

FOR LEASE

kww COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

48 LOVETT LAKE COURT | BAYERS LAKE, NOVA SCOTIA

PROFESSIONAL OFFICE | UP TO 13,588 SF



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EXECUTIVE SUMMARY

Civic Address: 48 Lovett Lake Court, Bayers Lake, NS

Property Type: 3 Storey walk-up office building

Construction Style: Wood frame

Year Built: 2010 (2022 Under Renovation)

Building Size: 13,588 SF (4,500 SF per floor available)

Site Size: 91,635 SF / 2.10 acres
Ample room to expand parking lot

Zoning: I-3 (General Industrial Zone)

Assessed Owner(s): J.P. Shannon Realities Ltd.

Leasing Options: Landlord will lease 1st and 2nd floor separately.

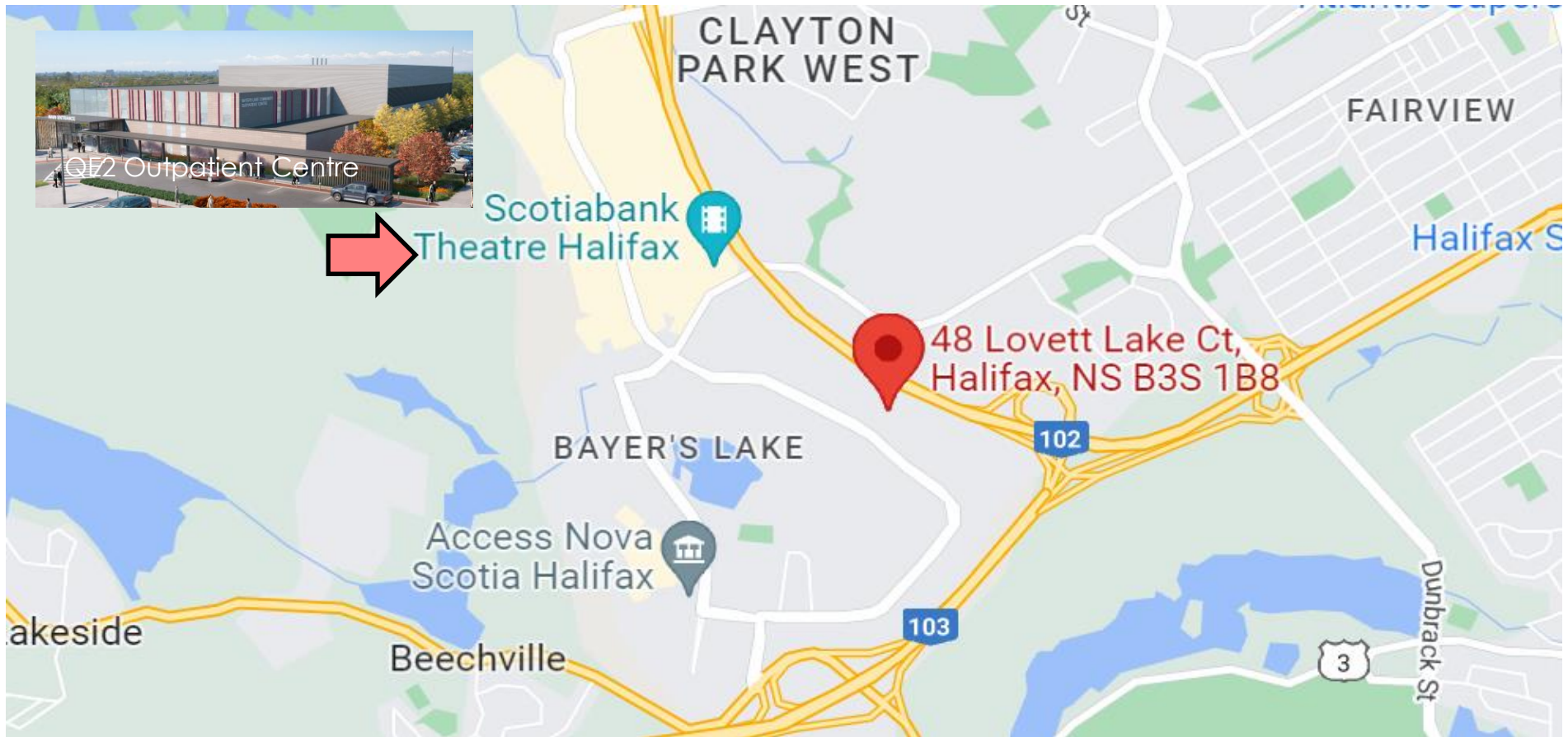
Net Rent: \$16.00 PSF

Cam & Taxes: \$12.00 PSF including all utilities



NEIGHBOURHOOD OVERVIEW

Well positioned in the Bayers Lake Business Park, the subject location offers quick and easy access to neighbouring Clayton Park West and Fairview suburbs, Lakeside - Timberlea and the Trans Canada Highway 103. Nearby shopping amenities include a vast array of retail storefronts along Chain Lake Drive, including Value Village, Walmart, Costco, Atlantic Superstore, among others. Amenities also include various chain and local restaurants, the Scotiabank Theatre Halifax and the new QE2 Community Outpatient Centre under construction on Susie Lake Crescent.



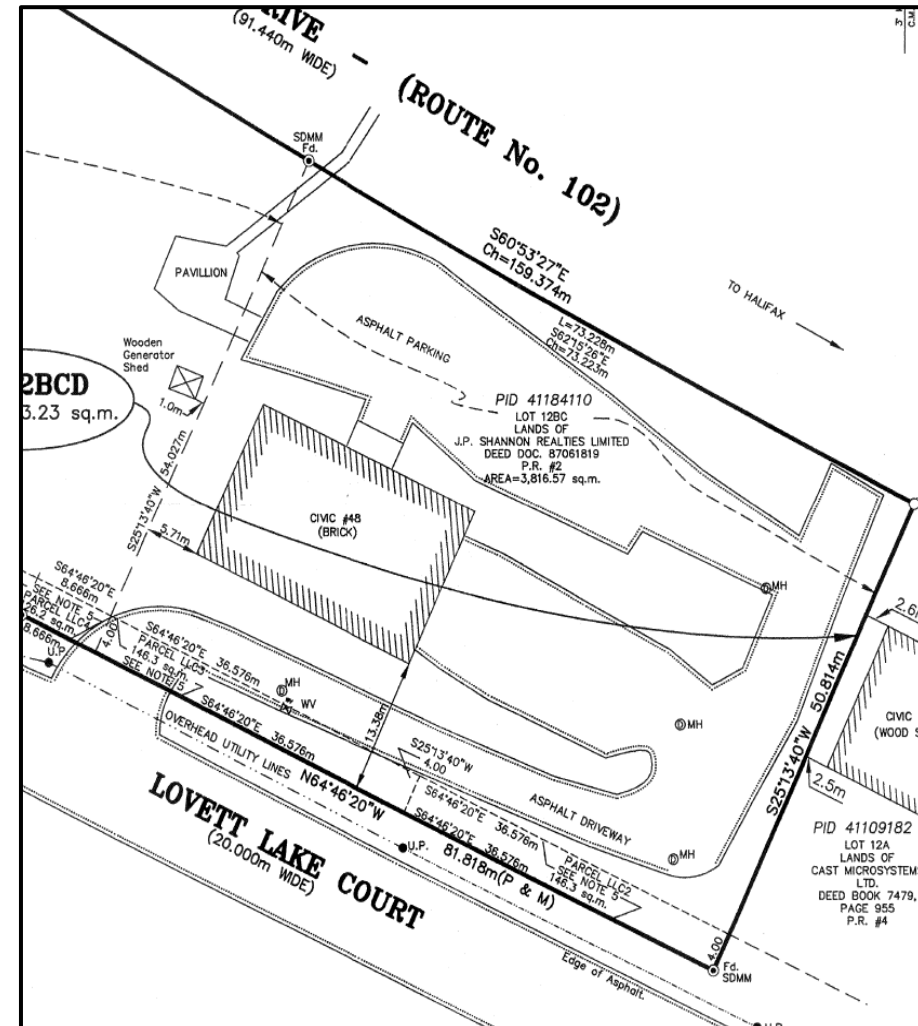
AERIAL OVERVIEW



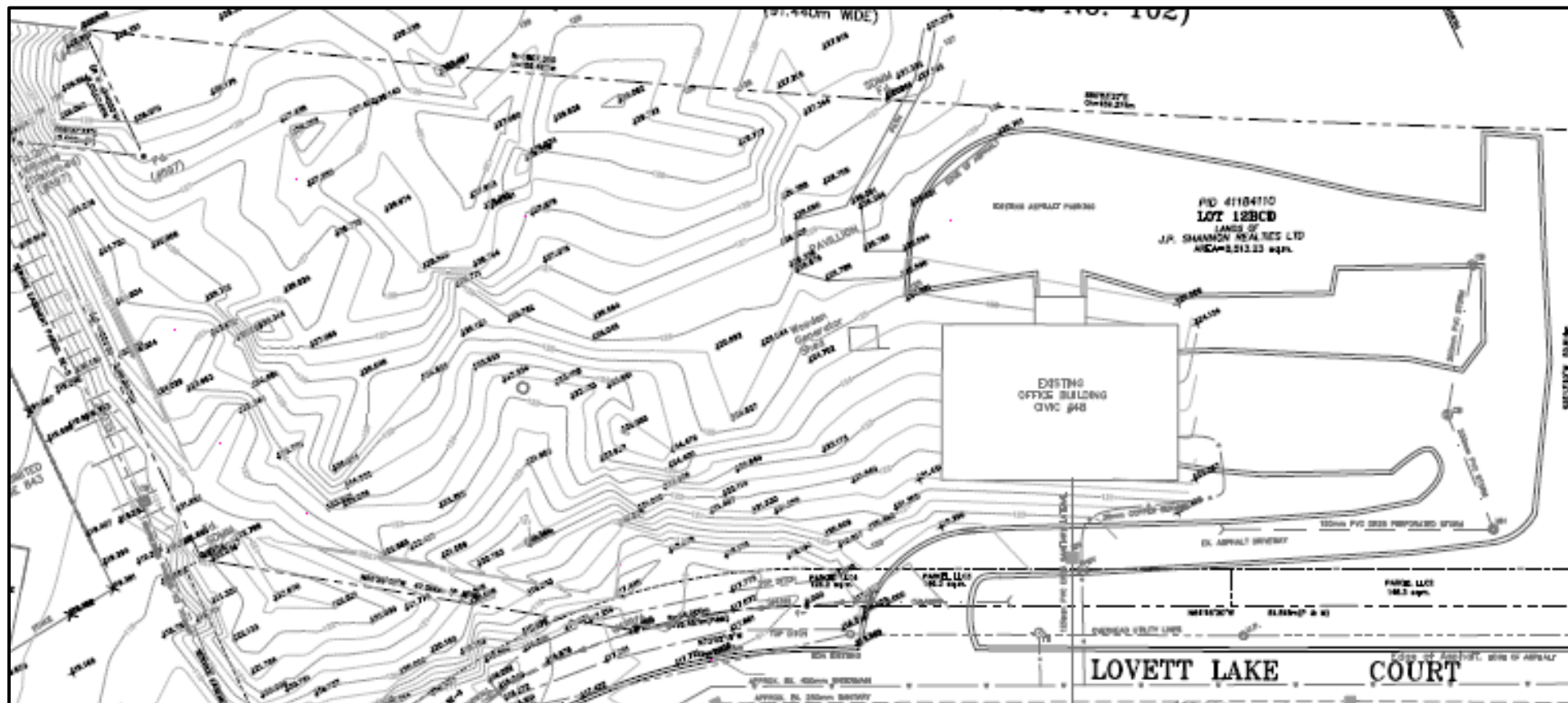
SITE SPECIFICATIONS

PID #:	41184110	
Lot Size(s):	91,635 SF (2.10 acres)	
Site Dimensions:	Northern boundary:	523.05'
	Southern Boundary:	295.47'
	Eastern Boundary:	166.70'
	Western Boundary:	162.47'
Driveway:	Paved asphalt driveway leading to upper and lower parking lot	
Parking:	40 marked asphalt paved with potential for parking lot expansion	
Zoning:	I-3 (General Industrial Zone)	
Easements:	4.0 metre wide Service Easement for drainage purposes over the Southwestern portion of lot 12D, being parcel LLC4 as shown on plan and containing an area of 126.2 square metres.	
Municipal Services:	All municipal services including water, sewer	
Assessed Value:	\$1,724,100 (2022 Commercial Taxable)	

IMPROVED PORTION OF SITE



SITE SPECIFICATIONS | ELEVATION PLAN



BUILDING OVERVIEW

Construction Style: 3 Storey wood frame walk-up office building

Year Built: 2010

Total GLA: 13,588 SF (4,500 SF per floor available)

Foundation: Formtech ICF (Insulated Concrete form) system

Structure: Wood framed structure with ½' concrete topper over ¾' plywood sub floor

Exterior Walls: Decorative brick over EIFS (exterior insulated finishing system)

Main Level: Main reception, 12 private offices, large boardroom, small breakout room, staff room, 2 washrooms. 5,100 SF with own entrance and parking lot

Premises Breakdown: 2nd Level: 8 private offices, 3 open workstation area, storage room. 5,100 SF with entrance from rear parking lot

Lower Level: 7 private offices, open workstation area, storage rooms, electrical room, 2 washrooms. The lower level offers direct walk out access to the lower parking lot. This level could be a self contained rental unit. 4,500 SF with stairwell entrance from rear parking lot

Roof: Hip roof with shingles

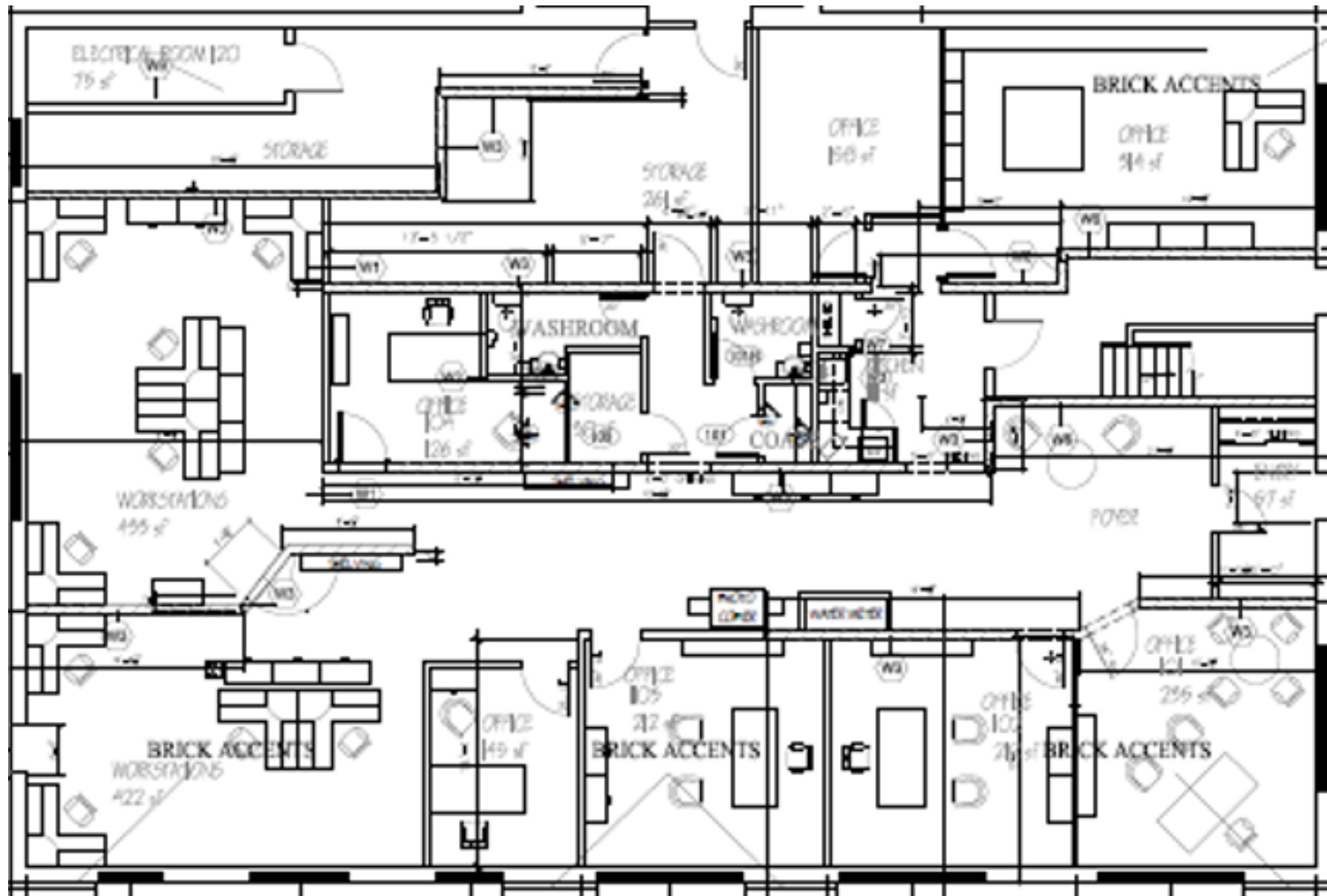


BUILDING OVERVIEW

Interior Walls:	Painted gyproc with elegant mahogany wood paneling on main level reception and boardroom
Ceilings:	Suspended t-bar ceiling with acoustic tiles and gyproc in some areas
Flooring:	Mostly carpet throughout with some ceramic tile and laminate flooring
Interior Doors:	Full height mahogany door with trim and various sidelights
Custom Cabinetry:	Built-in reception and various custom cabinetry throughout
HVAC System:	Ducted electric heat pump (5 ton serving each floor)
Washrooms:	Two (2) washrooms on each level – Six (6) Total One (1) Executive Suite washroom on main level
Kitchen:	One (1) staff kitchenette on 2nd level One (1) staff kitchenette on lower level
Windows:	Single and double hung operable vinyl sash windows



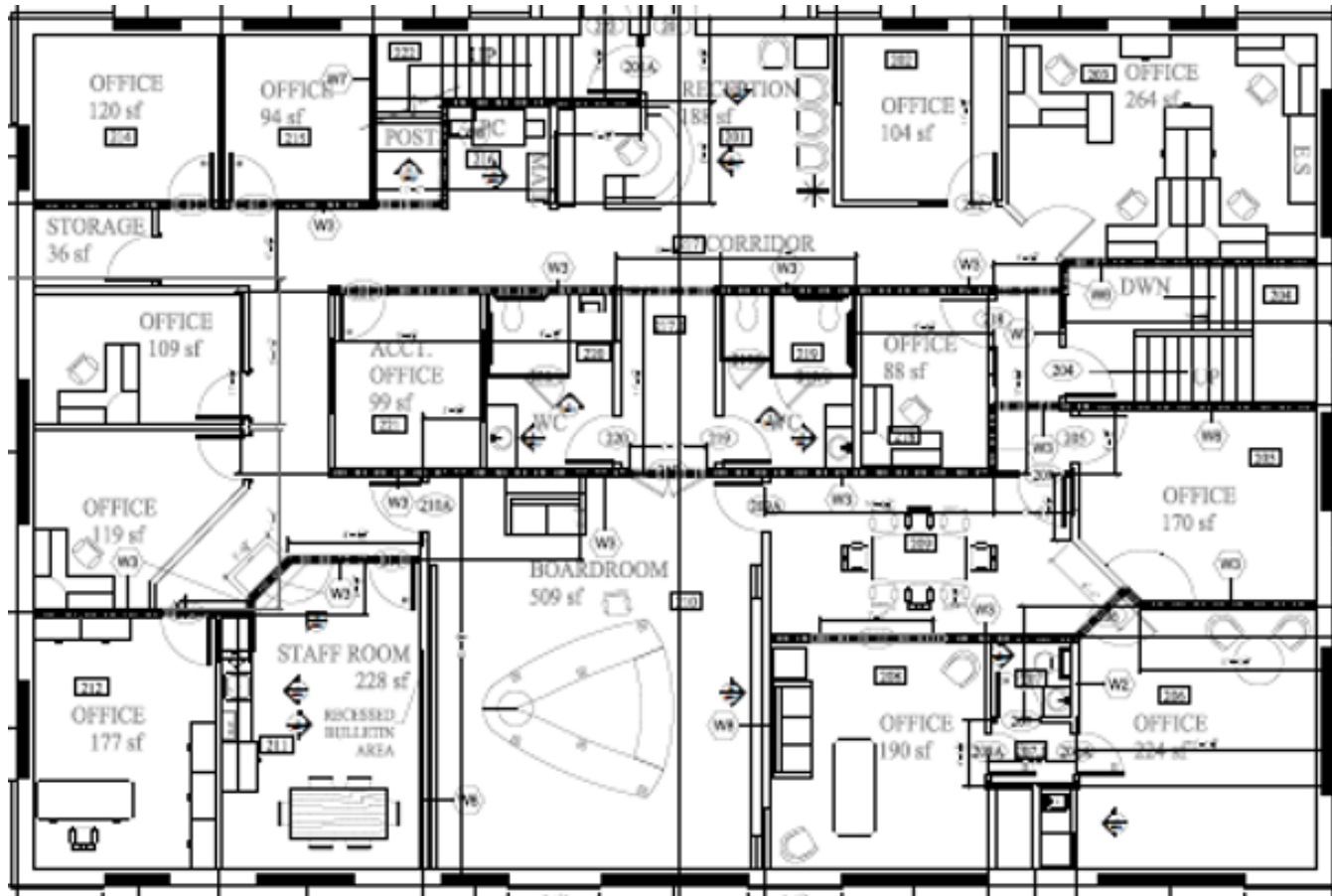
FLOOR PLAN | LOWER LEVEL – 1ST FLOOR



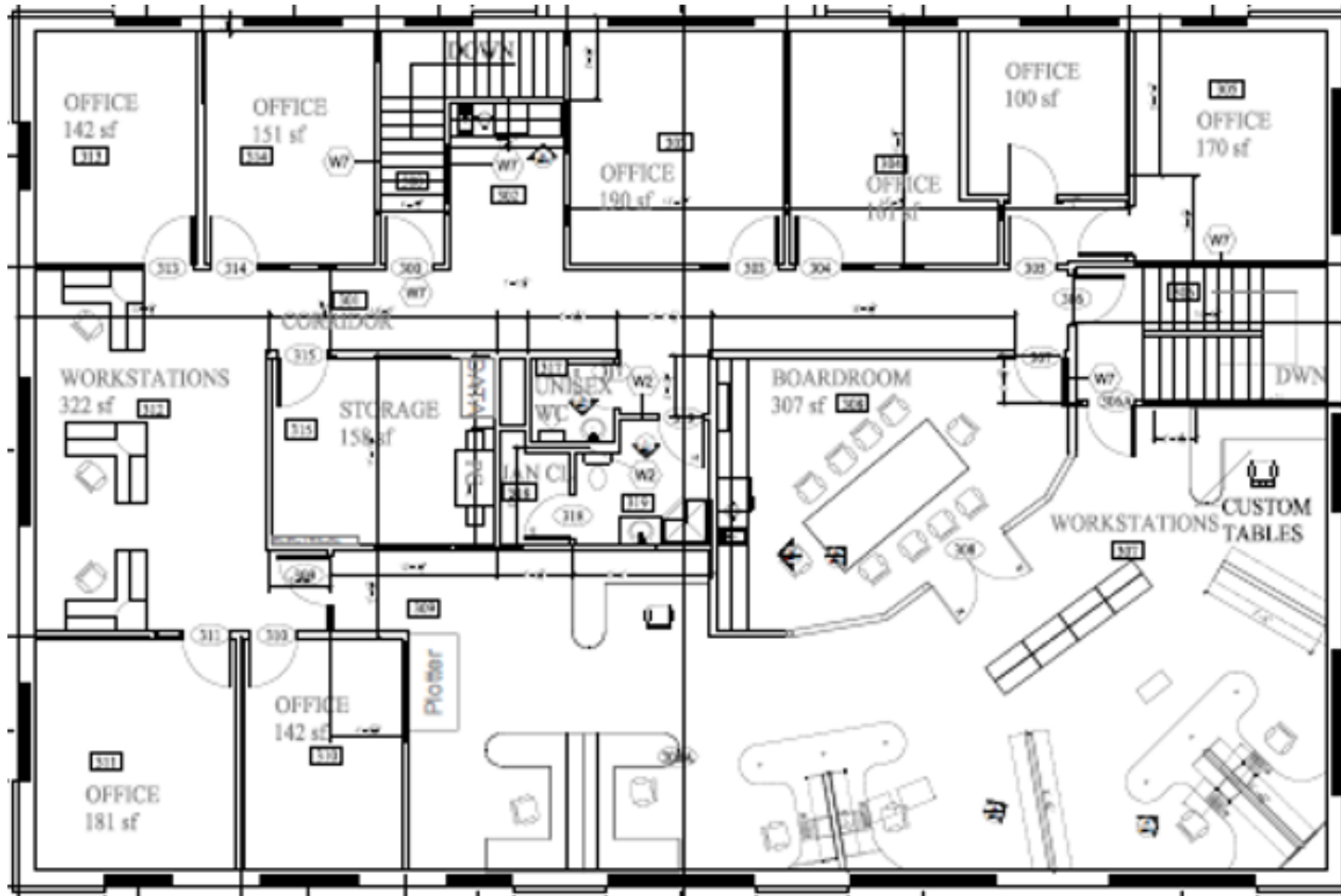
Lower
Parking
Lot

FLOOR PLAN | MAIN LEVEL – 2ND FLOOR

Upper Parking Lot



FLOOR PLAN | TOP FLOOR – 3RD FLOOR



CONTACT INFORMATION



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