

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

5553 CLYDE STREET | HALIFAX, NS

COMMERCIAL CONDO | 737 SF



Ally Connors

Real Estate Advisor

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KELLER WILLIAMS SELECT REALTY

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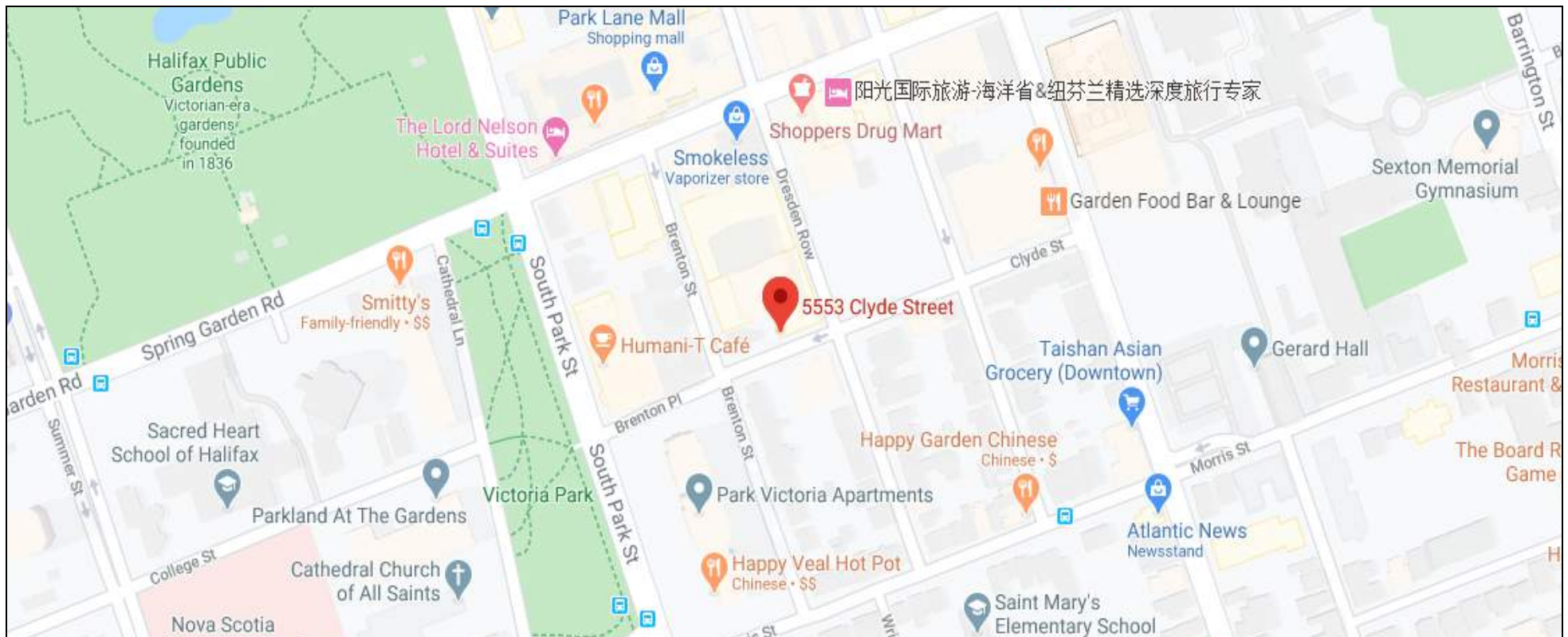
EXECUTIVE SUMMARY

Civic Address:	5553 Clyde Street, Halifax, NS B3J 3T5
Property Type:	Commercial Condo
PID #:	40617318
Age:	27 years
Current Use:	Commercial office and/or showroom
Building Size:	737 SF
Construction Style:	Concrete
Premises Breakdown:	L shaped retail showroom, boardroom, bathroom and kitchenette
Parking:	None, however, possible underground parking at \$170.00 per month or street front parking
Municipal Services:	Municipal water and sewer
Zoning:	DH-1 (Downtown Halifax)
Assessed Owner:	Breathing Green Solutions Inc.
Assessed Value:	\$325,800 (2020 Commercial Taxable)
List Price:	\$349,900



AREA OVERVIEW

Within walking distance to the busy Spring Garden Road Business District, the location offers high visibility in a pedestrian friendly shopping environment. Businesses immediately adjacent to the property include: NSLC Cannabis, Urban Retreat Massage Therapy, Primal Kitchen, and Stanhope and Company Hair Studio. Hourly and metered parking is available on Clyde Street and neighbouring Dresden Row, Brenton and South Park Streets.



AREA OVERVIEW



BUILDING OVERVIEW

Building Type:	Commercial Condo
Building Size:	737 SF
Current Use:	Commercial office and/or retail showroom
Foundation:	Concrete
Exterior:	Brick facade
Interior:	Painted gyproc and concrete
Flooring:	Engineered hardwood
Heating & Cooling:	Electric baseboard heat Lennox commercial grade air conditioning system
Lighting:	Specialty track lighting
Hot Water System:	Electric Hot water Heater
Ceiling Height:	8.5' – 13.0'
Property Features:	Air conditioning and security system Video security system Kitchenette with dishwasher



INTERIOR



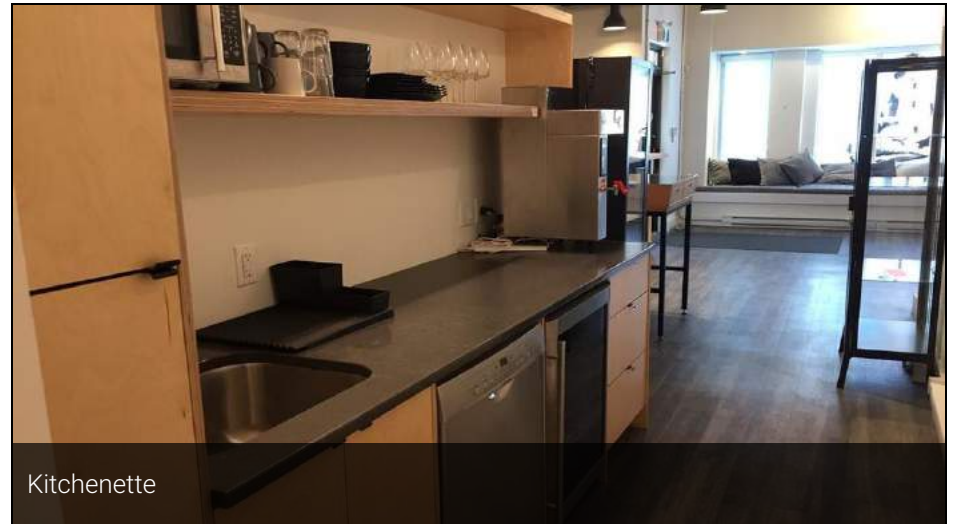
Reception



Showroom



Boardroom



Kitchenette

FLOOR PLAN



PERMITTED USES

COMMERCIAL CONDO USE SOURCE: DECLARATION OF CONDOMINIUM CORPORATION, P.17

(e) a Dwelling/Commercial Unit may be occupied and used for any purpose as defined herein as permitted by a Dwelling Unit or may be occupied and used for a business or professional purpose which shall include or be similar to offices of medical doctors, dentists, chiropractors, engineers, architects, town planners, barristers and solicitors, dispensing opticians and optometrists, professional chemists, professional real estate brokers or appraiser, qualified surveyors, bank, drug store, pharmacy or medical dispensary, a day care centre, coffee shop, book store, coffee shop, barber shop, florist shop, retail food stuff store, dry clean or a laundry pickup outlet, or such any other use as may be permitted from time to time by the Board of Directors of the Condominium Corporation.

For additional information, please speak with your KW Commercial Advisors real estate agent.

CONTACT INFORMATION



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