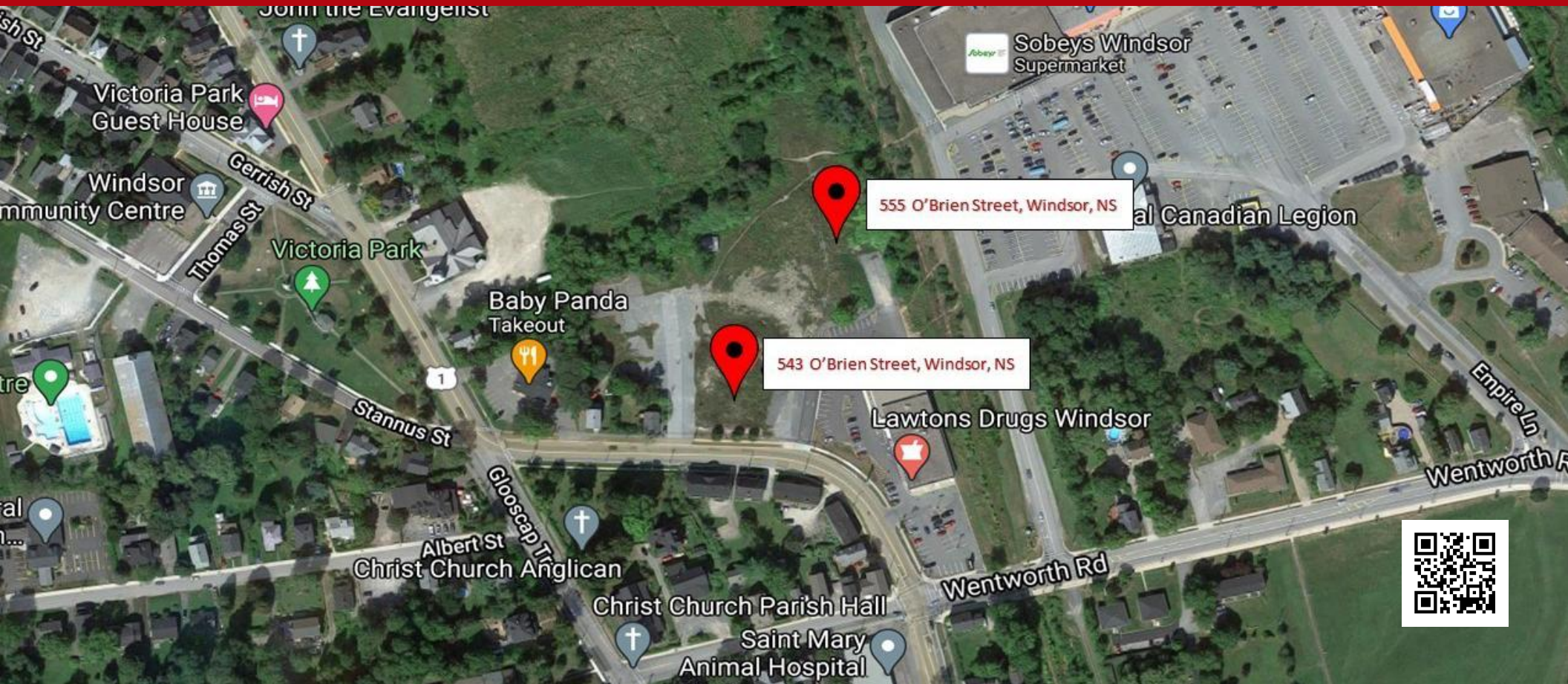


FOR SALE

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

543 & 555 O'BRIEN STREET | WINDSOR, NS

DEVELOPMENT LAND | 4.32 ACRES (188,179 SF)



Paul Pettipas, LLB, MiCP

Real Estate Advisor

902.497.9636

paul.pettipas@kw.com

KELLER WILLIAMS SELECT REALTY

1160 Bedford Highway, Suite 100

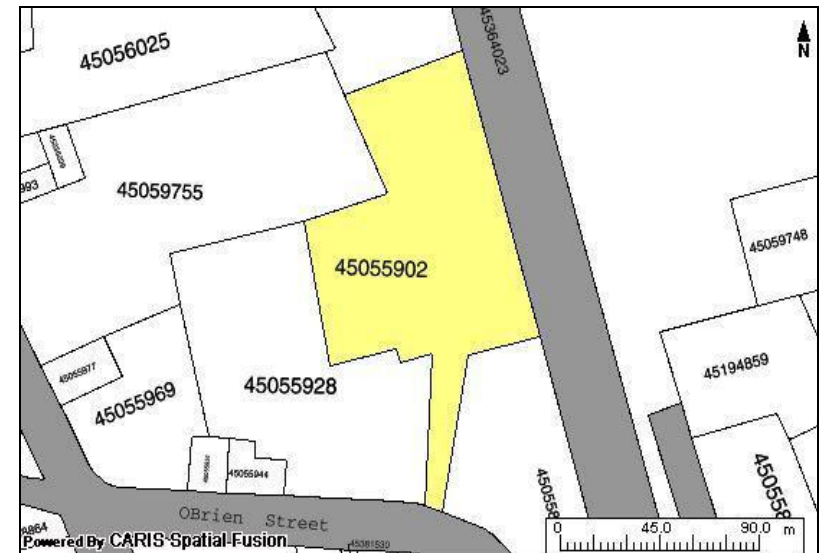
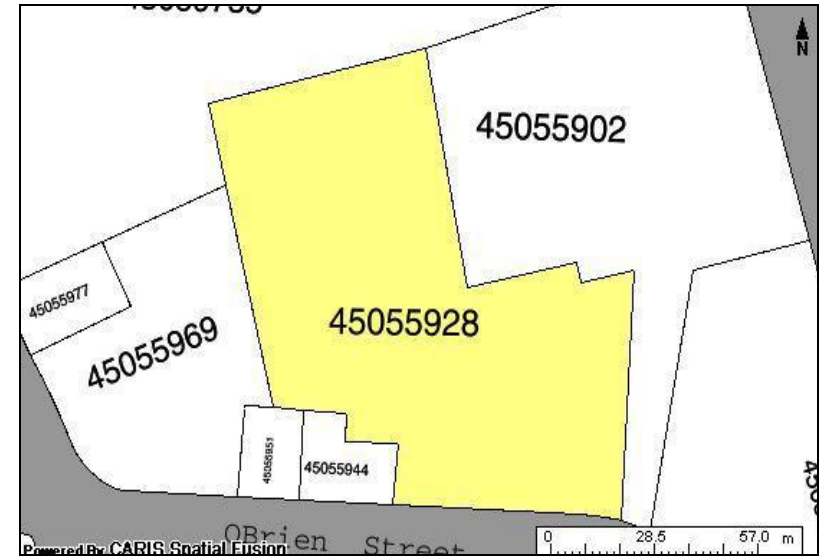
Bedford, NS B4A 1C1

www.kwcommercialhalifax.com

EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land located at 543 & 555 O'Brien Street, Windsor, NS B0N 2T0

Civic Address:	543 & 555 O'Brien Street, Windsor, NS B0N 2T0
Property Type:	Development Land
PID #:	543: 45055928 555: 45055902
Lot Features:	Irregular shaped lot
Lot Size:	4.32 Acres (188,179 SF)
Site Dimensions:	O'Brien Street Frontage: 215'
Municipal Services:	Water & sewer
Zoning:	C-4 (Highway Commercial) DA (Development Agreement)
Assessed Owner:	3331814 Nova Scotia Limited Metro Premier Properties Inc
Assessed Value:	\$69,600 (2020 Commercial Taxable)
List Price:	\$1,450,000



AREA OVERVIEW

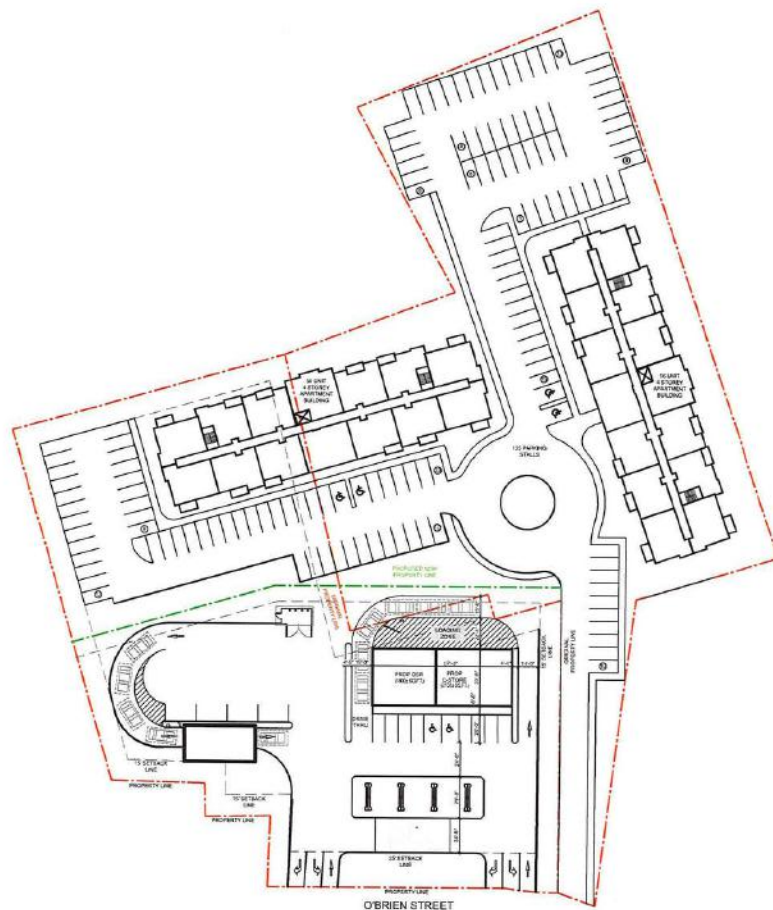
The subject properties are located in the heart of Windsor, Nova Scotia adjacent to a large retail centre anchored by Sobeys, Kent, Lawtons and a medical clinic.

Windsor is a community located in Hants County, Nova Scotia. It is the largest community in the District of the Municipality of West Hants and has a population of over 3,500. It is a service centre for the western part of the county and is situated on Highway 101.

Recent construction of a year-round sport complex is now open as a health and wellness opportunity for all its residents, driving foot traffic from surrounding areas.



CONCEPT PLAN



CONCEPT SITE PLAN
SCALE: N.T.S.
FEBRUARY 05, 2020

O'BRIEN STREET DEVELOPMENT
WINDSOR, NOVA SCOTIA



ADDITIONAL PHOTOS



C-4 HIGHWAY COMMERCIAL ZONING: PID 45055928

THE FOLLOWING USES SHALL BE PERMITTED IN THE HIGHWAY COMMERCIAL (HC) ZONE:

Arts and crafts studios including photography
Automobile service stations, car washes and repair centres
Automobile, truck and motorcycle sales, service or rental establishments
Building supply establishments
Day care centres, licensed or non-licensed
Dry cleaning and laundry establishments
Entertainment, recreation and assembly uses within a wholly enclosed building
Farm markets
Funeral homes
Garden and nursery sales and supplies
Heavy equipment sales and service
Hotels, motels and other tourist accommodations
Kennels
Licensed liquor establishments
Local shopping centres
Manufactured home sales
Offices
Post offices and postal outlets
Recreational vehicle sales, service and rental establishments
Recycling depots
Repair and rental establishments
Residential uses in the same building as the commercial use, subject to Section 14.5
Restaurants, including drive-through and take-out establishments
Retail stores
Self Storage Operations
Service and personal service shops
Taxi, train and bus stations
Veterinary clinics and animal hospitals
Wholesaling and wholesale sales
Existing residential uses

DA DEVELOPMENT AGREEMENT ZONING: PID 45055902

DEVELOPMENT AGREEMENT GENERAL REQUIREMENTS

Property (other than the Land Use By-law to the extent varied by this Agreement) or any statute of regulation of the Province of Nova Scotia, and the Owner agrees to observe and comply with all such laws, by-laws and regulations in connection with the development and use of the Property.

Where the provisions of this Agreement conflict with those of any by-law of the Town applicable to the Property (other than the Land Use By-law) to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

USE OF LAND AND BUILDINGS

The Owner shall develop and use the Property in conformance with the Site Plan attached as Schedule B. The location of driveways, sidewalks, parking areas and structures and other features shown on Schedule B shall be varied only as specifically provided for in this Agreement.

The uses permitted on the Property shall be limited to:

- (a) commercial uses located on the ground floor of Building "B" which shall be limited to:
 - i. arts and crafts studios including photography;
 - ii. banks and financial institutions;
 - iii. day care centres, licensed and non-licensed
 - iv. museums, art galleries and libraries;
 - v. offices;
 - vi. repair and rental establishments;
 - vii. retail stores;
 - viii. personal service shops;
- (b) a maximum of sixty-six (66) dwelling units.

For more information, please reference Land Use Bylaw for the Municipality of the District of West Hants.

CONTACT INFORMATION



Paul Pettipas, LLB, MiCP

Real Estate Advisor
902.497.9636
paul.pettipas@kw.com



KELLER WILLIAMS SELECT REALTY

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

www.kwcommercialhalifax.com

[KWcommercialHFX@twitter.com](https://twitter.com/KWcommercialHFX)

DISCLAIMER & LIMITING CONDITIONS

The information contained in this package was obtained from the owners and other sources deemed reliable. However, no representations, declarations or warranties are given or implied by Keller Williams Select Realty, or the owner as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

This information package does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require in determining whether or not to purchase the property. The owner and Keller Williams Select Realty expressly disclaim any and all liability for any errors or omissions in this package or any other oral or written communication transmitted or made available to prospective purchasers.

This information package is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the property. The owner reserves the right to remove the offering from the market at any time and is under no obligation to respond to or accept any proposal or offer to purchase lease the property.