, is mixed-use in nature with primarily street frontage commercial fronting along the Bedford Highway and larger multi family residential such as Ocean Brook, Shaunslieve and Princes Lodge Apartments, the Terrace condos and the newly constructed Vistas Apartments.

The upper end of Larry Uteck towards Highway 102 includes several new larger commercial developments, including: Sobey's West Bedford Shopping Plaza, the newly constructed Shannex Corporate Offices, Nine Mile Circle Retail Commercial Plaza and Southgate Village Retail Plaza.

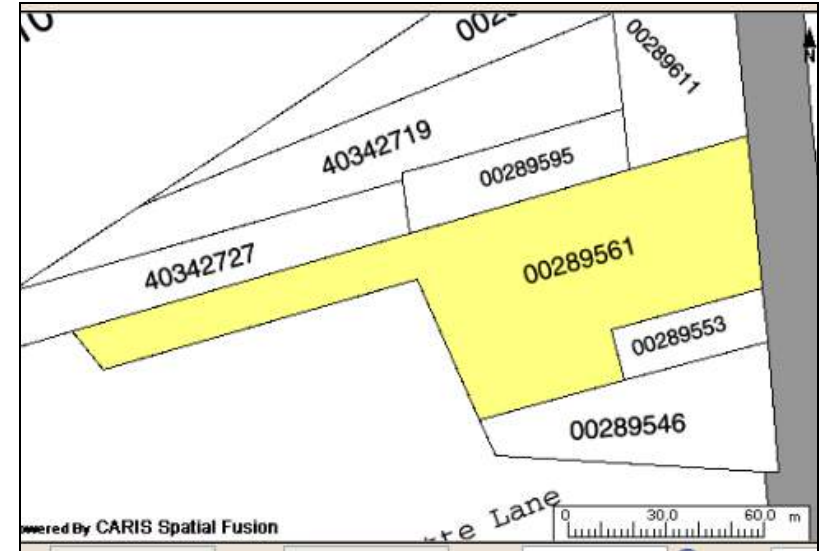


AERIAL PHOTO

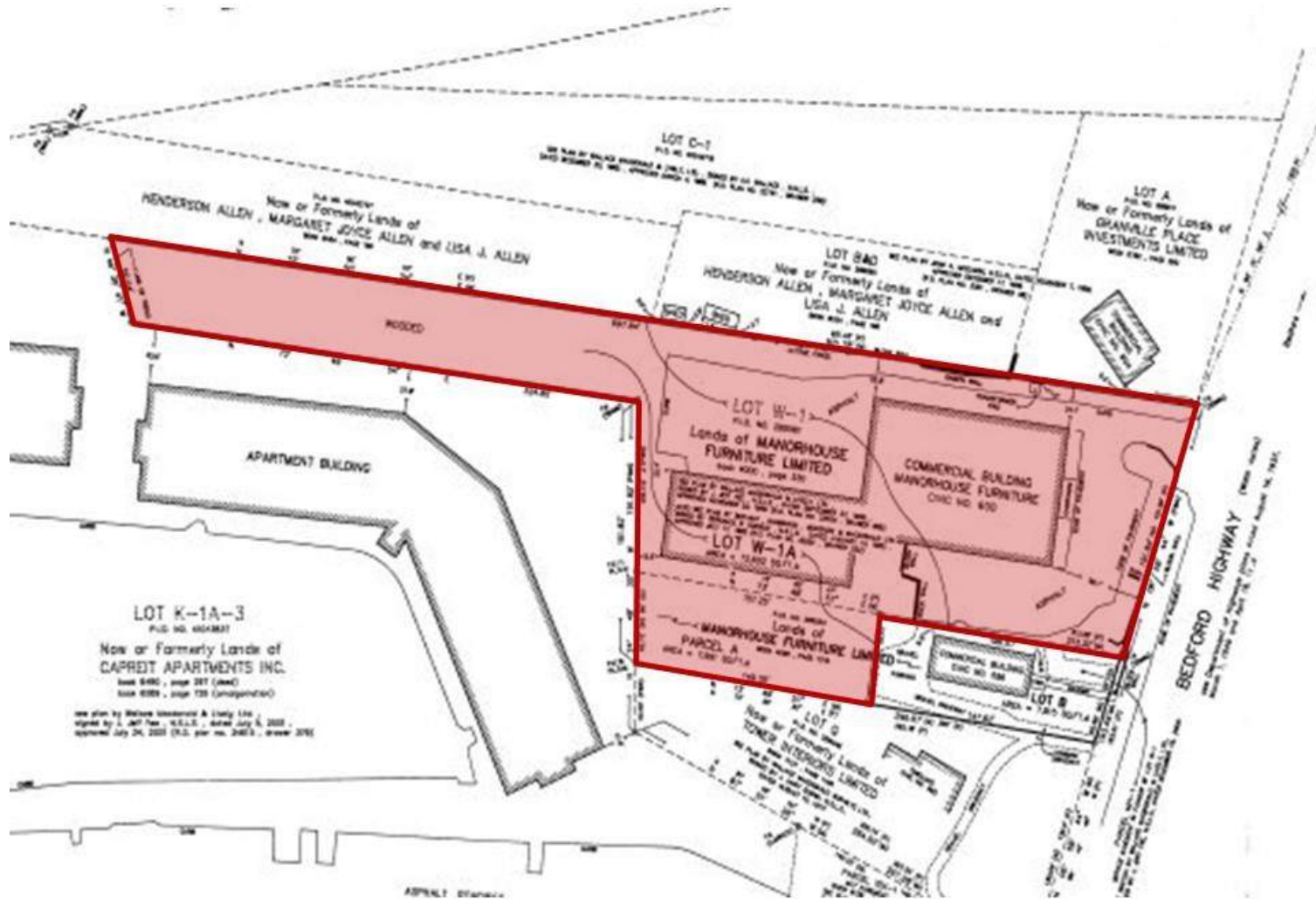


SITE SPECIFICATIONS

Civic Address:	600 Bedford Highway Halifax, NS B3M 2L8
PID #:	00289561
Lot Size:	1.67 Acres 72,602 SF
Lot Features:	The site grade rises steadily from the Bedford Highway toward the rear of the site with terraced areas for the building and parking. The building and front parking area sit about 15 feet above the Bedford Highway road grade. There is a 16,000 SF section of land to the rear of the building that is undeveloped wood land.
Site Dimensions:	Irregular in shape with 151.84' of frontage on the Bedford Hwy
Zoning:	C-2B (Highway Commercial)
Municipal Services:	Municipal Sewer Onsite well
Parking:	Asphalt paved parking to the front and south side for up to 20 cars. Additional parking available to the rear
Municipal Assessment:	\$1,253,800
Site Features:	Landscaped front yard Concrete block retaining wall along road frontage Illuminated freestanding sign Partially fenced at rear
Traffic Count:	



SURVEY PLAN



BUILDING OVERVIEW

Building Type:	Retail / Commercial / Showroom / Warehouse	
Building Size:	Level 1 Retail:	10,040 SF
	Level 2 Retail:	10,040 SF
	Rear Warehouse:	10,630 SF
	Total:	30,710 SF
Construction Type:	Pre-engineered steel frame over poured concrete floors	
Current Use:	Retail furniture showroom and warehouse	
Exterior:	Corrugated steel panel siding and vinyl siding at the front	
Interior:	Mostly open concept with suspended acoustic tile in retail showroom areas	
Ceiling Height:	Lower Level Showroom:	12'
	Upper Level:	10'
	Rear Warehouse 1:	10' - 16' clear
	Rear Warehouse 2:	16' - 18' clear
Loading:	2 Insulated steel panel overhead bay doors servicing rear warehouse. Includes 1 raised dock loading	
Heating & Cooling:	Retail: Rooftop natural gas fired HVAC unit providing heating and cooling Warehouse: Natural gas radiant heat and electric suspended radiators	
Fuel Type:	Natural Gas Electric heat to 2-level retail showroom Propane heated radiant tube heaters in warehouse 1 Forced air to warehouse 2	
Electrical System:	600 Volt 800 Amp, 3 Phase power main service entrance Circuit breaker panels. 1 meter	



INTERIOR PHOTOS – MAIN LEVEL RETAIL SHOWROOM



INTERIOR PHOTOS – 2ND LEVEL RETAIL SHOWROOM



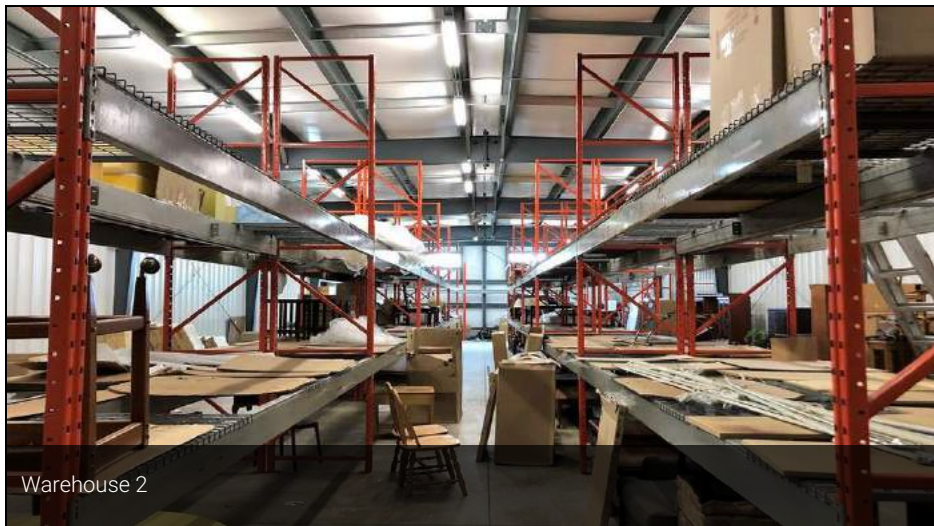
INTERIOR WAREHOUSE



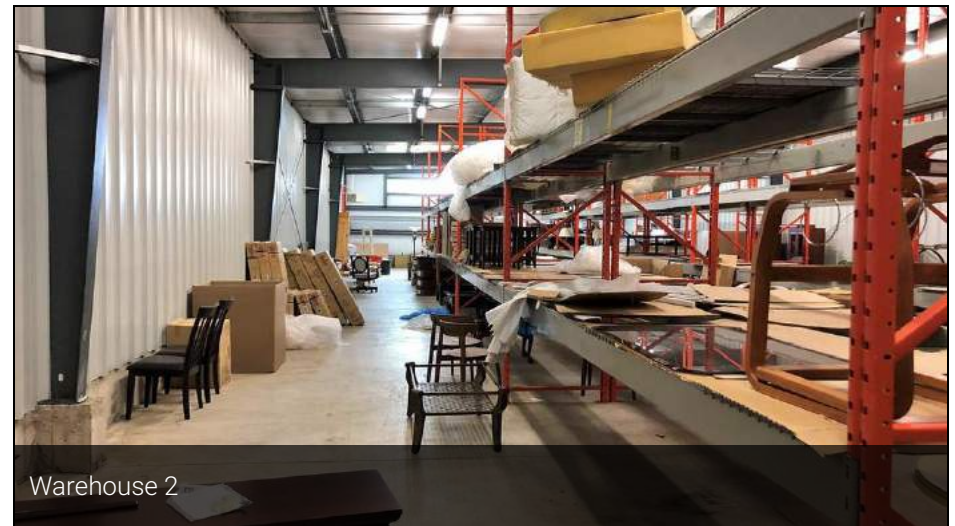
Warehouse 1



Warehouse 1



Warehouse 2

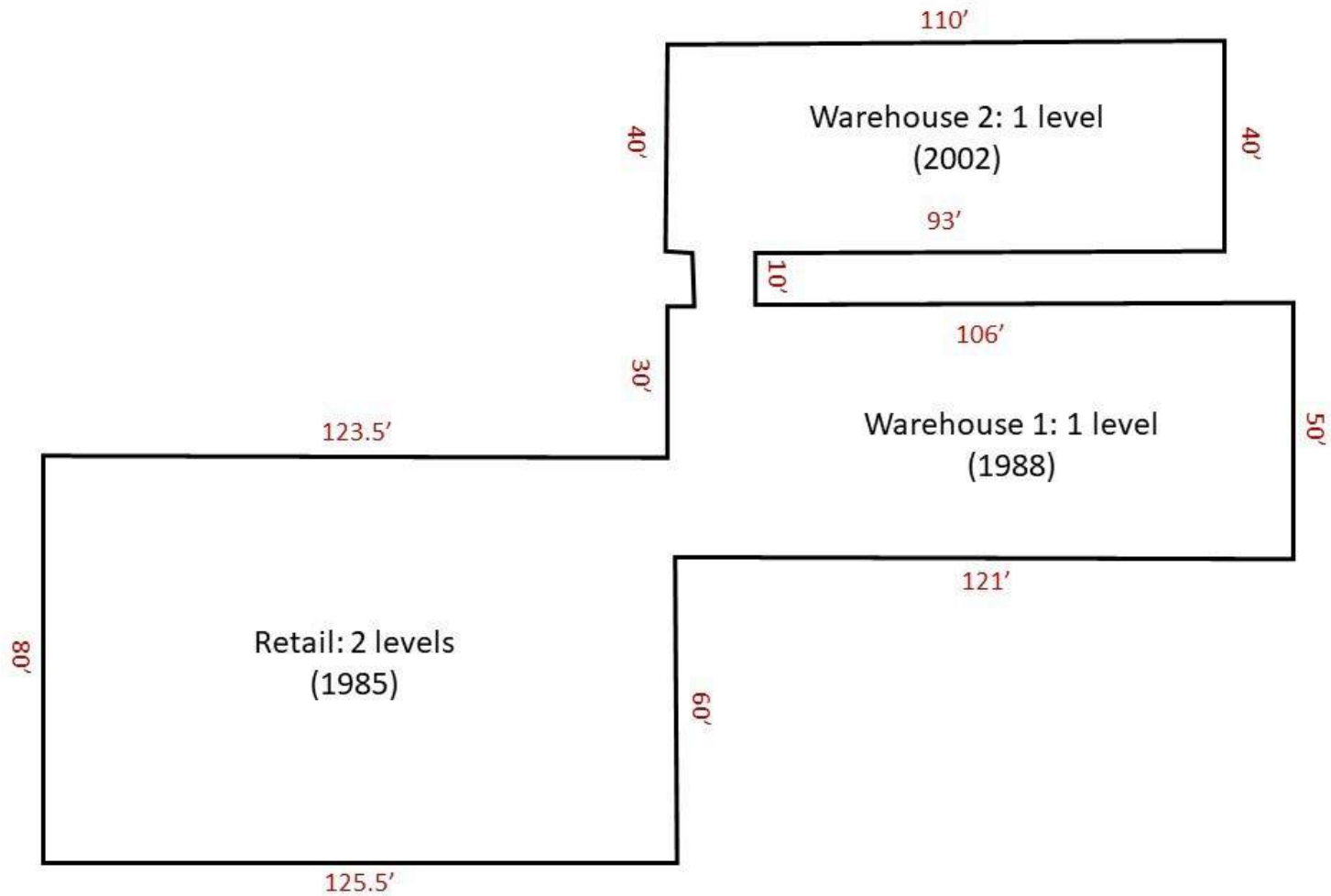


Warehouse 2

EXTERIOR PHOTOS



EXTERIOR DIMENSIONS



ZONING

The following uses shall be permitted in any C-2B Zone:

Highway Commercial Zone

38AA (1) The following uses shall be permitted in any C-2B Zone;

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3, C-1 and C-2A uses;
- (b) a motel;
- (c) a motor vehicle dealer;
- (d) motor vehicle repair shop;
- (e) Deleted RC-Jan 11/11; E-Mar 12/11
- (f) any use accessory to the forgoing uses.

38AA (2) No person shall in any C-SB Zone carry out, or cause or permit to be carried out any development for any purpose other than one or more of the uses set out in subsection (1).

38AA (3) No person shall in any C-SB Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1)

R-1, R-2, R-2P, R-2T, R-2AM, R-3, uses in C-2B Zone

38AB Buildings erected, altered or used for R-1, R-2, R-2P, R-2T, R-2AM and R-3 uses in a C-2B Zone shall comply with the requirements of their respective zones.

38AC The height of any building in a C-2B Zone shall not exceed 35 feet. In "The Bedford Highway" area notwithstanding section 38 AB no uses shall exceed 35 feet in height.

38AD Any C-2B use in any C-2B Zone shall be set back a minimum 20 feet from the front lot line.

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

ZONING



CONTACT INFORMATION



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