

FOR SALE

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

1330 FALL RIVER ROAD | FALL RIVER, NS

DENTAL / MEDICAL OFFICE | 7,462 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by 3204033 Nova Scotia Limited, to facilitate a sale of the land and building located at 1330 Fall River Road, Fall River, NS B2T 1E6

Civic Address: 1330 Fall River Road, Fall River, NS B2T 1E6

Property Type: Commercial / Office: Medical & Dental

PID #: 00508515

Year Built: 2007

Current Use: Multiple Tenants (3)

Building Size:

Fall River Dentistry:	3,008 SF
4044155 NS (Beauty):	770 SF
Riverlake Physiotherapy:	1,785 SF
Vacant:	1,848 SF

Total: 7,462 SF

Construction Style: ICF (Concrete)

Lot Size: 63,800 SF

Parking: Asphalt paved parking along front and rear

Zoning: VMS (Village Main Street)

Assessed Owner: 3204033 Nova Scotia Limited

Assessed Value: \$1,036,900 (2021 Commercial Taxable)

List Price: \$1,850,000



AREA OVERVIEW

The subject property is situated in the community of Fall River. Surrounding development is primarily detached single family residences. There is a Community Centre located to the north on the opposite side of the Fall River Road.

In the area of the subject, both Arnold Drive and Fall River Road are two lane, two-way, asphalt paved streets. There is a concrete sidewalk along the westerly side of Fall River Road with the other road sides being gravel shoulders.

Community shopping is available at the intersection of Highway 2 and Fall River Road to the north of the subject. Development in this area includes the Fall River Plaza (neighbourhood retail plaza), Sobeys grocery store, Tim Hortons restaurant, Subway restaurant and a service station. There are a number of smaller local commercial uses along Highway 2 as well as the northerly end of Fall River Road.



SITE SPECIFICATIONS

Civic Address:	1330 Fall River Road Fall River, NS B2T 1E6
PID #:	00508515
Lot Size:	63,800 SF
Zoning:	VMS (Village Main Street)
Municipal Services:	Water
Parking:	Asphalt paved parking along front and rear
Assessed Value:	\$1,036,900 (2021 Commercial Taxable)

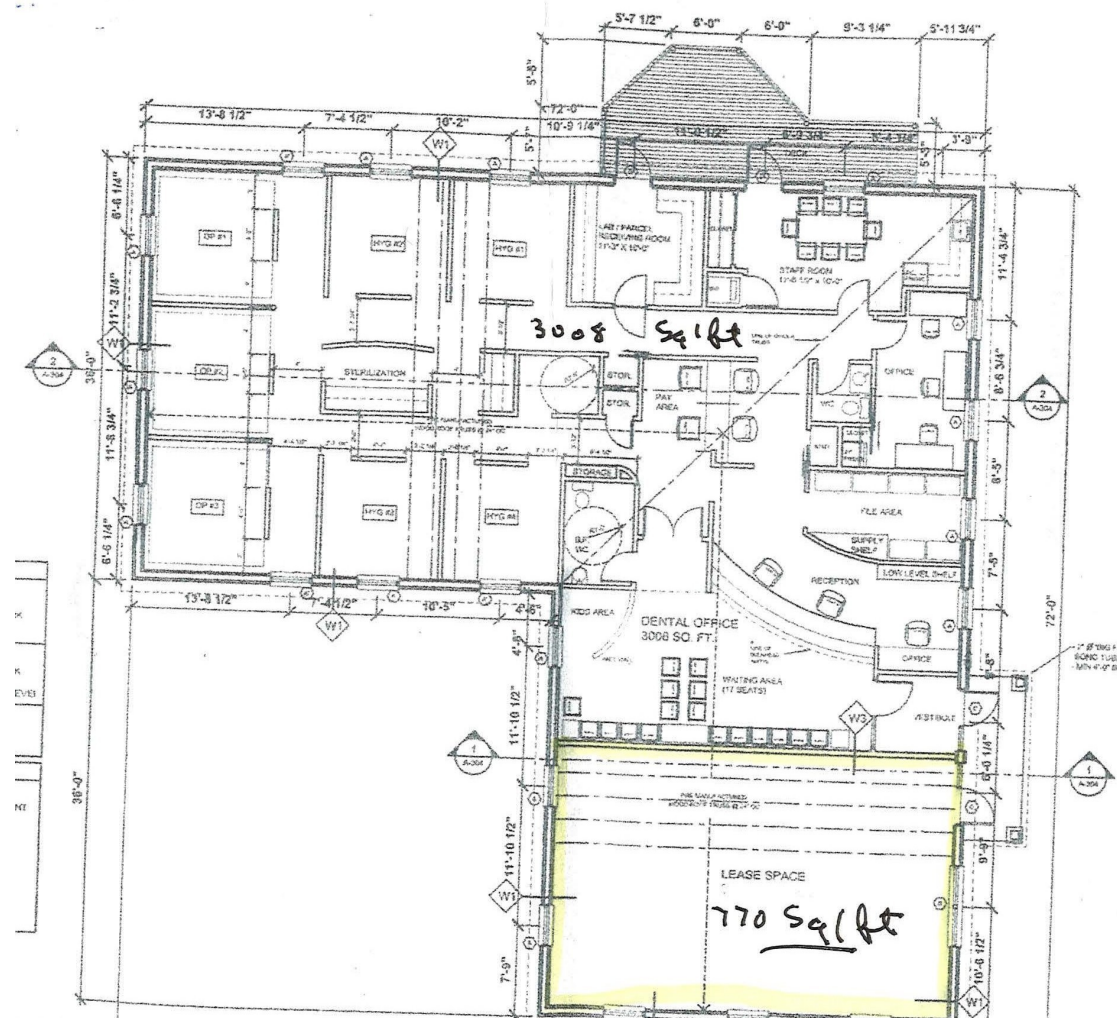


BUILDING OVERVIEW

Building Type:	Office - Dental/Medical
Building Size:	7,462 SF
Year Built:	2007
Structure:	ICF (Concrete)
Ceiling Height:	8'
Flooring:	Vinyl Tile
Heating & Cooling:	Electric (Heat Pump)
Electrical:	200 Amp 600 Volt main entrance 5 Meters plus 1 expansion slot and step down transformer
Hot Water System:	Electric
Property Features:	Wheel chair accessible Infrastructure in place for Dental/Medical practice

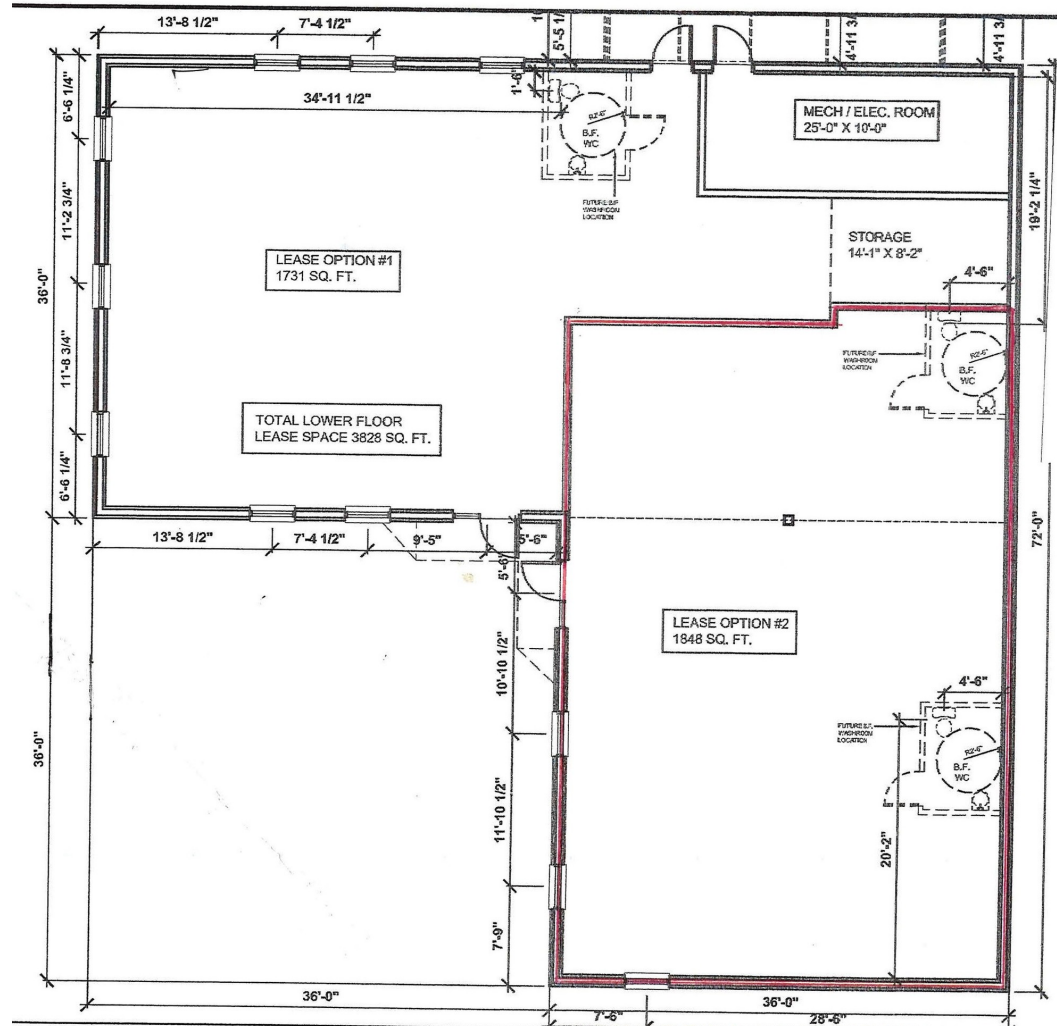


FLOOR PLAN

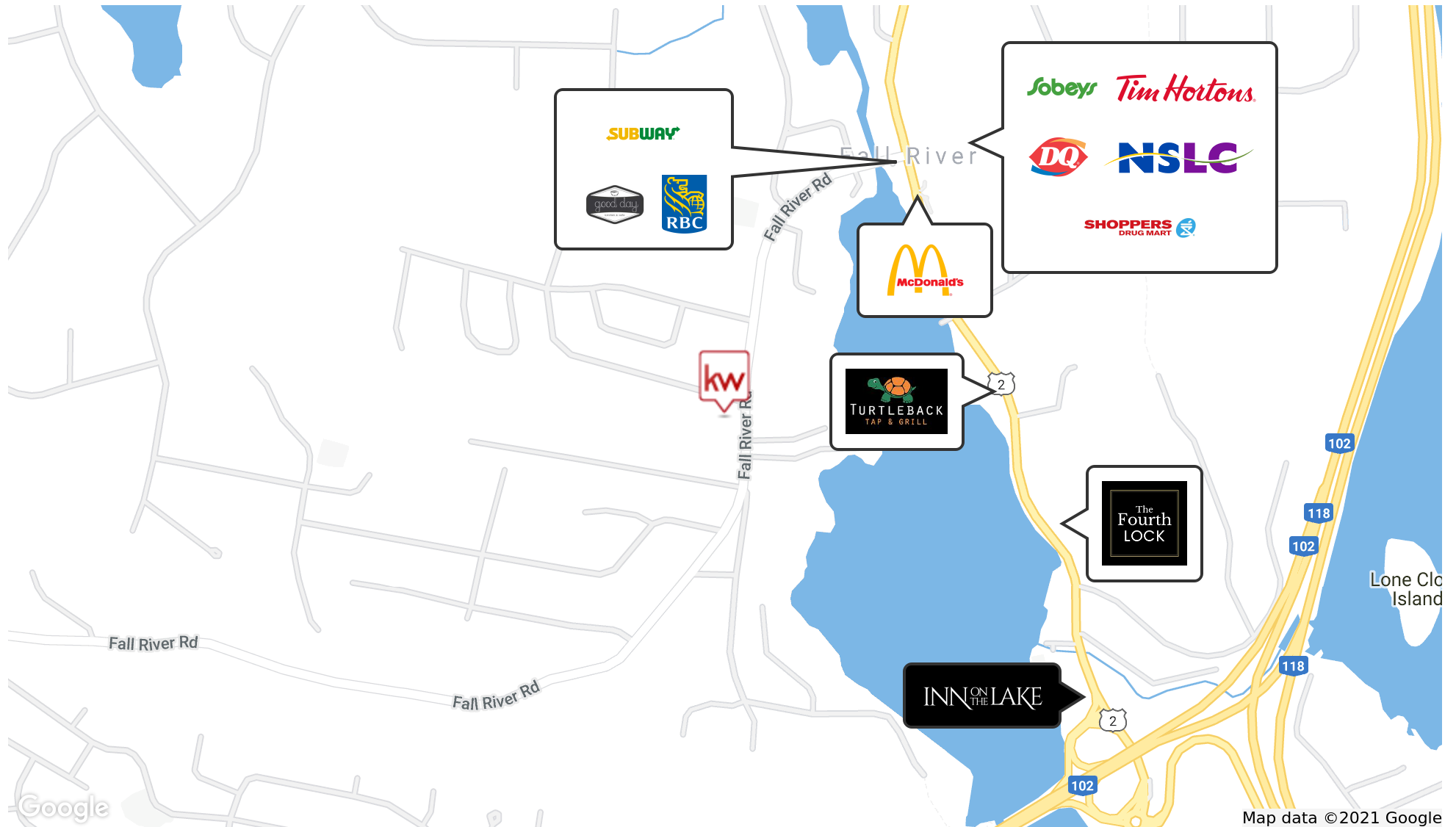


FLOOR PLAN

LOWER LEVEL



RETAILER MAP



1330 FALL RIVER ROAD | FALL RIVER, NOVA SCOTIA

ZONING - VMS (VILLAGE MAIN STREET)

USES PERMITTED

No development permit shall be issued in the VMS (Village Main Street) Zone except for the following:

COMMERCIAL USES

- Retail stores
- Service and personal service uses
- Offices
- Wellness centres
- Banks and financial institutions
- Restaurants - full-service, take-out and drive-in
- Existing service stations, pursuant to Section 4.6 (j)
- Funeral establishments, excluding crematoriums
- Greenhouses and nurseries
- Medical, dental and veterinary clinics, outdoor kennels associated with veterinary clinics are prohibited
- Garden centre
- Pub, tavern, lounge
- Craft shops

RESIDENTIAL USES

- Single unit dwellings
- Two unit dwellings
- Bed & Breakfast
- Home Businesses

COMMUNITY USES

- Open spaces uses
- Institutional uses
- Fraternal centres and halls
- Transit facilities

For additional information, see the Halifax Regional Municipality Land Use By-Law for Planning Districts 14/17 (Shubenacadie Lakes).

CONTACT INFORMATION



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