

FOR SALE

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ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

6259-61 QUINPOOL ROAD | HALIFAX, NS

OFFICE / RETAIL / COMMERCIAL | 2,800 SF



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EXECUTIVE SUMMARY

Civic Address:	6259-61 Quinpool Road, Halifax, NS B3L 1A4
Property Type:	Office / Retail / Commercial
PID #:	00177022
Age:	Circa 1940
Current Use:	Main Level: Retail (barber shop + workshop/storage) 2nd Level: Office (former dental practice)
Building Size:	2,800 SF (1,400 SF per floor)
Construction Style:	2 Storey wood frame
Lot Size:	2,493 SF
Parking:	Up to 5 at rear (with removal of freestanding garage) Note: Driveway access from Quinpool Road is 7.5' wide
Zoning:	C-2C Commercial
Assessed Owner:	Beth Helene Laura Clark
Assessed Value:	\$413,500 (2019 Commercial Taxable)
List Price:	\$645,000 \$230 PSF



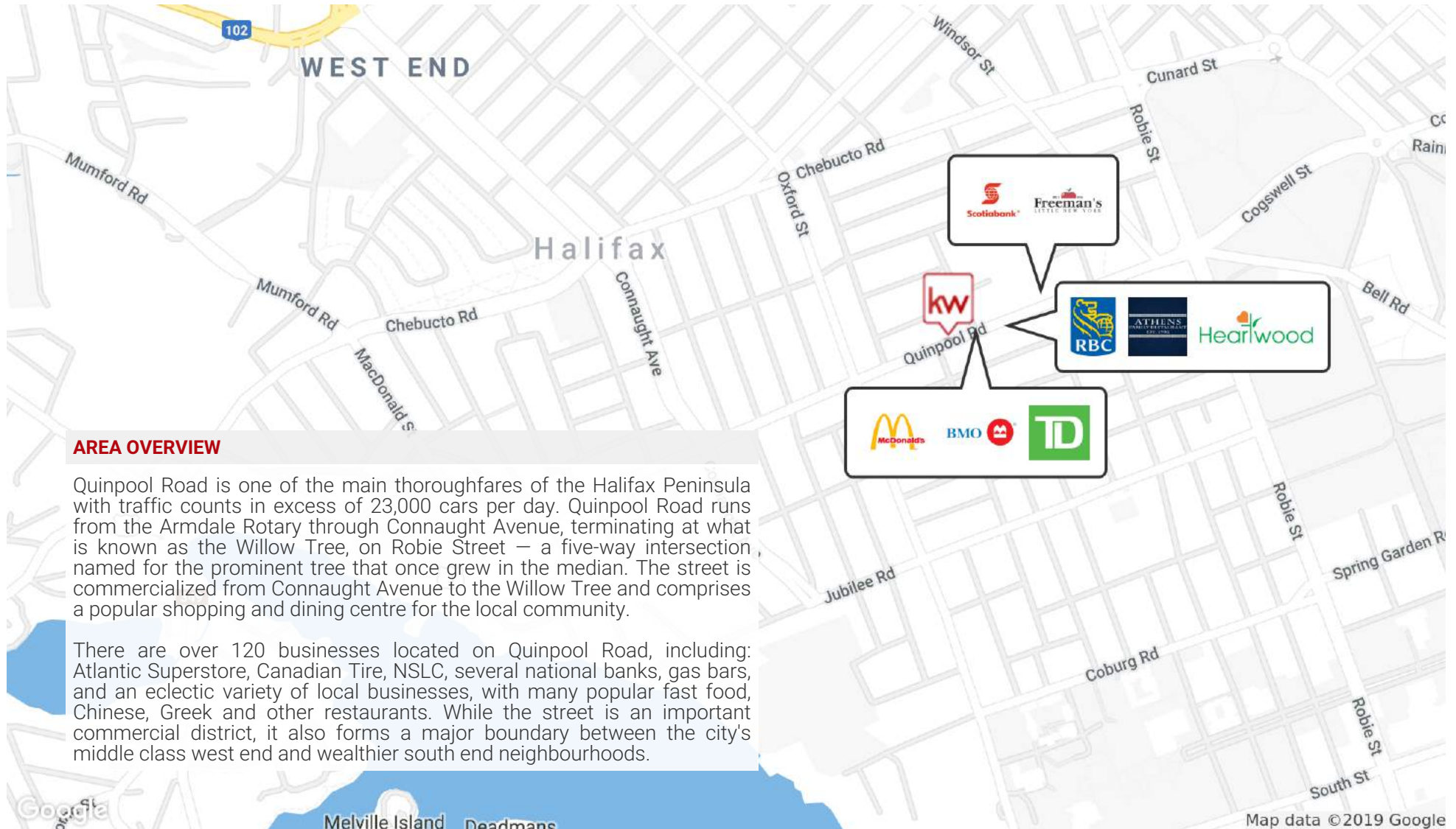
AREA OVERVIEW

Quinpool Road is one of the main thoroughfares of the Halifax Peninsula with traffic counts in excess of 23,000 cars per day. Quinpool Road runs from the Armdale Rotary through Connaught Avenue, terminating at what is known as the Willow Tree, on Robie Street – a five-way intersection named for the prominent tree that once grew in the median. The street is commercialized from Connaught Avenue to the Willow Tree and comprises a popular shopping and dining centre for the local community.

There are over 120 businesses located on Quinpool Road, including: Atlantic Superstore, Canadian Tire, NSLC, several national banks, gas bars, and an eclectic variety of local businesses, with many popular fast food, Chinese, Greek and other restaurants. While the street is an important commercial district, it also forms a major boundary between the city's middle class west end and wealthier south end neighbourhoods.



RETAILER MAP



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BUILDING OVERVIEW

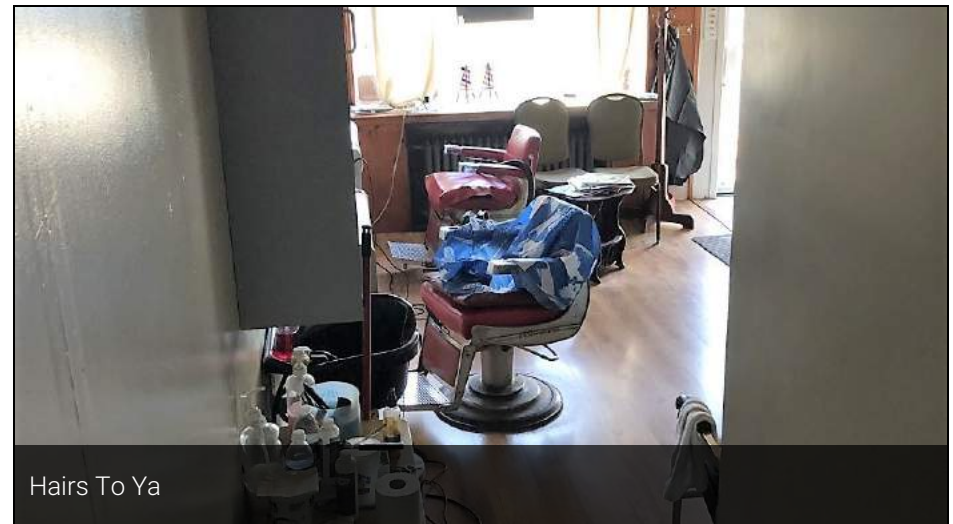
Building Type:	Office / Retail / Commercial
Construction Style:	2 Storey wood frame with painted wood shingles
	2,800 SF (1,400 SF per floor)
Current Use:	Basement: unfinished crawl space Main Level Retail: Hairs 2 Ya Barbershop 2nd Level Office: former dental practice
Premises Breakdown:	Main Level: Open concept service retail to the front with an office, washroom and open workshop/storage room to the rear 2nd Level: Fully improved former dental office, includes: reception, 2-piece washroom, 4 dental procedure rooms, 1 private office, lunchroom, client waiting area and equipment office
Windows:	Newer ALLSCO PVC single hung windows on the 2nd level
Flooring:	Ceramic tile in entrance/stairway to 2nd level Newer laminate in retail and office areas
Roof Type:	Flat modified Bitmen
Interior Wall:	Painted gyproc walls and ceilings. Main level has T-bar ceilings.
Heating System:	Hot water baseboard throughout, NTI oil fired furnace in basement
Fuel Type:	Oil: newly installed 909L fiberglass oil tank
Electrical System:	100 Amp, 120/240 Volt combination of fuse and breaker panels New electrical with incandescent lighting on upper level
Plumbing:	1x 2-piece washroom on each level



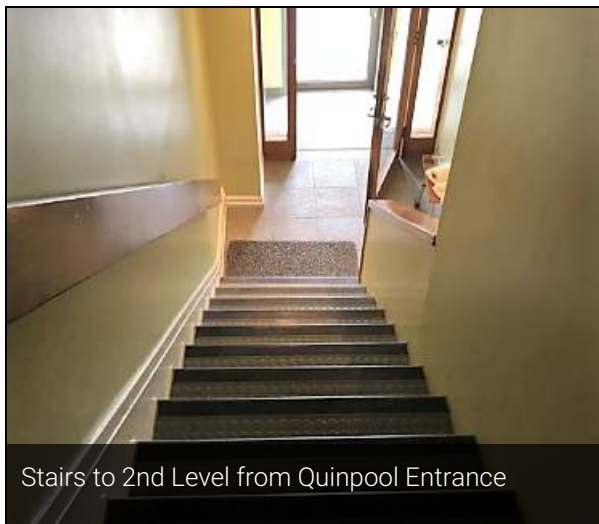
EXTERIOR PHOTOS



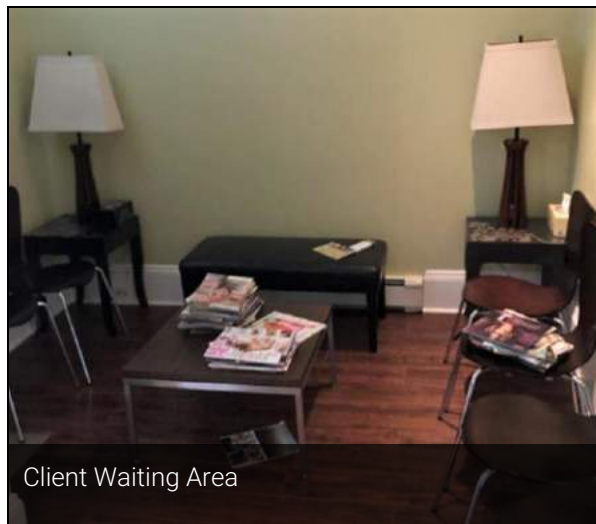
INTERIOR PHOTOS – MAIN LEVEL



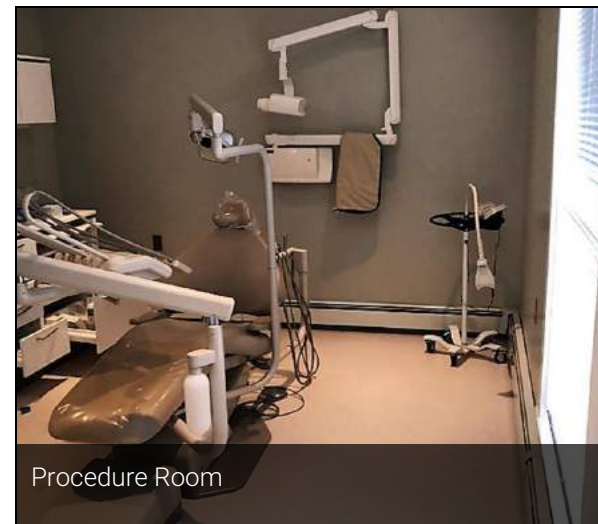
INTERIOR PHOTOS – 2ND LEVEL OFFICE



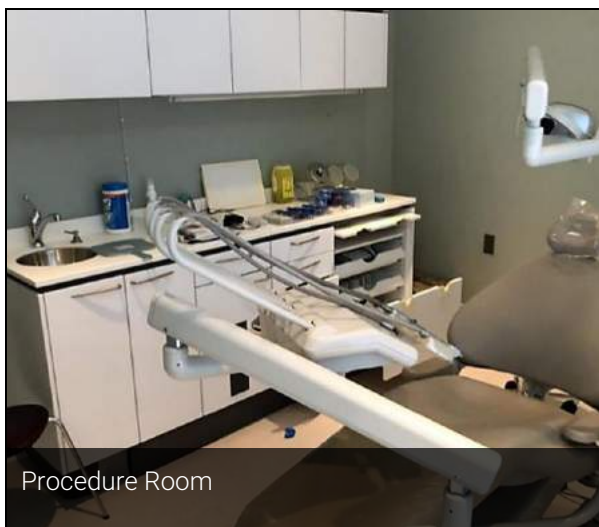
Stairs to 2nd Level from Quinpool Entrance



Client Waiting Area



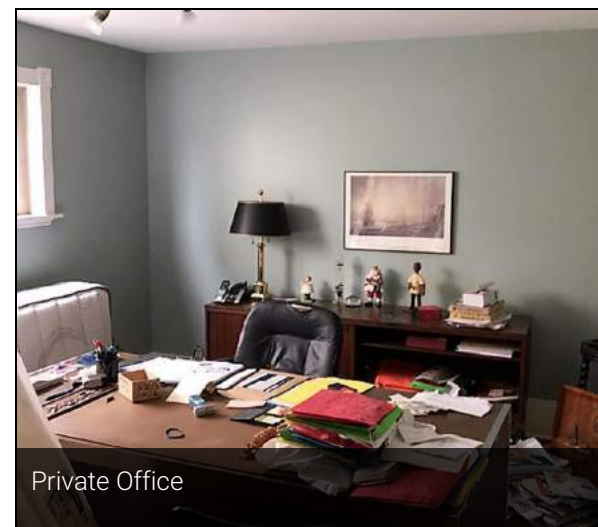
Procedure Room



Procedure Room



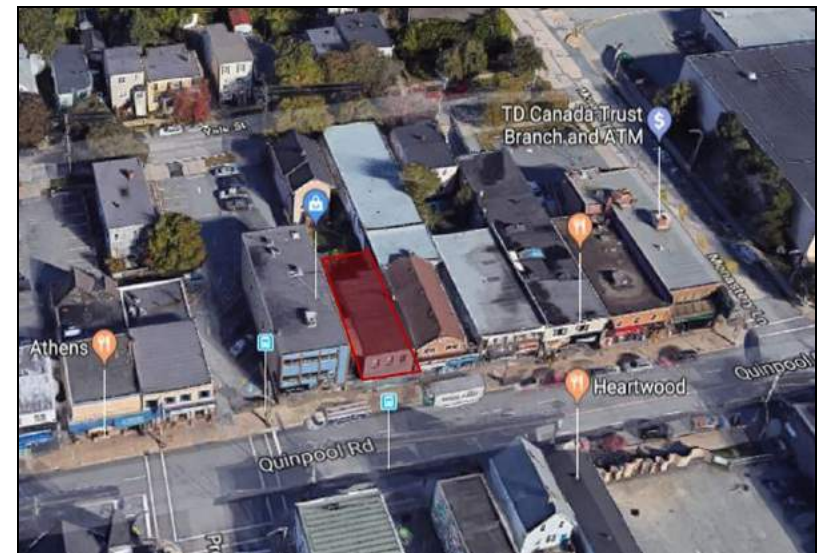
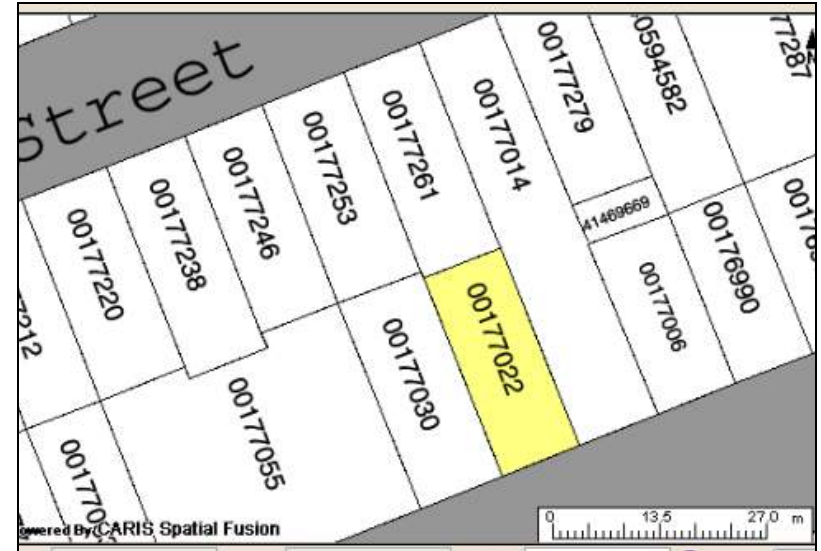
Equipment Supply Room



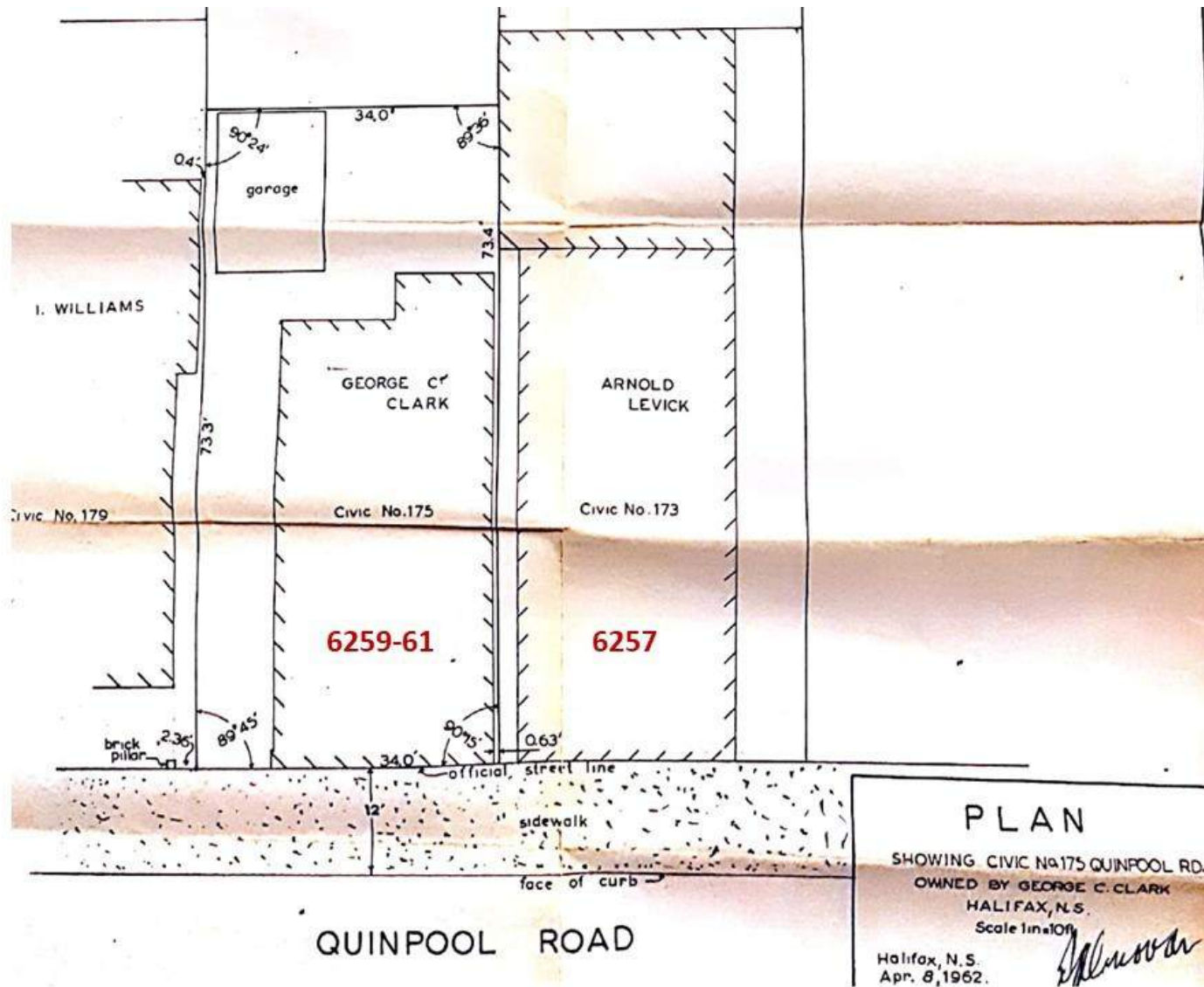
Private Office

SITE SPECIFICATIONS

Civic Address:	6259-61 Quinpool Road Halifax, NS B3L 1A4
PID #:	00177022
Lot Size:	2,493 SF
Site Dimensions:	34' wide x 73.35' deep
Parking:	Up to 5 at rear (Removal of rear storage shed necessary) Note: Driveway access from Quinpool Road is 7.5' wide
Lot Features:	Flat graded, fenced in backyard with driveway security gate. Concrete block storage shed at rear (173 SF 10' x 17')
Municipal Services:	Sewer & water
Zoning:	C-2C Commercial
Planning Considerations:	Located in Package A of proposed Regional Centre Plan
Assessed Value:	\$413,500 (2019 Commercial Taxable)



SITE PLAN



PLANNING CONSIDERATIONS

SUBJECT PROPERTY LOCATED IN PACKAGE A OF THE PROPOSED REGIONAL CENTRE PLAN

Proposed Regional Centre Plan (Package A) – April 2019

Proposed Regulations

Designation: Centres

Zone: CEN-2

Max Floor Area Ratio†: 3.50

Max Height: 90m

†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.

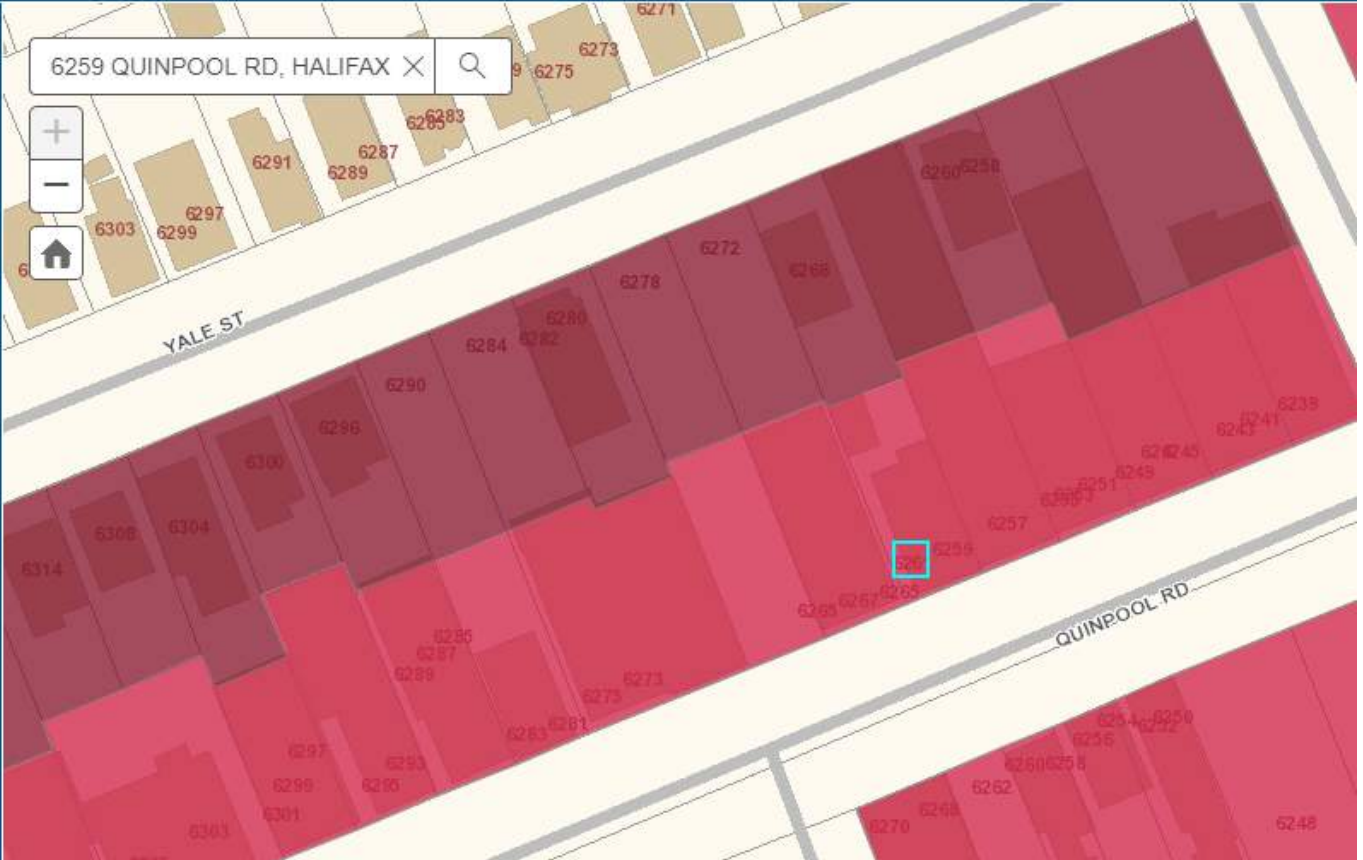
Zone codes:

- 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

Follow the Centre Plan adoption process at centreplan.ca

Questions? E-mail planhrm@halifax.ca

Click on any property, then use link or mail buttons below to share information



ZONING

ZONING: C-2C COMMERCIAL

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

- (a) R-1, R-2, R-2T, R-3, RC-3 and C-2A uses excluding billboards;
- (b) stores for the purpose of rental of equipment including: video equipment and movies, automobiles, tools, appliances, office machines, and furniture;
- (c) business support services;
- (d) bakeries;
- (e) parking lots or parking structures;
- (f) wholesale and retail processing if operated in direct association with retail use on the same premises provided that this clause does not apply to food processing;
- (g) commercial schools;
- (h) any use, excepting billboards, accessory to any of the foregoing uses. 59G(2) No person in any C-2C Zone may carry out, or cause or permit to be carried out, no development for any purpose other than one or more of the uses set out in Subsection (1).

No person shall in any C-2C 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-2T, R-3 AND RC-3 USES IN A C-2C ZONE

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

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

CONTACT INFORMATION



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