

FOR SALE/LEASE

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ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

148 CHAIN LAKE DRIVE - BAYERS LAKE BUSINESS PARK | HALIFAX, NS

OFFICE BUILDING | 6,480 SF



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EXECUTIVE SUMMARY

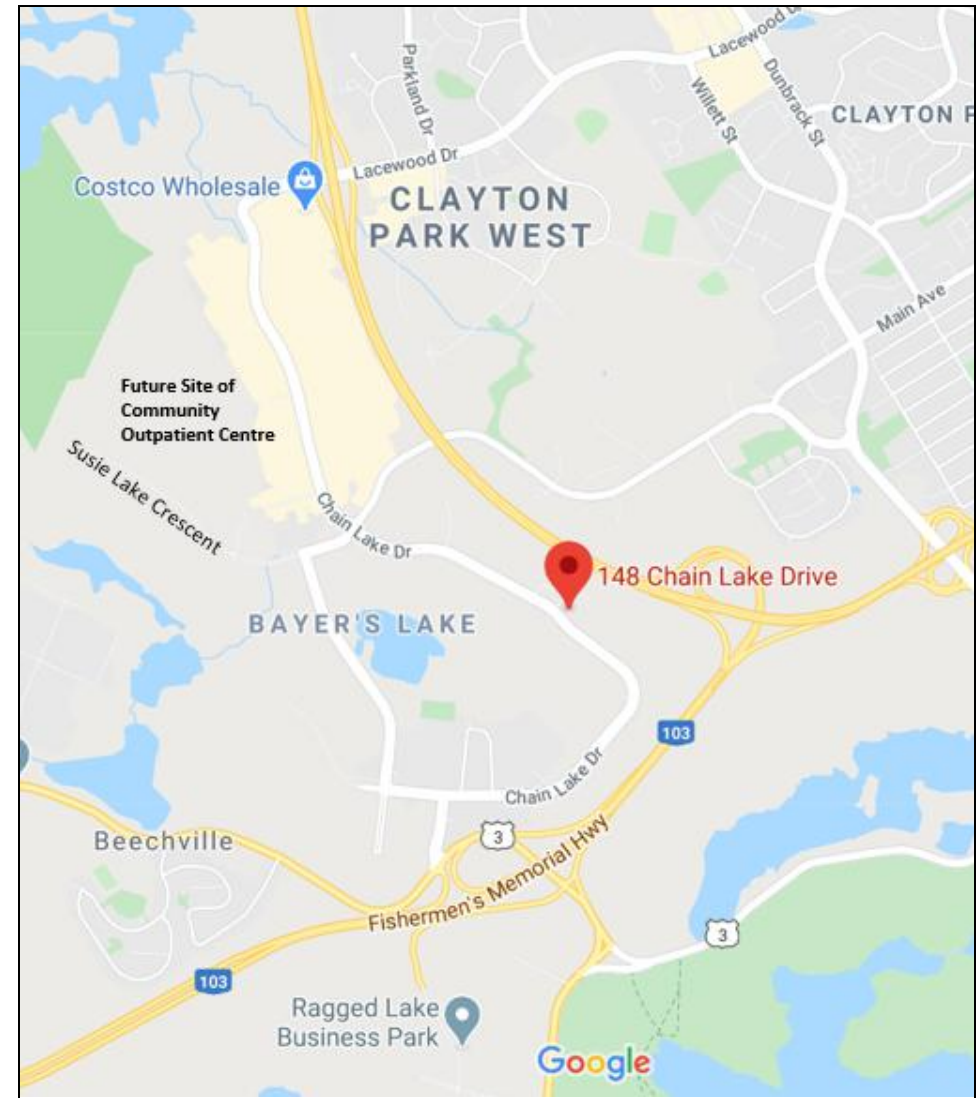
Civic Address:	148 Chain Lake Drive, Halifax, NS B3S 1B8
Property Type:	Class "A" 2 storey office
Utilization:	Ideal for single or two tenant office use
PID:	41344219
Year Built:	2013
Building Size:	6,770 SF (Gross building area)
Net Rentable Area:	6,480 SF
Expansion Possibilities:	Potential to expand existing building add a 3rd floor, elevator or expand footprint
Lot Size:	1.15 acres (+/- 50,221 SF)
Parking:	23 Asphalt paved
Parking Expansion:	Landlord adding upper parking lot with 20+ stalls
Zoning:	I-3 General Industrial Zone
Assessed Owner:	3240490 Nova Scotia Limited
Assessment:	\$1,314,900 (2021 Commercial Taxable)
Lease Rate:	Main Level: \$16.00 Net PSF 2nd Level: \$14.00 Net PSF
CAM & Tax	Est. \$10.00 PSF (2020)
List Price:	\$1,995,000 \$294.68 PSF



AREA OVERVIEW

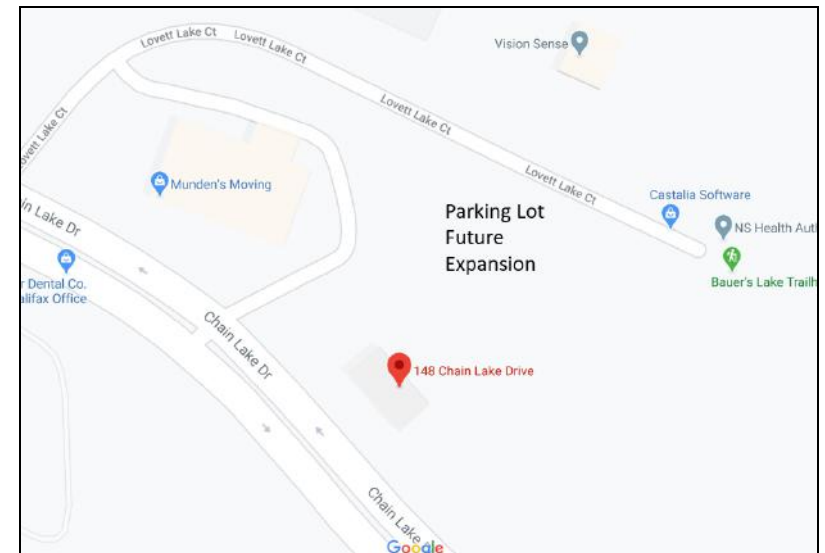
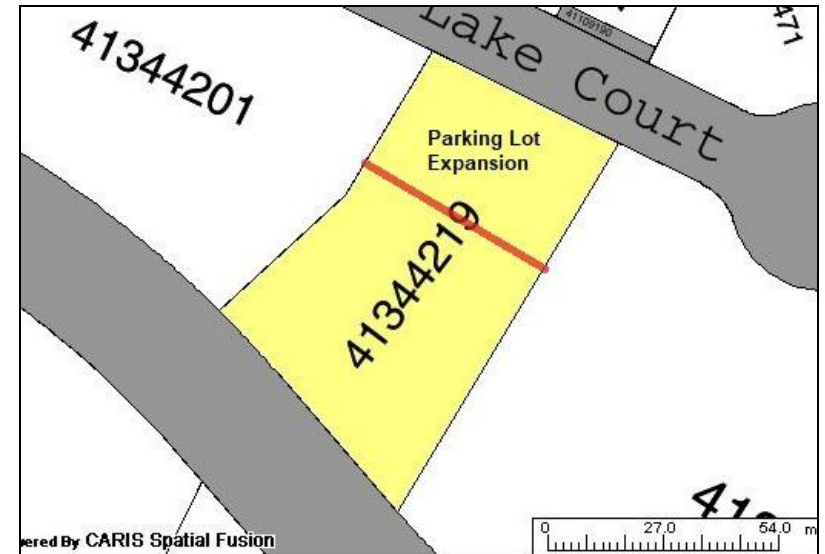
The subject property is located on Chain Lake Drive in the south east section of the Bayers Lake Business Park in the Halifax Regional Municipality. Its location at the confluence of Highways 102 and 103, its proximity to the rapidly developing Bedford West, Bedford South and Clayton Park residential areas, and short drive to downtown Halifax along with port facilities have all contributed to the success of the Bayers Lake Business Park.

Bayers Lake Business Park represents a major concentration of light industrial and commercial activity in Greater Halifax. In particular, warehouse retail "superstores" have recognized the value of Bayers Lake Business Park's strategic location, including Costco, Walmart, Kent Building Supplies, Staples, and Best Buy to name a few. However, Bayers Lake Business Park is more than just a retail destination. Bayers Lake has recently seen the location from CBD Halifax of 600-800 CRA employees to a new building on Hobsons Lake Drive, a new DND Armouries, and the relocation from CBD of the Canada Customs and Border Services who now occupies a newly constructed 45,000 SF office building. Bayers Lake has also been selected for the new Community Outpatient Centre that will be built as part of the QEII redevelopment project. The centre will be built behind the Bayers Lake Business Park retail development on the west side of Chain Lake Drive between Lacewood Drive and Susie Lake Crescent.

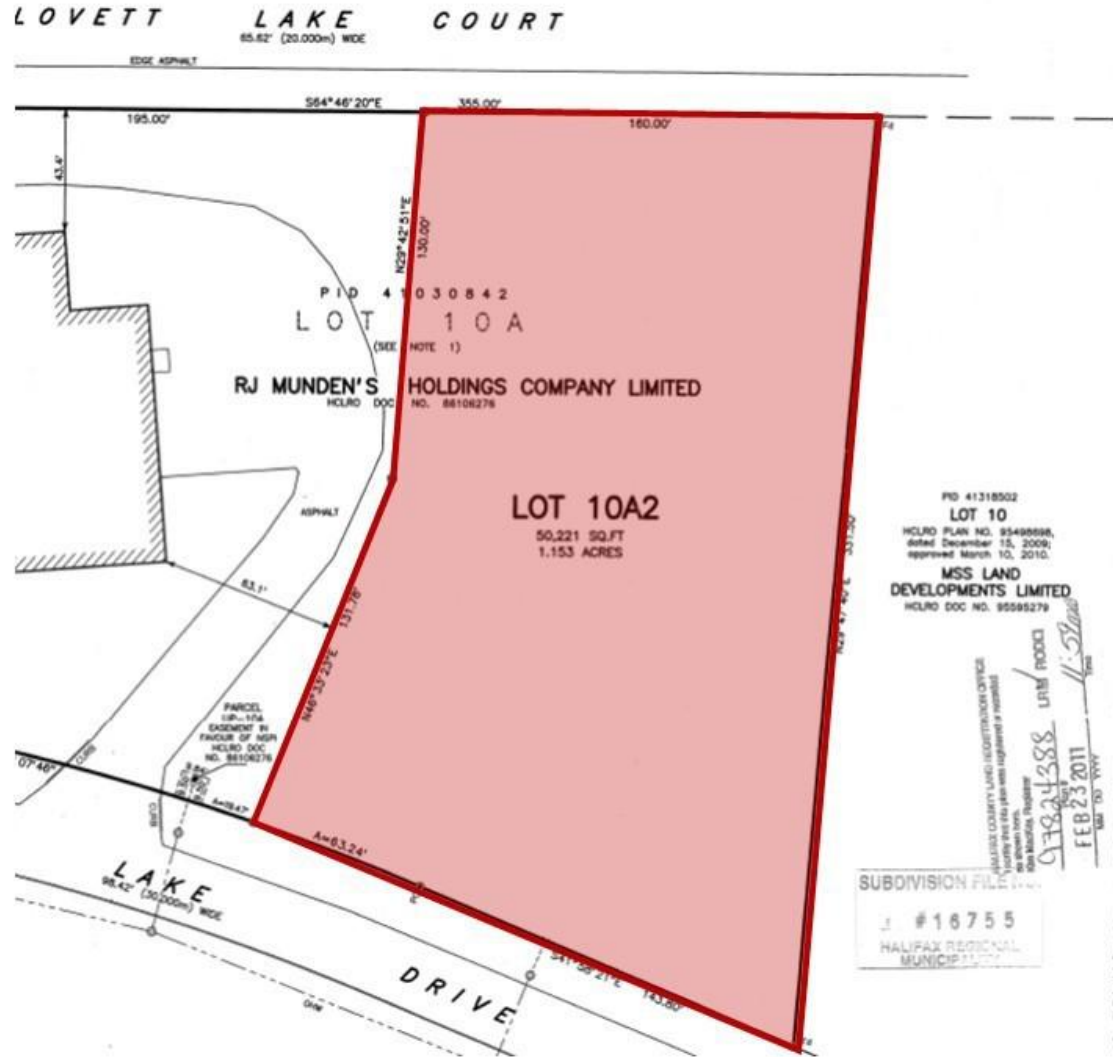


SITE SPECIFICATIONS

Civic Address:	148 Chain Lake Drive, Halifax, NS B3S 1B8
PID #:	41344219
Lot Size:	1.15 acres (+/- 50,221 SF)
Site Dimensions:	207' Frontage on Chain Lake Drive
Zoning:	I-3 General Industrial Zone
Municipal Services:	Full municipal services
Parking:	23 Asphalt paved parking
Parking Expansion:	Landlord adding upper parking lot with 20+ stalls
Assessment:	\$1,314,900 (2021 Commercial Taxable)



SURVEY PLAN



BUILDING OVERVIEW

Building Type:	2 Storey office
Building Size:	+/- 6,770 SF (Gross building area)
Year Built:	2013
Structure:	Tilt up concrete
Foundation:	Concrete slab
Roof Type:	Flat, tar and gravel
Ceilings:	T-bar drop ceilings throughout
Windows:	PolyTEch Windows (majority opening windows)
Flooring:	Main Level: rolled carpet, linoleum (in production areas) & tiled bathrooms 2nd Level: carpet tile, ceramic floor in test kitchen, tile floor in washrooms & half walls
Premises Breakdown:	Lower Level: Large open reception / common office area with access to central photocopying, 2 washrooms, 5 perimeter private offices with windows, 2 large meeting/general purpose rooms with windows and server room Upper Level: Large reception/common central corridor area, 5 large perimeter private offices with windows facing Chain Lake Drive, large corner conference room, custom-built kitchen, file storage and 2 washrooms



BUILDING OVERVIEW

Heating & Cooling:	Baseboard electrical supplemental 2 Roof-top mounted HVAC units (one serving each floor)
Electrical System:	Electrical room in ground floor of building. Sub-meter for main floor
Server Room:	Located on main floor with mini-split A/C unit
Other Features:	Building is alarmed. System currently monitored with video cameras (recorded) Well appointed high quality finishes throughout



LOWER LEVEL PHOTOS



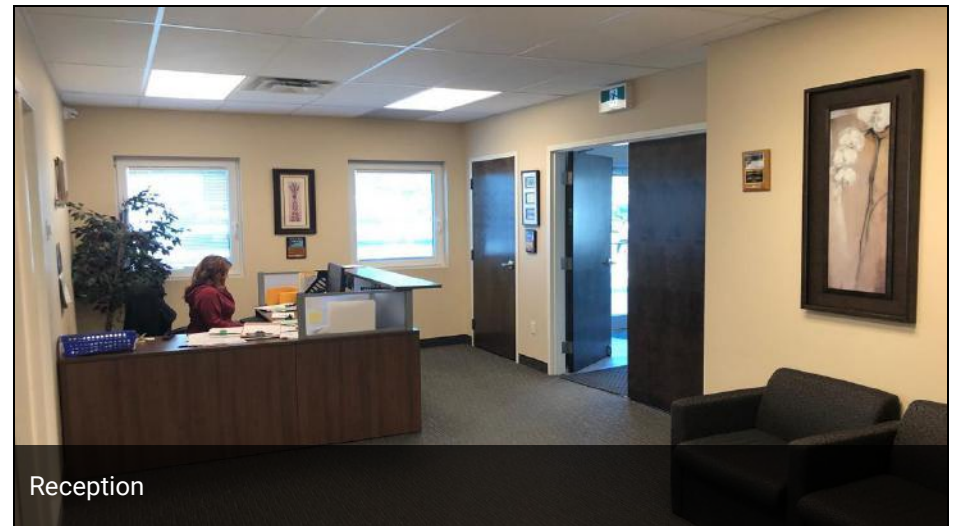
Main Entrance



Main Entrance



Reception



Reception

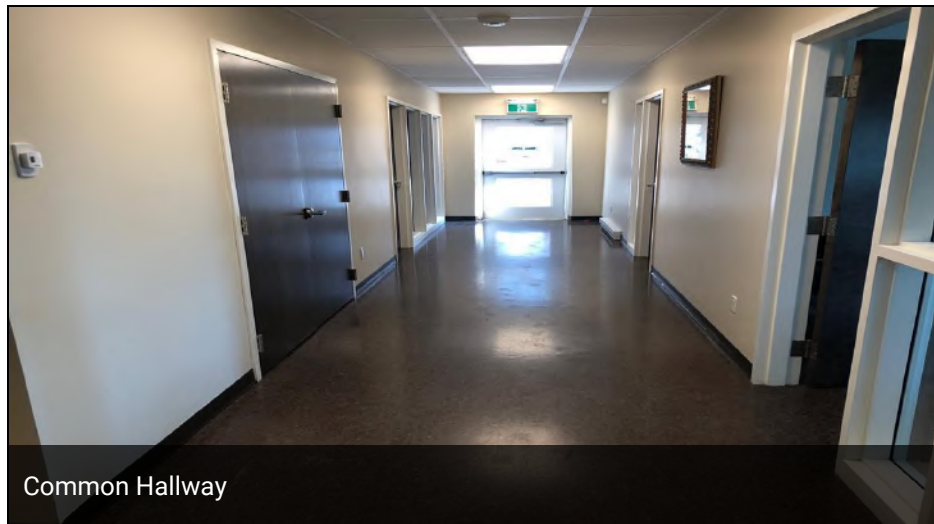
LOWER LEVEL PHOTOS



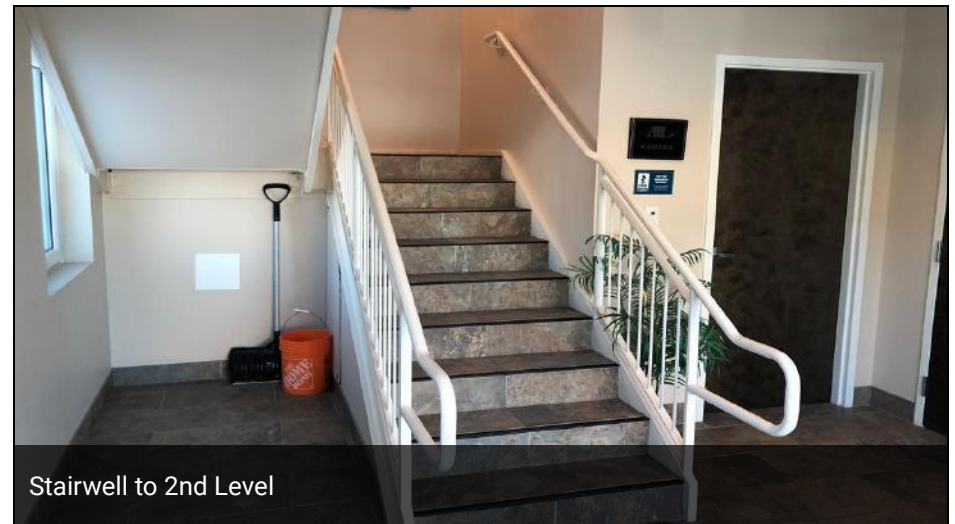
Print Room



Storage Room



Common Hallway

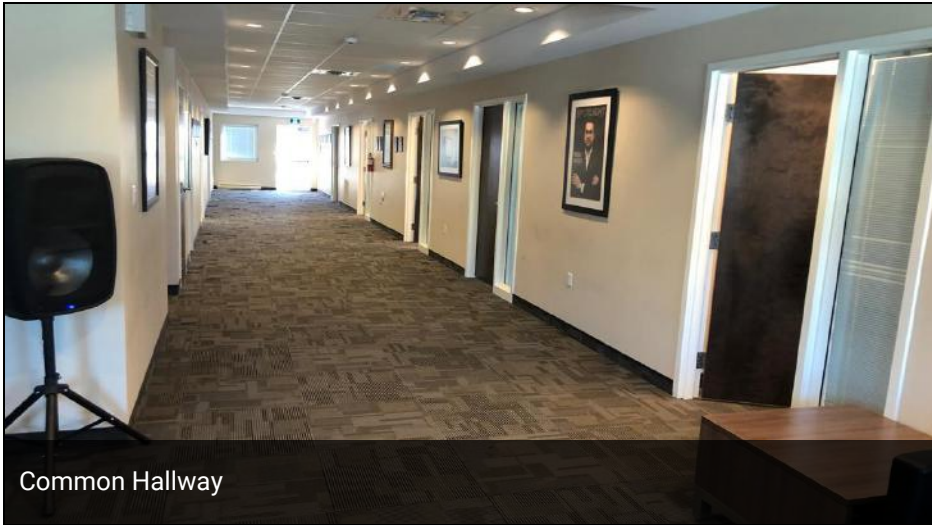


Stairwell to 2nd Level

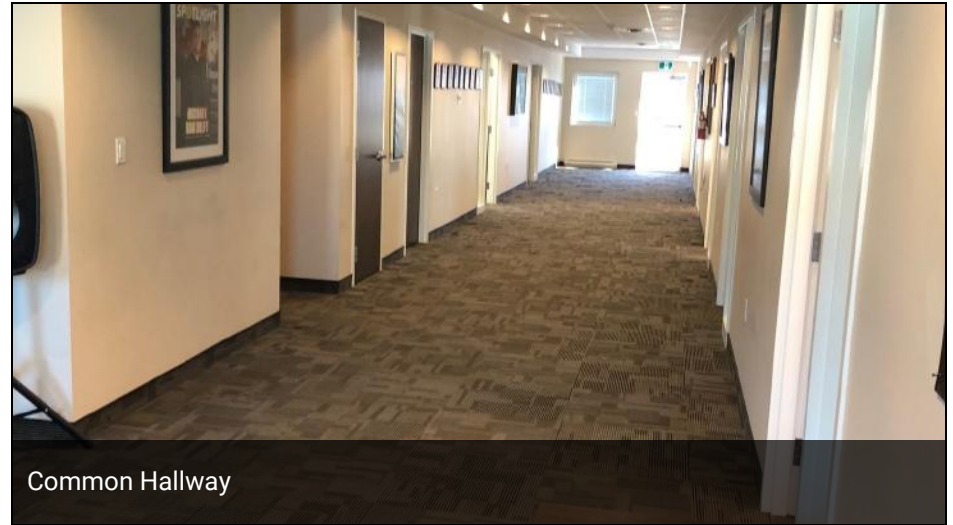
LOWER LEVEL FLOOR PLAN



UPPER LEVEL PHOTOS



Common Hallway



Common Hallway



Private Office



Private Office

UPPER LEVEL PHOTOS



Private Office



Training Room

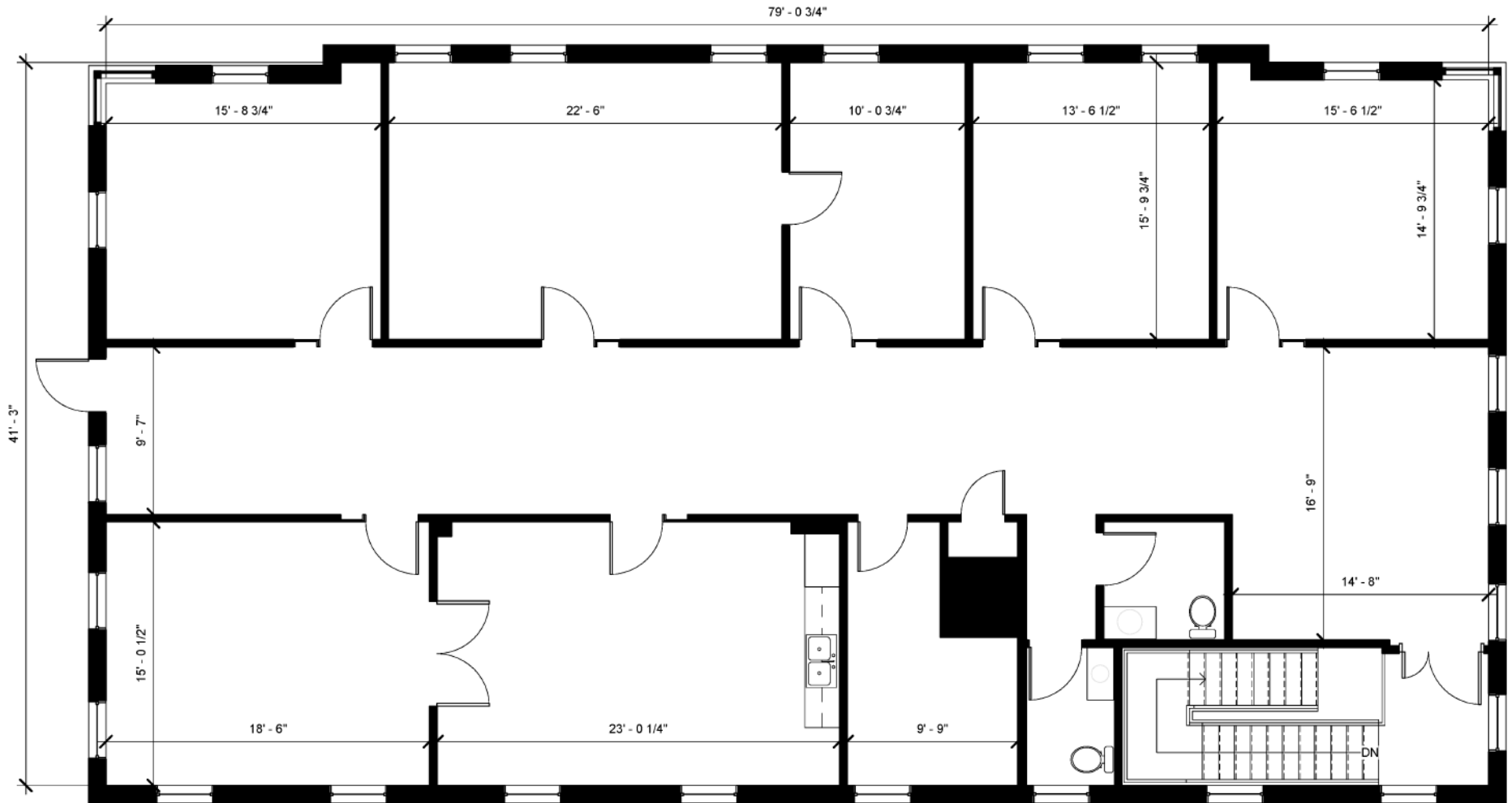


Boardroom



Kitchen

UPPER LEVEL FLOOR PLAN



ZONING

I-3 ZONE - GENERAL INDUSTRIAL ZONE

50A(1) The following uses shall be permitted in any I-3 Zone:

- (a) any industrial/commercial enterprise, except when the operation of same would cause a nuisance or hazard to the public and except:
 - (i) billboards;
 - (ii) adult entertainment uses; and
 - (iii) amusement centres.
- (b) a public park.

50A(2) No person shall in any I-3 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).

50A(3) No person shall in any I-3 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).

For additional information see Halifax Regional Municipality Land-Use-Bylaw for Mainland Area.

CONTACT INFORMATION



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