

# FOR SALE

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## 881-883 PROSPECT ROAD | GOODWOOD, NS

COMMERCIAL FLEX / RESIDENTIAL RENTAL | 1.29 ACRES



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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 881 & 883 Prospect Rd, Goodwood, NS B3T 1P4

<b>Civic Address:</b>	881-883 Prospect Road, Goodwood, NS B3T 1P4
<b>Property Type:</b>	Commercial Flex + Residential Rental
<b>PID #:</b>	881 (Back Building): 00404848 883 (Front Building): 00485516
<b>Year Built:</b>	881: 1988 883: 1951 +/-
<b>Building Size:</b>	881: 1,142 SF 883: 900 SF Garage + 1,800 SF 3-level home Total Combined: 3,842 SF
<b>Lot Size:</b>	881: 36,000 SF 883: 20,000 SF
<b>Zoning:</b>	C-2 (General Business) Zone Planning District 4 (Prospect) HRM
<b>Power Supply:</b>	881: 100 AMP 120/240 volt 883: 200 AMP 120/240 volt Single Phase
<b>Foundations:</b>	881: Concrete Piers 883: Full Concrete foundation with basement and frost wall
<b>Roof Type:</b>	Sloped asphalt shingle for both
<b>Heating:</b>	Various including Heat Pump, Electric Baseboard, Woodstove
<b>Assessed Value:</b>	881: \$173,300 (2022 Residential Taxable) 883: \$188,700 (2022 Residential Taxable)
<b>List Price:</b>	\$1,280,000

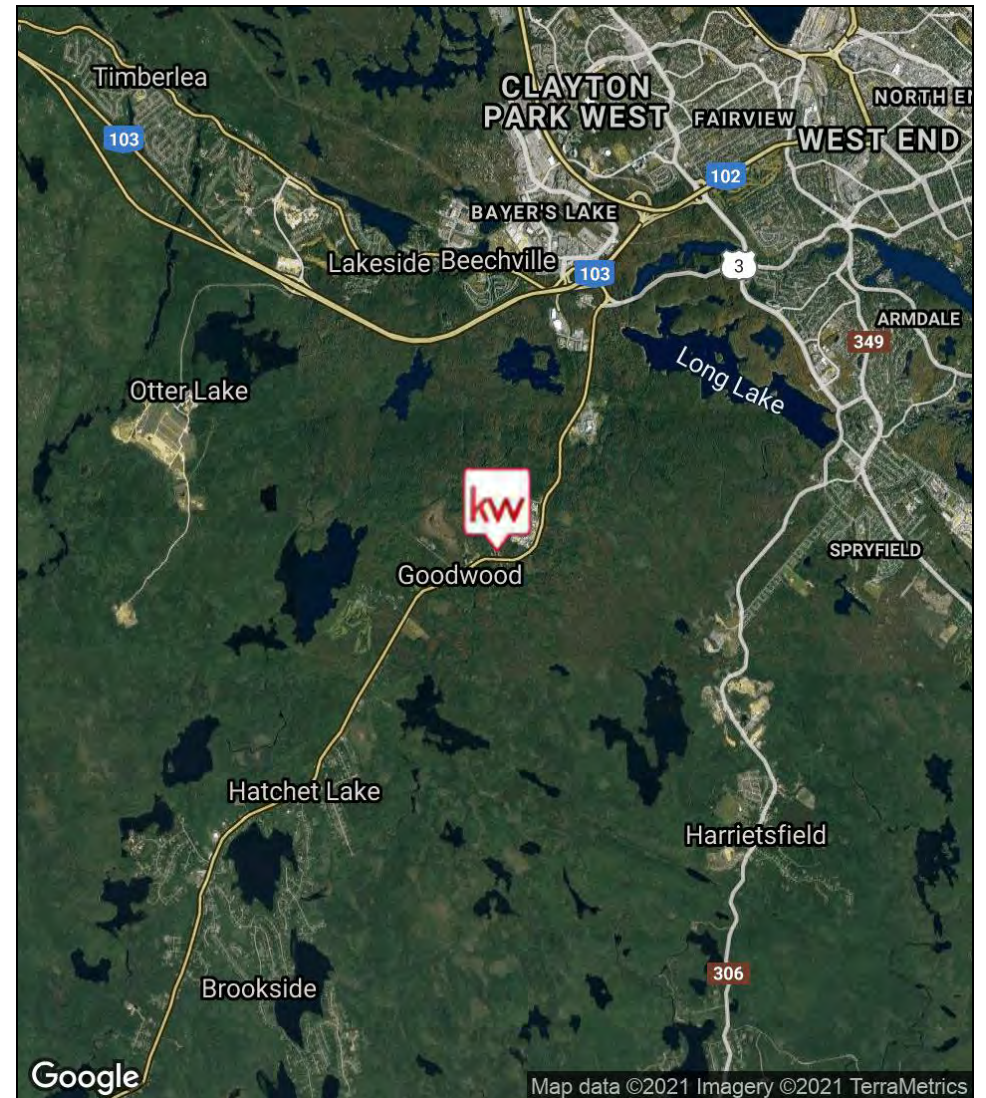


# AREA OVERVIEW

The subject property is located directly off Prospect Road in the community of Goodwood. The property is only 5 km from Bayer's Lake Business Park and 12 km

from the Downtown Halifax core. The area is a mix of single family homes, generally on well and septic, and neighbourhood commercial & industrial property uses servicing the Halifax Regional Municipality.

The location is ideal for many businesses looking to service the surrounding community, with established business' nearby, including: Halifax Construction & Debris Recycling, Ace Towing, Gil-son Construction Limited, Bluewater Recycling, Ace Upholstery Limited, Goodwood Family Golf Centre, Indian Lake Golf Course, Mills Heavy Hauling, M & J Total Transport and Rigging, John Ross and Sons and HFX Motorsports.

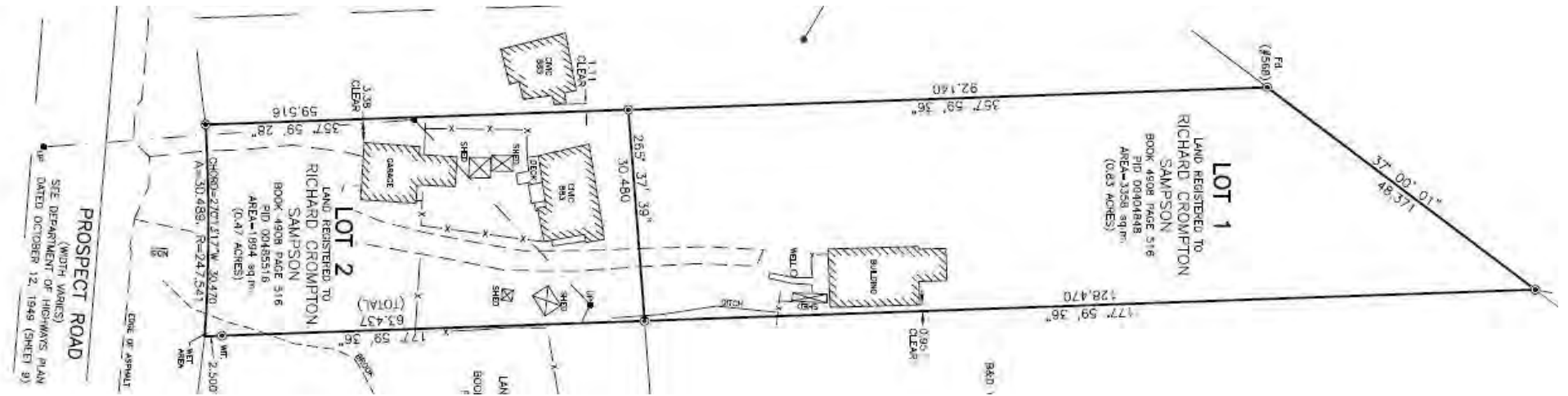


# SITE SPECIFICATIONS

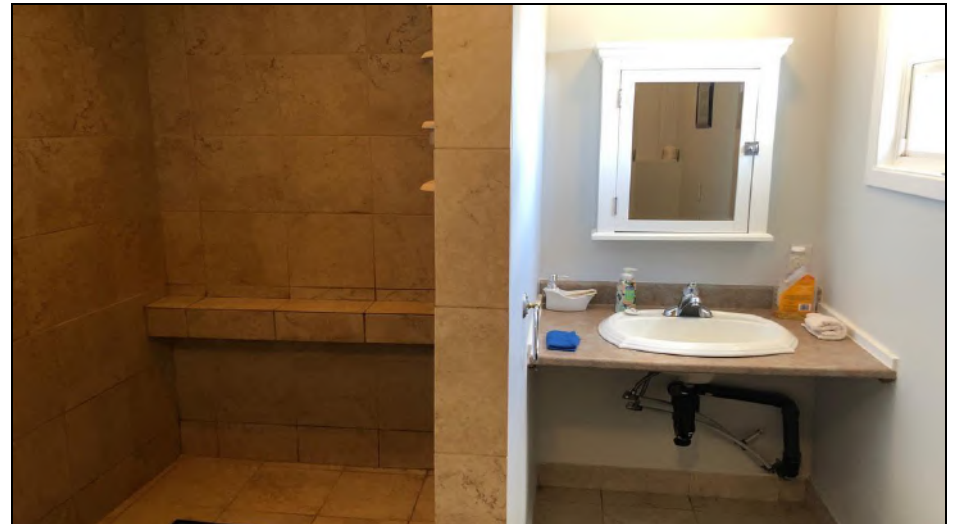
<b>Civic Address:</b>	881-883 Prospect Rd Goodwood, NS B3T 1P4
<b>PID #:</b>	881: 00404848 883: 00485516
<b>Lot Size:</b>	881: 36,000 SF 883: 20,000 SF
<b>Site Dimensions:</b>	881: 100' W x 300' (approx. shorter property line depth used) 883: 100' W x 208' (approx.)
<b>Zoning:</b>	C-2 (General Business) Zone
<b>Municipal Services:</b>	Separate well & septic for front and rear property
<b>Assessed Value:</b>	881: \$173,300 (2022 Residential Taxable) 883: \$188,700 (2022 Residential Taxable)



# SURVEY PLAN



# 881: BACK BUILDING INTERIOR



# 881: BACK BUILDING EXTERIOR



# 881: BACK BUILDING FLOOR PLAN

## HOUSE FLOOR PLAN





# 883: FRONT BUILDING INTERIOR



# 883: FRONT BUILDING EXTERIOR



## 883: FRONT BUILDING GARAGE INTERIOR



# 883: FRONT BUILDING FLOOR PLAN

GARAGE FLOOR PLAN | HOUSE FLOOR PLAN UNAVAILABLE



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# ZONING & PLANNING INFO

## C-2 (GENERAL BUSINESS) ZONE

### PART 26: C-2 (GENERAL BUSINESS) ZONE

#### 26.1 C-2 USES PERMITTED

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

##### Commercial Uses

Bed and breakfast outlets  
 Banks and financial institutions  
 Retail stores  
 Personal service shops  
 Offices  
 Commercial schools  
 Restaurants, drive-ins, take-outs and mobile canteens  
 Parking lots  
 Funeral parlours  
 Medical, dental and veterinary clinics  
 Service shops  
 Automotive repair outlets  
 Athletic, sports and health clubs  
 Greenhouses and nurseries  
 Outdoor display courts  
 Building supply outlets  
 Light equipment sales and rentals  
 Marinas and boat yards  
**Marine service industries (WRCC-Sep 27/95;E-Oct21/95)**

##### Residential uses

Residential dwellings containing up to two dwelling units

##### Other Uses

All existing dwellings including the existing 4 unit dwelling on LIMS No. 40430209  
 All existing businesses

#### 26.2 C-2 ZONE REQUIREMENTS

In any C-2 Zone, where uses are permitted in accordance with Section 26.2, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear Yard or Side Yard	15 feet (4.6 m)
Maximum Height of Main	

#### 26.3 OTHER REQUIREMENTS: COMMERCIAL USES

Where uses are permitted as commercial uses in a C-2 Zone, the following shall apply:

- The gross floor area of the commercial use shall not exceed ten (10) percent of the lot area.
- Any area devoted to open storage shall not exceed fifty (50) percent of the lot area.
- No outdoor storage or display shall be permitted within any required yard except as permitted within clause (e).
- Any area devoted to outdoor display shall be not exceed twenty-five (25) percent of the lot area.
- That any display areas shall be set back a minimum of ten (10) feet (3.0 m) from the street line.
- That all commercial refuse containers shall be located beside or behind the building which it serves, subject to servicing constraints.
- That all commercial refuse containers shall be enclosed by an effective visual screen so as to not be visible from the street and/or highway and from adjacent properties.

#### 26.4 OTHER REQUIREMENTS: COMMERCIAL USES ABUTTING RESIDENTIAL USES OR VACANT LOT

Notwithstanding the provisions of Section 26.2, within a C-2 Zone, where any commercial use abuts any residential use and/or vacant lot(s), the following shall apply:

- The side yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the lot frontage.
- The rear yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the minimum lot depth.
- No parking or driving aisles shall be permitted within the required side and/or rear yard which abuts a residential use(s) and/or vacant lot(s).
- An effective landscaped barrier shall be provided throughout the required rear and/or side yard which abuts a residential use(s) and/or vacant lot(s). This barrier shall consist of either existing vegetation, newly established vegetation or a combination thereof, so long as it provides an effective visual screen.

#### 26.5 EXEMPTION: EXISTING COMMERCIAL USES

Where any existing business zoned C-2 on the effective date of this by-law (as listed in Section 26.6), exceeds the commercial floor area permitted in Section 25.3 clause (a) any use permitted within the C-2 Zone may extend throughout the entirety of the structure in which it was located on the effective date of this by-law.

#### 26.6 EXISTING COMMERCIAL USES

<u>Business Name</u>	<u>LIMS Index Number</u>
1. Home Mithal Sales	569071

# CONTACT INFORMATION



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