

DEVELOPMENT LAND FOR SALE

Lot 15 Main Street

Lot 15 Main Street, Dartmouth,

Development Land

Garden Patch
Garden center

kww COMMERCIAL
ADVISORS

EXECUTIVE SUMMARY

LOT 15 MAIN STREET



OFFERING SUMMARY

CIVIC ADDRESS:	Lot 15 Main Street
PROPERTY TYPE:	Commercial Land
PID#:	41463415
LOT SIZE:	1.05 Acres
MUNICIPAL SERVICES:	Hydro, telephone, sewer, water, police and fire protection
ZONING:	C-4 Highway Commercial
ASSESSED OWNER:	Hillsboro Holding Inc.
ASSESSED VALUE:	\$347,300 (2022 Commercial Taxable)
LIST PRICE:	\$749,000 (\$16.57 PSF)

SITE DIMENSIONS:

- Main Street Frontage: 208'
- Hillsboro Drive Frontage: 243'
- Southern Boundary: 163'
- Western Boundary: 202'

PROPERTY OVERVIEW

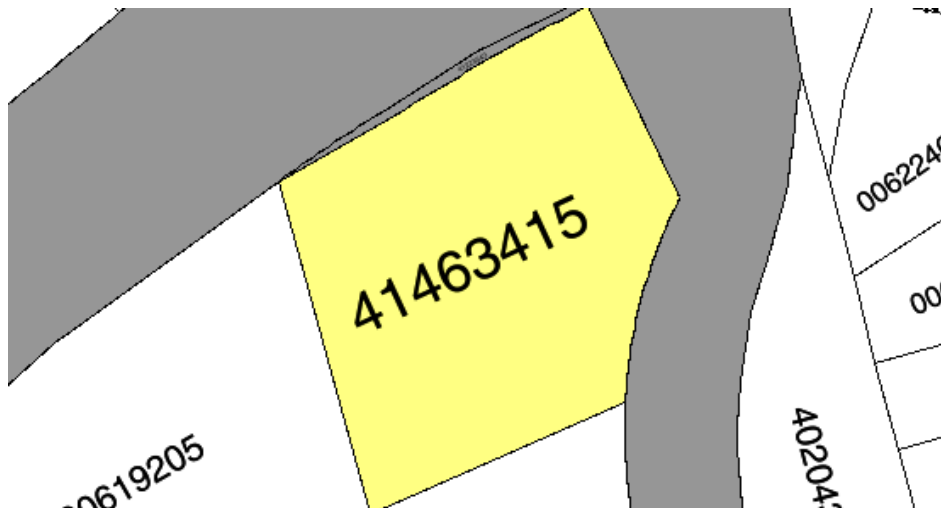
- Flat corner lot
- 50,000 Daily traffic count
- C-4 Highway Commercial Zone
- Property comes with an approved Wetland Alteration Certificate

LOCATION & HIGHLIGHTS

LOT 15 MAIN STREET

LOCATION OVERVIEW

Highly visible and easily accessible on the main thoroughfare of Main Street in Dartmouth, this mixed-use commercial lot is in close proximity to the other Dartmouth bedroom community nodes of Westphal, Woodlawn, Cole Harbour and Porters Lake.



BUSINESS MAP

LOT 15 MAIN STREET



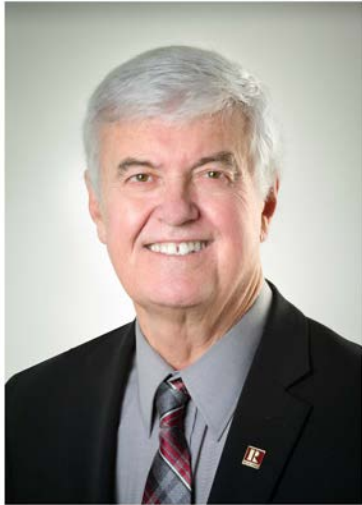
PROPERTY PHOTOS

LOT 15 MAIN STREET



PAUL PETTIPAS BIO

LOT 15 MAIN STREET



PAUL PETTIPAS, LLB, MiCP
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-497-9636 | PAUL.PETTIPAS@KW.COM

Paul Pettipas was a builder/developer for 30 years before becoming CEO of the Nova Scotia Home Builders' Association and R-2000 regional manager for Nova Scotia in 1999. Paul has served on numerous boards including Habitat for Humanity and Nova Scotia Construction Safety Association.

Paul was the 1998 Nova Scotia Home Builders' Association 'Builder of the Year' and 2002 recipient of the Dave Stupart Award of Honour as the Canadian Home Builders' Association Chief Executive Officer of the Year.

Specialties include: Land Sales, Single and Multi-tenant Industrial Buildings, Not for Profit, Institutional Properties and Development Sites.

ADVISOR EXPERTISE

Investment Sales
Industrial Occupier Services
Real Estate Consulting

EDUCATION, MEMBERSHIPS AND AWARDS

1967 – Bachelor of Commerce, Saint Mary's University
1973 – Dalhousie Law School
1974 – Admitted to the Nova Scotia Bar

DISCLAIMER

LOT 15 MAIN STREET

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KW COMMERCIAL ADVISORS

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



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PRESENTED BY:

PAUL PETTIPAS

paul.pettipas@kw.com

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