

FOR SALE

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

647 BEDFORD HIGHWAY | BEDFORD, NS

FULLY FURNISHED CLASS "A" OFFICE CONDO | 8,625 SF



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EXECUTIVE SUMMARY

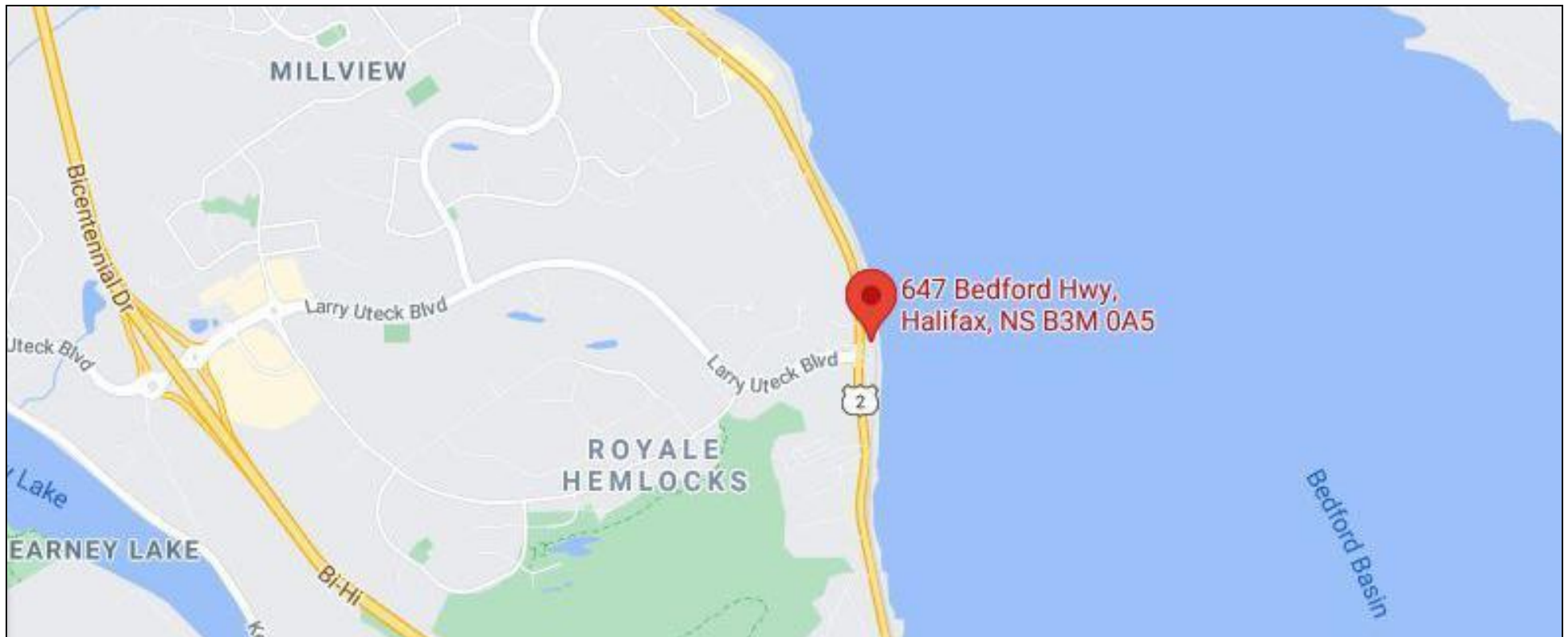
Civic Address:	647 Bedford Highway, Unit 101, Bedford, NS B3M 0A5
Property Type:	Class "A" Commercial Office Condo Mixed-use Commercial/Residential Condominium Building The building overall is a 4-level condominium complex with underground parking. There are three commercial condominium units on the main floor in total, as well as 38 residential condos on levels 2 - 4
PID #:	41215203
Age:	15 years
Current Use:	Business Centre – Office Space
Condo Size:	8,625 SF
Premises Breakdown:	The premises features a large central reception area, boardroom, kitchenette, photocopier room, 2 small meeting rooms and 27 large private offices (13 with water views), large central corridor and an open workstation area
Furniture:	Over \$250,000 of existing Business Centre furniture and equipment included
Lot Size:	45,359 SF overall
Parking:	23 Underground + 2 outdoor deeded parking spots 26 Shared surface parking spots
Zoning:	C-2B (Highway Commercial)
Assessed Value:	\$1,500,000 (2021 Commercial Taxable)
List Price:	\$2,350,000 \$272.46 PSF



AREA OVERVIEW – HALIFAX REGIONAL MUNICIPALITY

The Halifax Regional Municipality (HRM) is the largest urban centre in Atlantic Canada with a population of 431,479 people (2017 census). HRM currently accounts for 20% of the Atlantic Province's population and 47% of Nova Scotia's population. During the period from 2011-2016, Halifax's population grew by 3.3% (Statistics Canada). This growth reflects a mix of international immigration, natural population increases as well as national, regional and provincial migration to the City. The population of Halifax is forecasted to increase to over 450,000 by 2020 and 550,000 by 2030.

As the provincial capital, HRM is primarily service-based and is the regional headquarters for most federal and provincial government departments and is the centre of the Atlantic Region's financial community. The service sector currently represents 85% of Halifax's GDP and employment. HRM is the major education centre in Eastern Canada, with seven post-secondary institutions, including: Dalhousie University, Saint Mary's University, Mount Saint Vincent University, University of King's College and NSCAD University. In addition, the most significant concentration of health care facilities in the Atlantic Canada Region reside in Halifax.



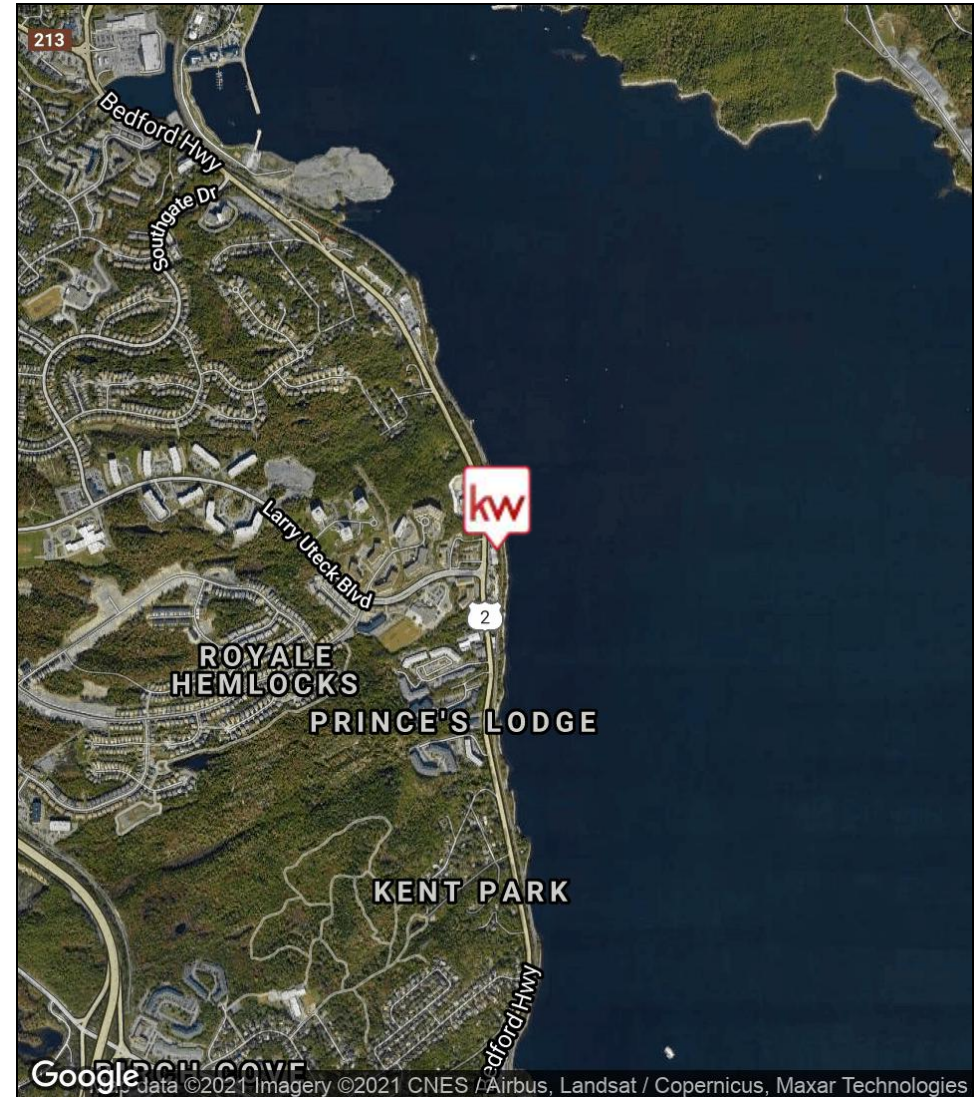
AREA OVERVIEW – HALIFAX / LARRY UTECK CORRIDOR

The subject property is located on the west side of the Bedford Highway across from the entrance to Larry Uteck Drive.

The Bedford Highway is one of the main arteries linking Halifax to Bedford. With a traffic count of 22,000+ cars per day, the property offers excellent exposure and signage opportunities. The Larry Uteck interchange provides quick access to Highway 102 and is just 10 minutes to Downtown Halifax, 5 km to Bayers Lake and 15 minutes to the Halifax Stanfield International Airport.

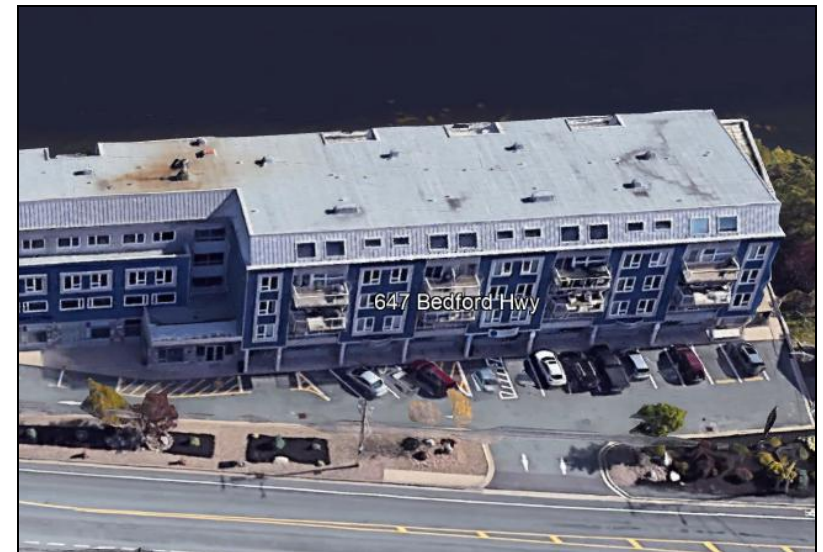
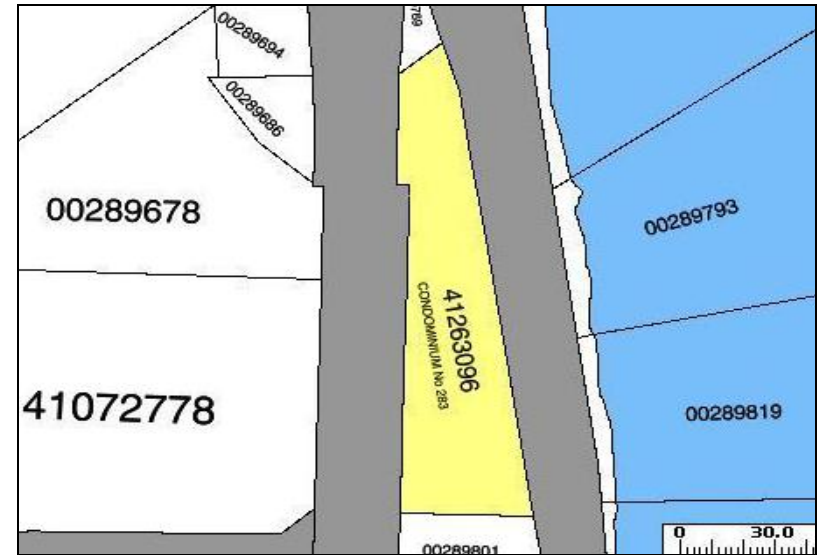
The Bedford Highway / Larry Uteck Corridor is an expanding multi-residential and commercial corridor, which includes numerous multi-family apartment and shopping centre developments. The bottom of Larry Uteck, closer to the subject property, is mixed-use in nature with primarily street frontage commercial fronting along the Bedford Highway and larger multi family residential such as Ocean Brook, Shaunslieve and Princes Lodge Apartments, the Terrace condos and the newly constructed Vistas Apartments.

The upper end of Larry Uteck towards Highway 102 includes several new larger commercial developments, including: Sobey's West Bedford Shopping Plaza, the newly constructed Shannex Corporate Offices, Nine Mile Circle Retail Commercial Plaza and Southgate Village Retail Plaza.

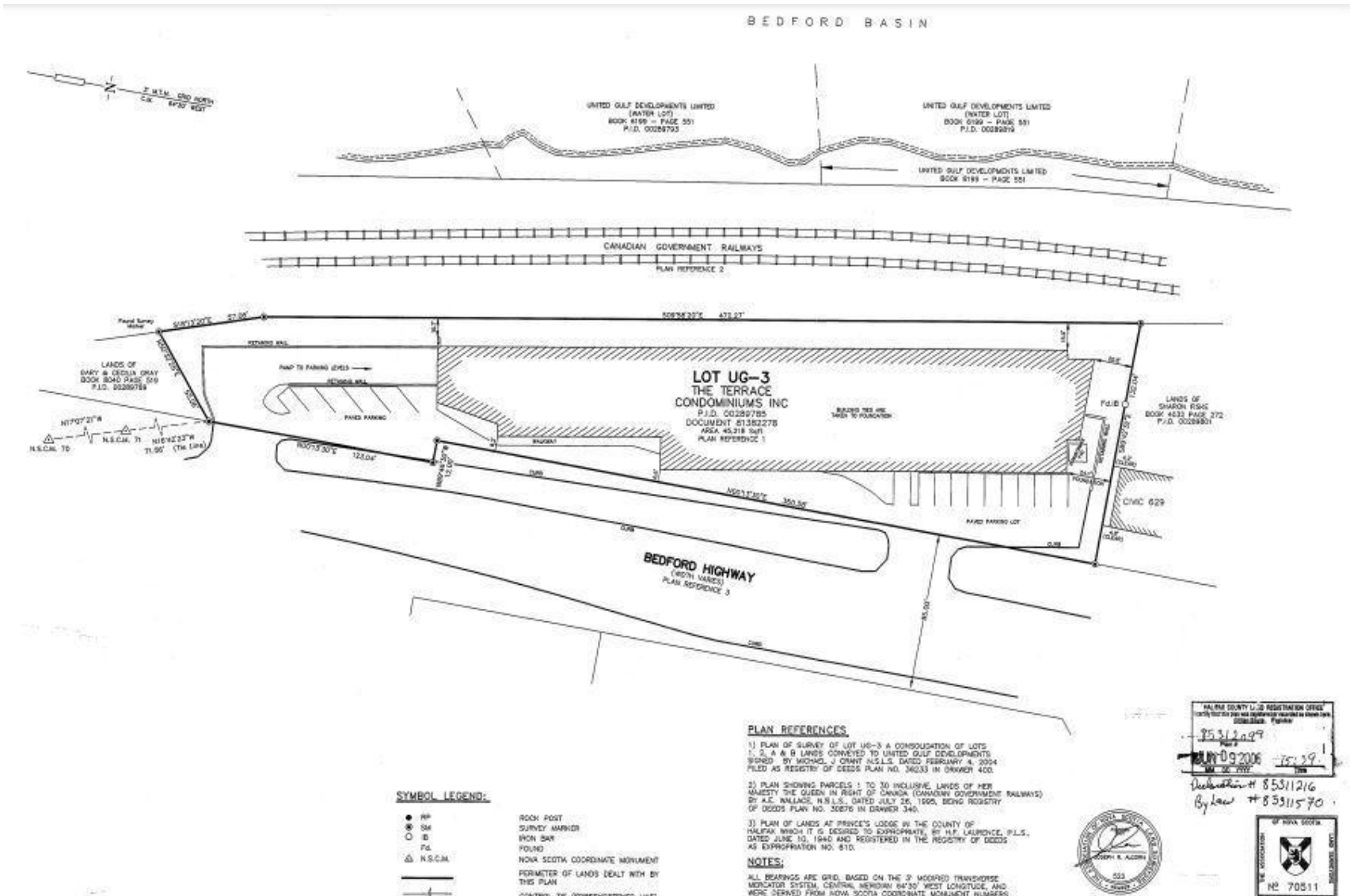


CONDOMINIUM NO. 283 – SITE SPECIFICATIONS

Civic Address:	647 Bedford Highway, Unit 101, Bedford, NS B3M 0A5
Lot Size:	45,359 SF overall
Site Dimensions:	Irregular shaped lot with frontage on the Bedford Highway
Site Improvements:	Asphalt driveways and parking areas, concrete sidewalks and landscaped yard areas
Zoning:	C-2B (Highway Commercial)
Municipal Services:	Municipal water and sewer, electricity, natural gas available
Parking:	26 Shared surface parking spots
Assessed Value:	\$1,500,000 (2021 Commercial Taxable)



SURVEY PLAN

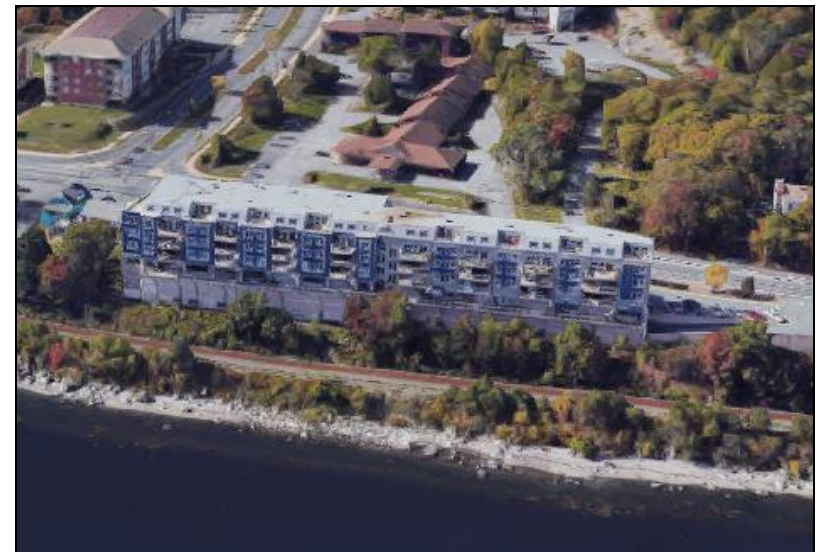


AERIAL PHOTO



BUILDING OVERVIEW

Building Type:	Commercial Condo Mixed-use Commercial/Residential Condominium Building
Condo Size:	8,625 SF
Construction Type:	Masonry structure with poured concrete foundation
Current Use:	Operating as The Terrace Business Centre
Exterior:	Stone, corrugated steel and concrete fibre board siding
Interior:	Painted drywall walls. Floors are ceramic tile in foyer and corridors. Carpet in offices
Roof Type:	Flat roof
Heating & Cooling:	Central heating and cooling system with supplemental heat from electric baseboard radiators
Fuel Type:	Electric
Plumbing:	4 x 2 Piece bathrooms
Fire Protection:	Fully sprinklered
Electrical System:	120 /240 Volt service Flat panel LED lighting
Balcony:	Balcony along east side of premises overlooking Bedford Basin



INTERIOR PHOTOS

BUSINESS CENTRE



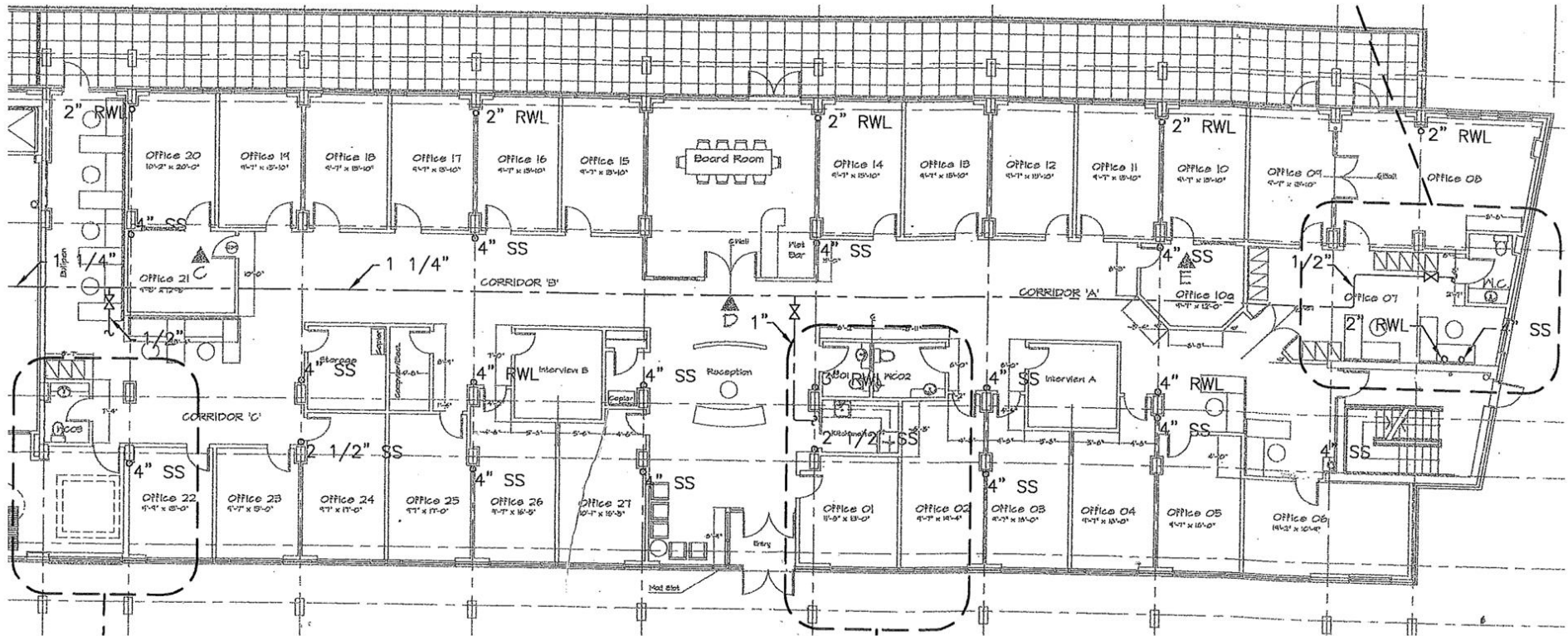
EXTERIOR PHOTOS

TERRACE



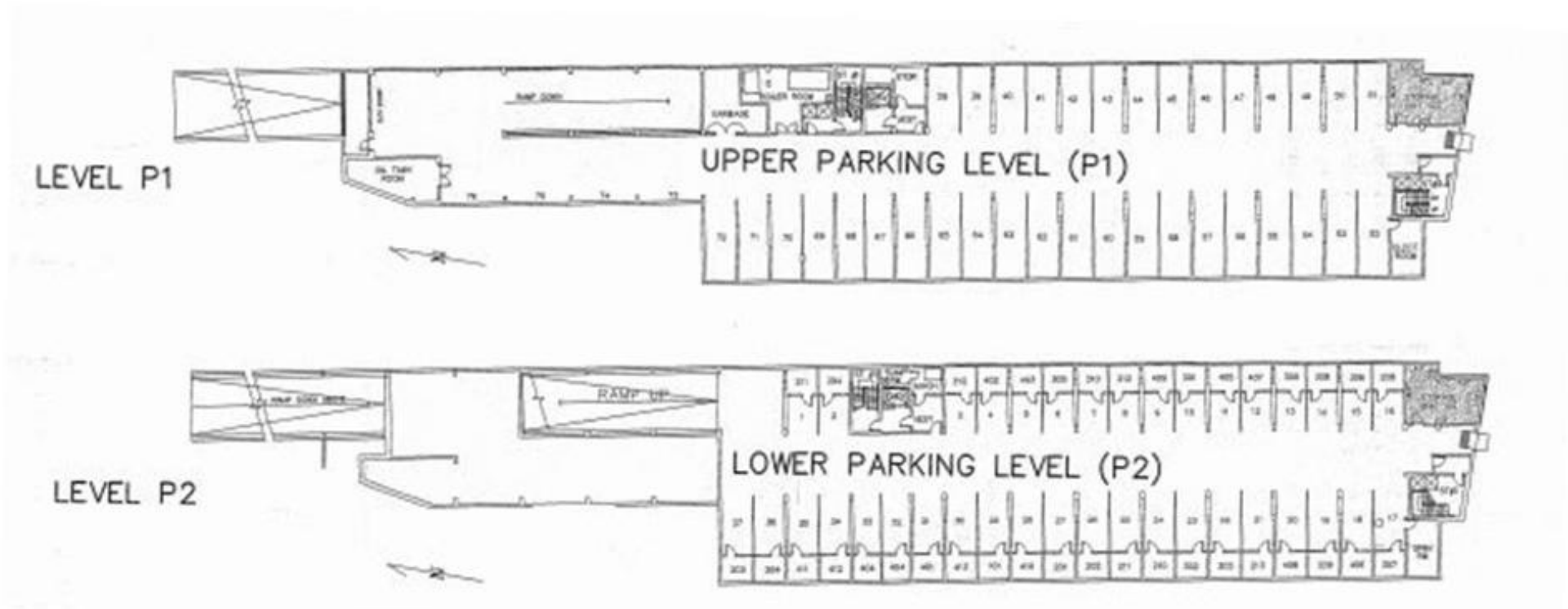
FLOOR PLAN

Bedford Basin



Bedford Hwy

UNDERGROUND PARKING



ZONING

The following uses shall be permitted in any C-2B Zone:

Highway Commercial Zone

38AA (1) The following uses shall be permitted in any C-2B Zone;

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3, C-1 and C-2A uses;
- (b) a motel;
- (c) a motor vehicle dealer;
- (d) motor vehicle repair shop;
- (e) Deleted RC-Jan 11/11; E-Mar 12/11
- (f) any use accessory to the forgoing uses.

38AA (2) No person shall in any C-SB 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).

38AA (3) No person shall in any C-SB 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)

R-1, R-2, R-2P, R-2T, R-2AM, R-3, uses in C-2B Zone

38AB Buildings erected, altered or used for R-1, R-2, R-2P, R-2T, R-2AM and R-3 uses in a C-2B Zone shall comply with the requirements of their respective zones.

38AC The height of any building in a C-2B Zone shall not exceed 35 feet. In "The Bedford Highway" area notwithstanding section 38 AB no uses shall exceed 35 feet in height.

38AD Any C-2B use in any C-2B Zone shall be set back a minimum 20 feet from the front lot line.

For additional information, see the Halifax Regional Municipality Land Use By-Law for Halifax Peninsula.

CONTACT INFORMATION



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