

FOR SALE

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

390 WINDSOR JUNCTION ROAD & LOT 2 WINDSOR JUNCTION ROAD | WINDSOR JUNCTION, NS
MIXED-USE | 4,391 SF OVER 3 BUILDINGS



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the lands and buildings located at 390 Windsor Junction Road & Lot 2 Windsor Junction Road, Windsor Junction, NS B2T 1G2

Civic Address:	390 Windsor Junction Road, Windsor Junction NS, B2T 1G2
Property Type:	Mixed-Use (C-2 Commercial: Automotive)
PID #:	390 Windsor Junction: 00510925 Lot 2: 40092033
Age:	68 Years
Current Use:	Residence with automotive garages
Building Size:	1,515 SF Residence 2,136 SF Two bay garage 1,280 SF Secondary garage TOTAL: 4,931 SF
Construction Style:	Woodframe
Premises Breakdown:	1 Residential & two auto repair garages
Lot Size:	45,684 SF
Parking:	30-40 Vehicles
Zoning:	C-2 Commercial
Assessed Owner:	Denis Letarte
Assessed Value:	\$320,200
List Price:	\$799,000 + HST



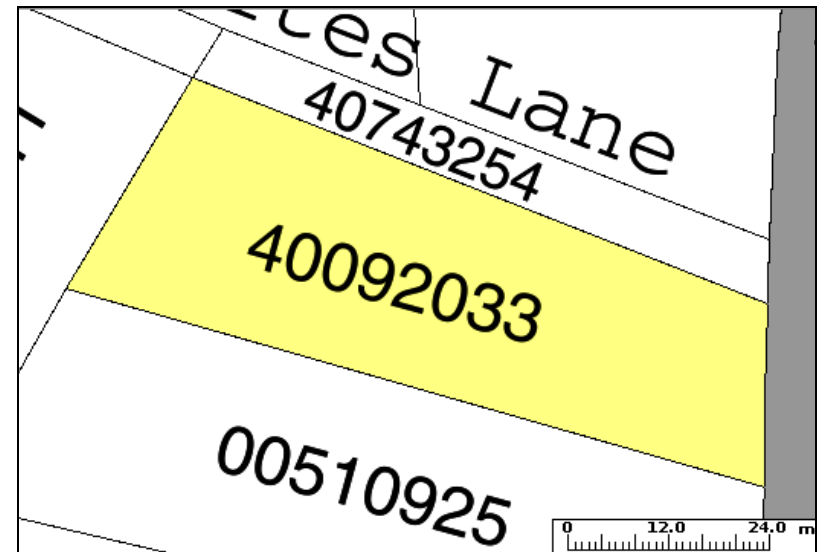
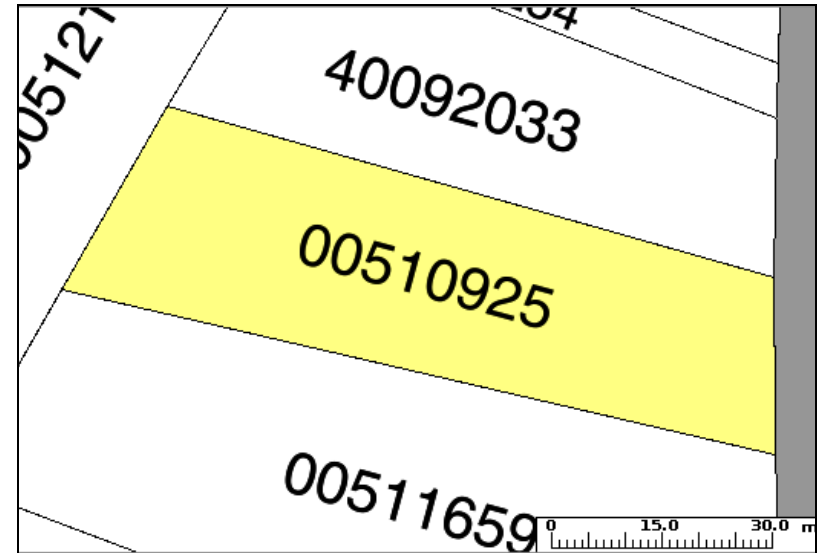
AREA OVERVIEW

The subject property is located in the fast growing community of Windsor Junction. It is approximately 22 km north west of Downtown Halifax and approximately 3 km north of the Bedford Basin near the communities of Fall River, Lower Sackville, and Waverley providing easy access to 100 series highways.



SITE SPECIFICATIONS

Civic Address:	390 Windsor Junction Road & Lot 2 Windsor Junction Road Windsor Junction, NS B2T 1G2
PID #:	390 Windsor Junction: 00510925 Lot 2: 40092033
Lot Size:	45,684 SF
Site Dimensions:	150' Road frontage
Zoning:	C-2 Community Commercial
Municipal Services:	Municipal Water, Septic
Fire Protection:	Hydrant, Smoke Detector
Parking:	30-40 Vehicles
Assessed Value:	\$320,200



BUILDING OVERVIEW

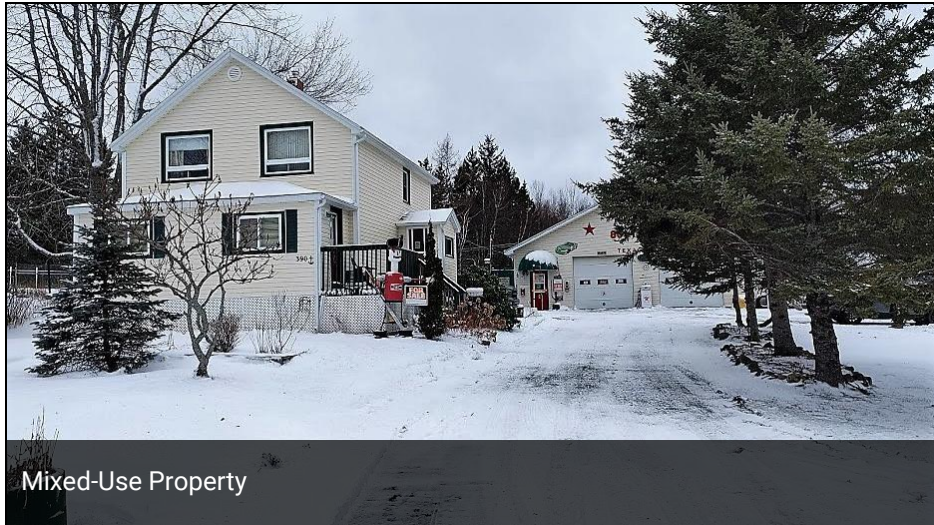
Building Type:	C-2 Commercial: Automotive
Building Size:	1,515 SF Residence (24 x 26) 2,136 SF Two bay garage (50 x 48) 1,280 SF Secondary garage (40 x 32) TOTAL: 4,931 SF
Current Use:	Residence and automotive repair
Exterior:	Vinyl
Interior:	Gyprock and wood Concrete
Roof Type:	Asphalt
Heating & Cooling:	Forced Hot Air
Fuel Type:	Oil
Electrical System:	100 Amp + 200 Amp in garage
Hot Water System:	Oil fired water tank
Ceiling Height:	10' +
Loading:	Load level
Property Features:	Flat lot with gravel driveway and access from Windsor Junction



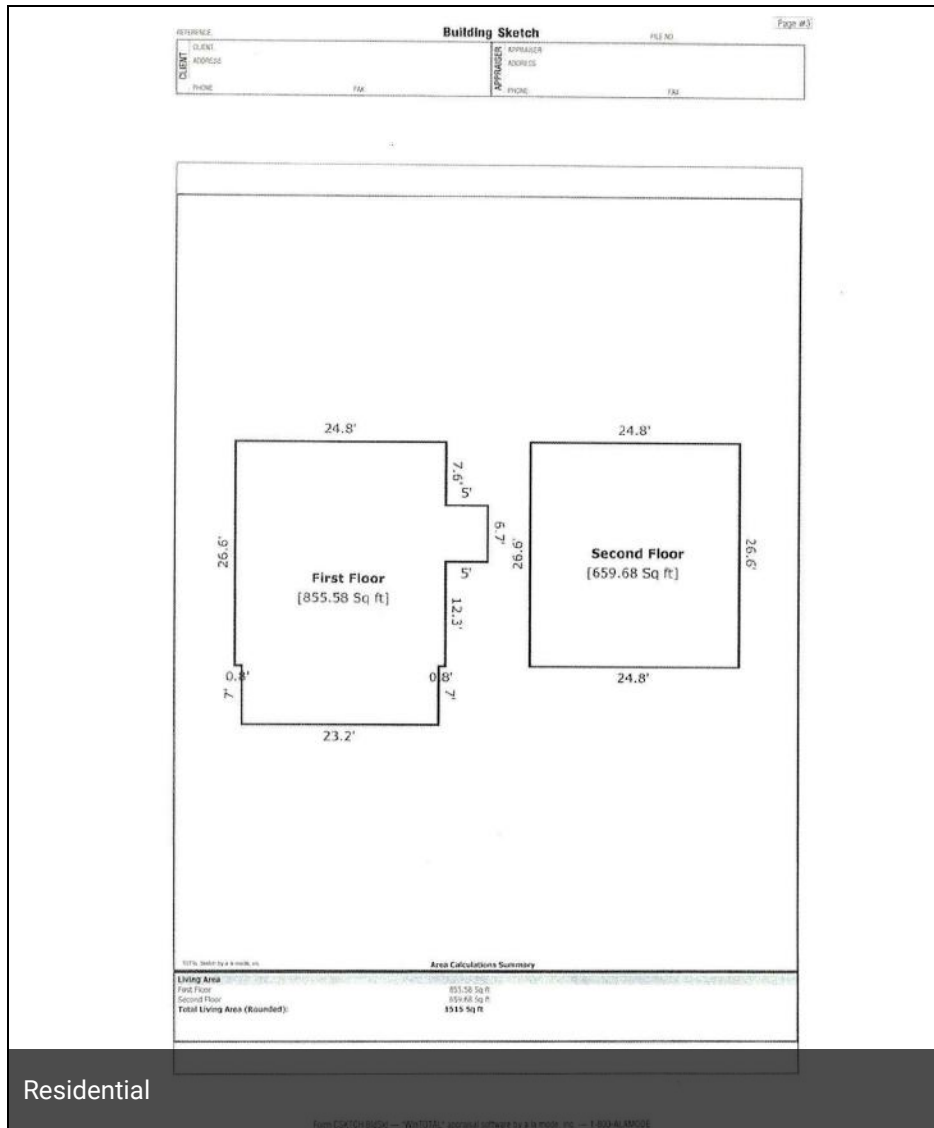
INTERIOR PHOTOS



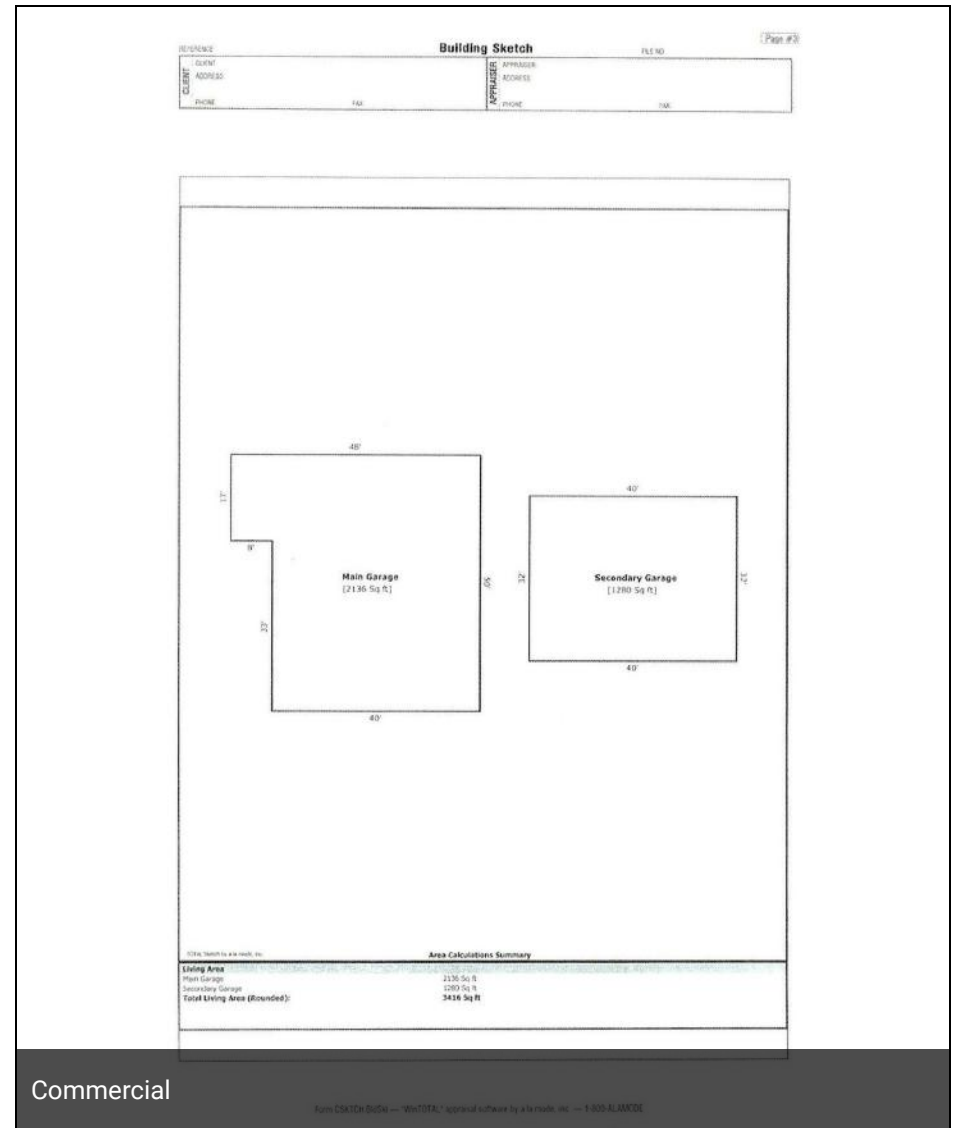
EXTERIOR PHOTOS



BUILDING PLANS



Residential



Commercial

ZONING

C-2 (COMMUNITY COMMERCIAL) ZONE

No development permit shall be issued in any C-2 (Community Commercial) Zone except for the following:

Commercial Uses:

- Retail stores
- Food stores
- Service and Personal Service Uses (RC-Jun 17103;E-Jun 20/03)
- Offices
- Banks and financial institutions
- Restaurants
- Funeral establishments
- Greenhouses and nurseries
- Guest homes
- Taxi depots
- Medical, dental, and veterinary offices and clinics
- Existing service stations
- Craft shops (MC-Jul 26)3;SCC-Aug 10i93;E-Sep 4/93)

Residential Uses

- Single unit dwellings
- Two unit dwellings

Community Uses

- Open space uses
- Institutional uses
- Fraternal centres and halls

For additional information, see the Halifax Regional Municipality Land Use By-Law for Planning Districts 74 and 17

CONTACT INFORMATION



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