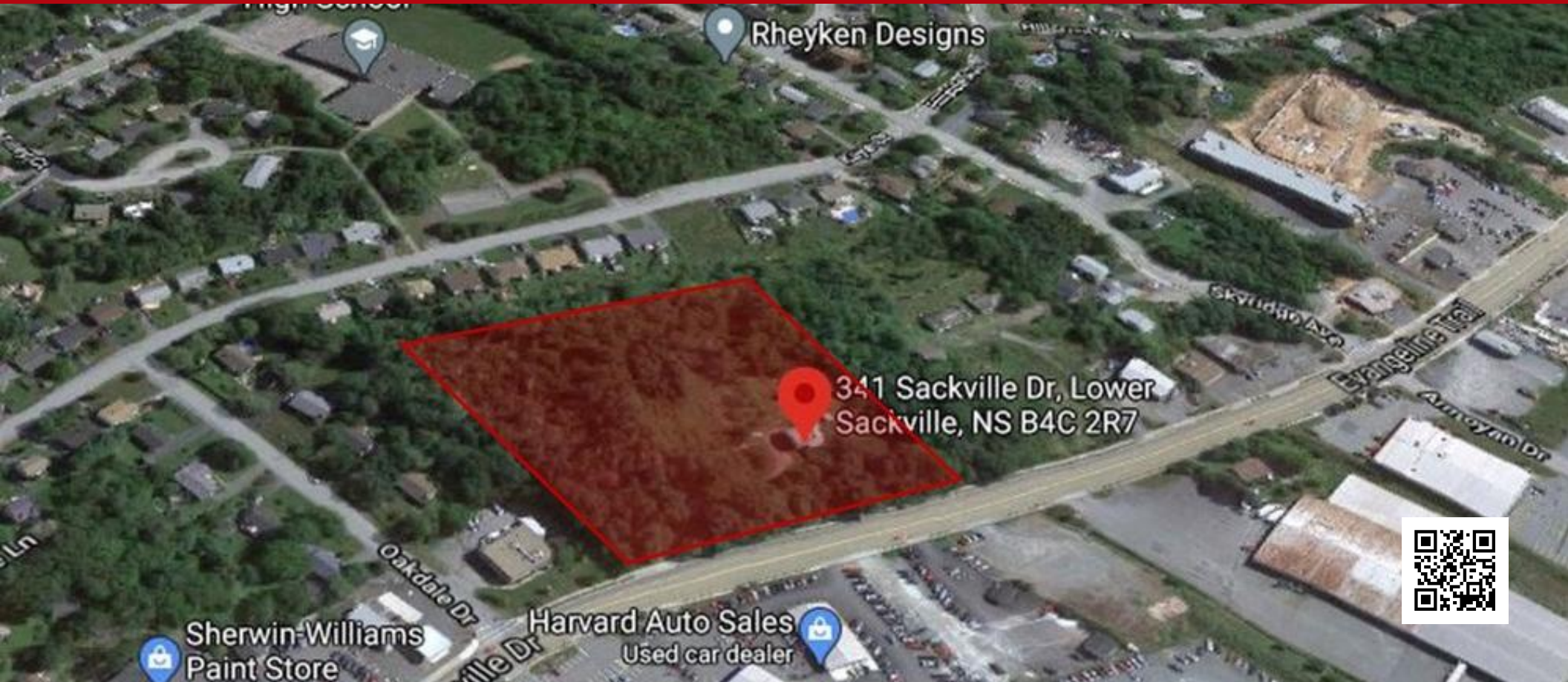


FOR SALE

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

341 SACKVILLE DRIVE | LOWER SACKVILLE, NS

MULTI-RESIDENTIAL DEVELOPMENT | 4.7 ACRES



Paul Pettipas, LLB, MiCP

Real Estate Advisor

902.497.9636

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KELLER WILLIAMS SELECT REALTY

1160 Bedford Highway, Suite 100

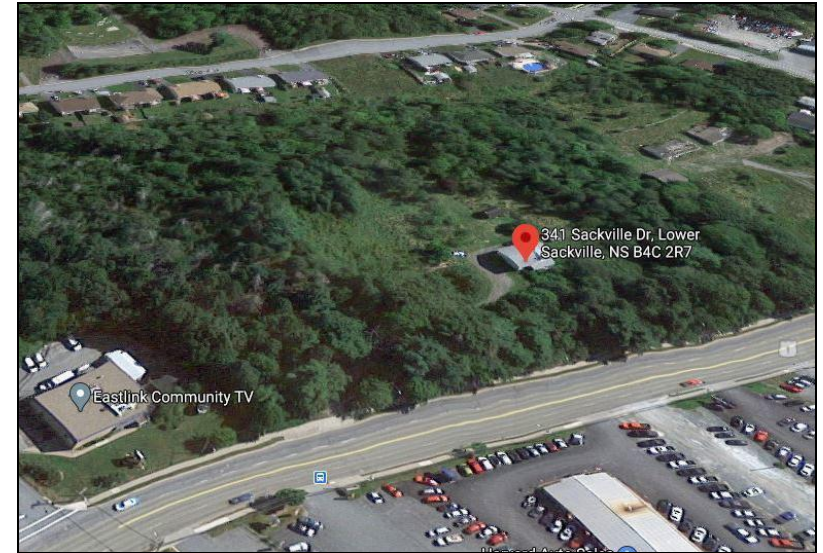
Bedford, NS B4A 1C1

www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the lands and buildings located at 341 Sackville Drive, Lower Sackville, NS B4C 2R7

Civic Address:	341 Sackville Drive, Lower Sackville, NS B4C 2R7
Property Type:	Multi-Residential Development Land
	* Property has potential for 192 multi-residential units
PID #:	00364208
Lot Size:	4.7 Acres
Zoning:	PC (Pinehill/Cobequid) Zone
Assessed Value:	\$228,000 (Residential Taxable 2019)
List Price:	\$3,950,000



AREA OVERVIEW REGION

Halifax, NS

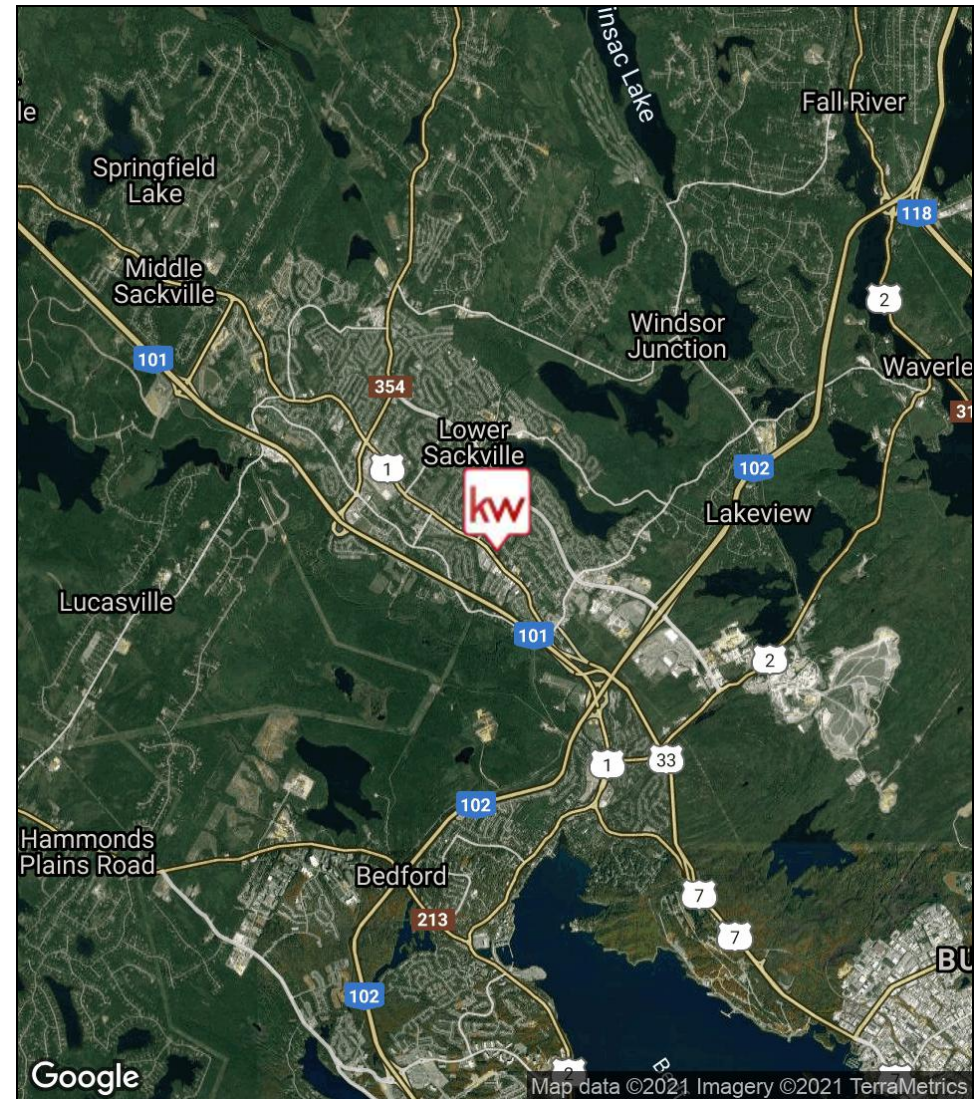
Halifax Regional Municipality is the largest centre east of Quebec City, with a population of 414,389 (2021 Halifax Canada Population Stat). HRM accounts for almost 20% of the population of Atlantic Canada and almost 50% of the population of Nova Scotia.

Economy

Halifax Regional Municipality is the capital of Nova Scotia and the largest urban area in Atlantic Canada. With the Halifax Peninsula and Dartmouth at the core, HRM is Atlantic Canada's business hub for banking, government services and private sector companies, along with one of the largest military infrastructures in Canada. With 8 post secondary institutions, including: Dalhousie University, Saint Mary's University, Mount Saint Vincent University, NSCAD University and the Nova Scotia Community College, the city is known as an educational hub.

The Irving Shipyard started cutting steel in August 2015 for the first ship as part of the \$25 billion ship building contract awarded in 2012. The contract is expected to produce approximately 21 naval and coast guard ships over 30 years and generate 11,500 new jobs by 2020. The economic impact is an expected increase in Nova Scotia's GDP by \$900 million annually.

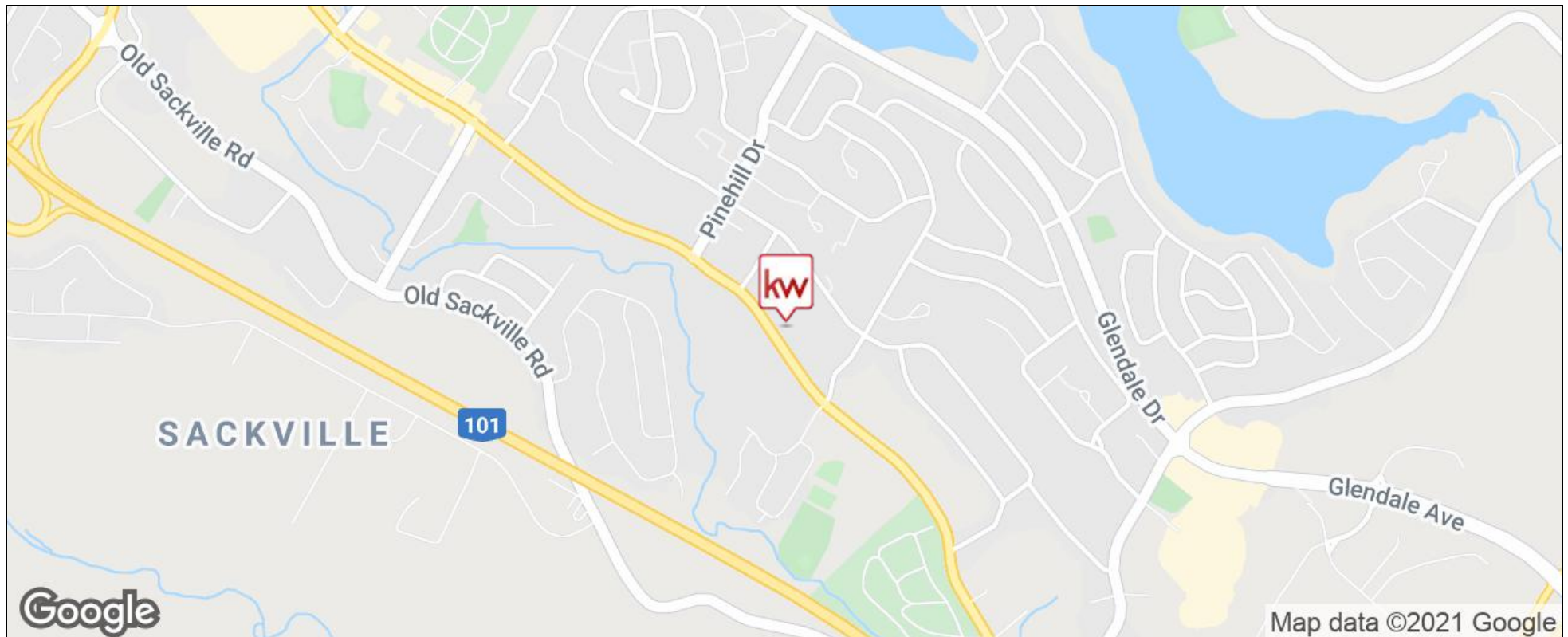
The additional economic benefits include new housing, new vehicle, restaurant, clothing, grocery and furniture sales. The ship building contract provides another leg of diversification to Halifax's already stable economic base.



AREA OVERVIEW

Lower Sackville is one of the fastest growing communities in Nova Scotia with a local market population of over 32,000 people and with the AADT count now exceeding 56,000 vehicles. Sackville Drive is the main traffic artery through this area with easy highway access and retail centers located at each end. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore. The property is located minutes away from the newly developed Bedford Commons shopping district and 10 minutes to both Halifax and Dartmouth.

The subject land is between Riverside Drive and Pinehill Drive. Sackville Drive is suited to commercial as well as multi-residential development with its Pinehill/Cobequid Zone.

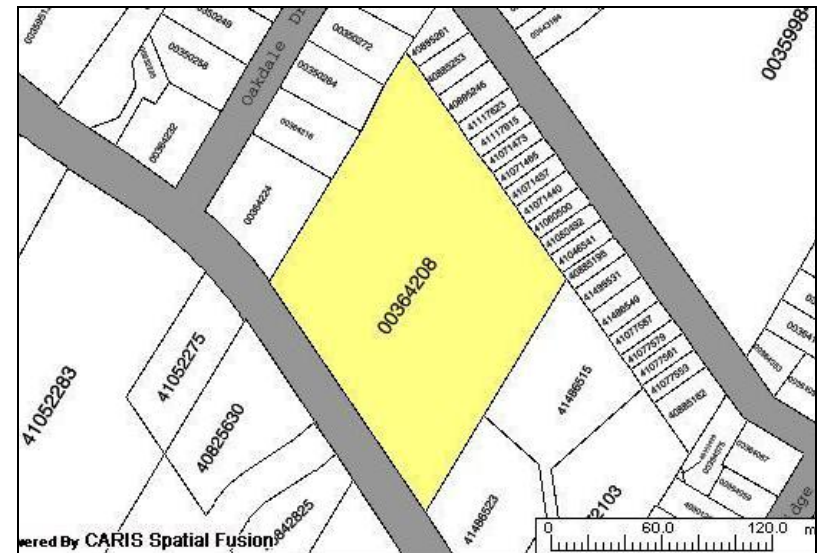


RETAILER MAP

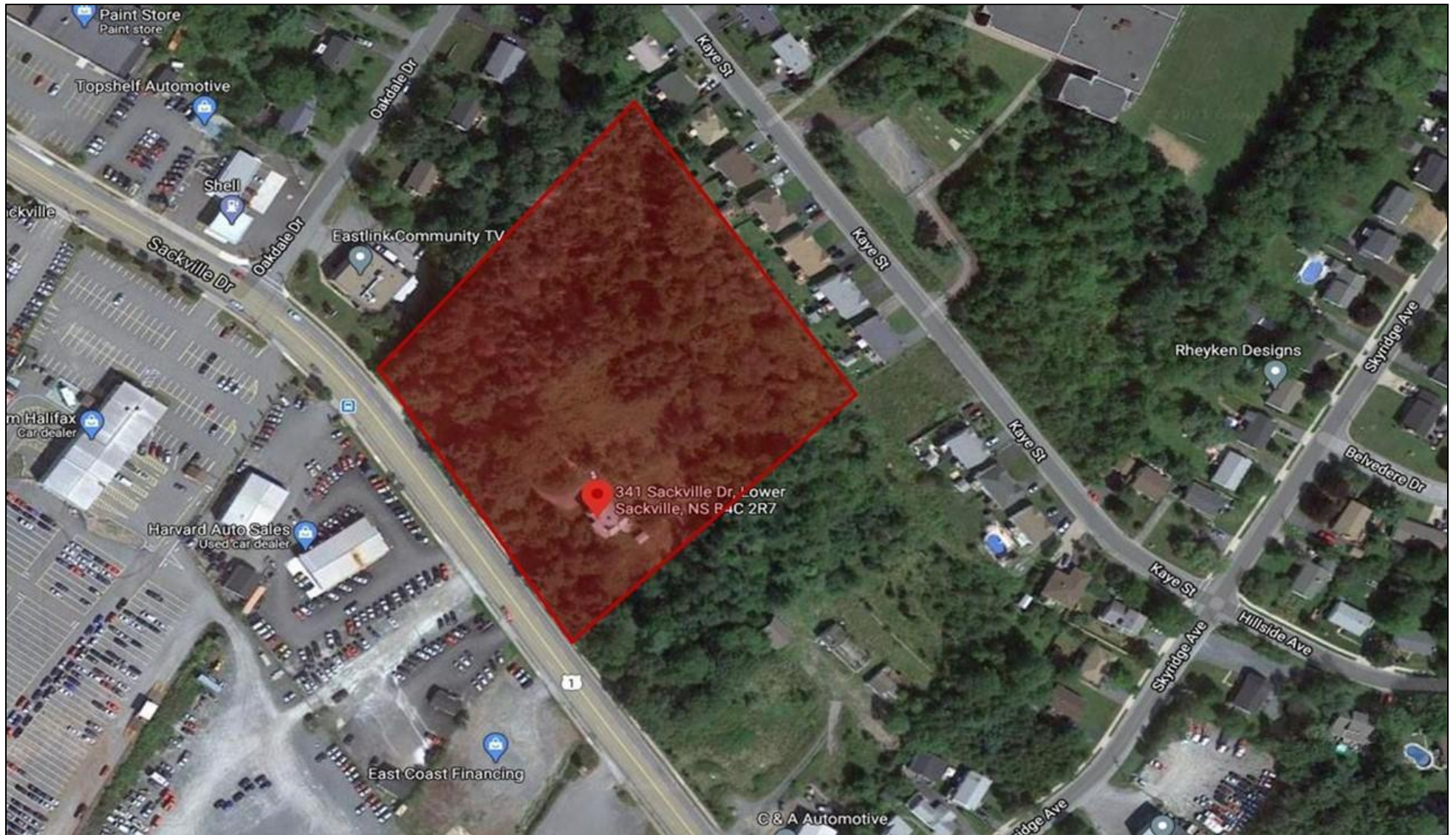


SITE SPECIFICATIONS

Civic Address:	341 Sackville Drive Lower Sackville, NS B4C 2R7	
PID #:	00364208	
Lot Size:	4.7 Acres	
Site Dimensions:	Road Frontage:	485' (+/-)
	Right Boundary:	476' (+/-)
	Left Boundary:	462' (+/-)
	Rear Boundary:	482' (+/-)
Zoning:	PC (Pinehill/Cobequid) Zone	
Municipal Services:	Water & sewer	
Assessed Value:	\$228,000 (Residential Taxable 2019)	



AERIAL PHOTO



341 SACKVILLE DRIVE | LOWER SACKVILLE, NOVA SCOTIA

ZONING & PLANNING INFORMATION

PC (PINEHILL/COBEQUID) ZONE

No development permit shall be issued in any PC (Pinehill/Cobequid Zone) except for the following:

Commercial Uses:

Retail stores, food stores, building supply outlets, personal service shops, Health & Wellness Centres, offices, commercial schools, banks and financial institutions, restaurants (full service, take-out, drive-thru), shopping plaza/strip mall, commercial entertainment, all age/teen club, motels, hotels, guest homes, bed & breakfasts, commercial recreation, automotive service stations, greenhouses and nurseries, garden market in conjunction with a retail store, welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops, re-cycling depots, automotive repair outlets, funeral parlours and undertaker establishments, bakeries (including wholesale), printing and publishing establishments, car wash, service shop, outdoor display courts or existing auto body shops.

Institutional and Community Uses

Educational institutions (including commercial schools), denominational institutions excluding cemeteries, day care facilities, civic buildings including but not limited to public office, post office, fire station, police station, library, museum and gallery, medical veterinary and health service clinics; outdoor kennels associated with veterinary clinics are prohibited. Community/recreational centre, community parkland and facility uses and residential care facilities

Residential Uses

Existing single unit dwellings, existing two (detached and semi-detached) dwellings, townhouses, multiple unit dwellings.

For additional information, see Sackville Drive Land Use By-Law

CONTACT INFORMATION



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