

INDUSTRIAL LAND FOR SALE

82 Julius Boulevard, Bayers Lake, Halifax, NS

Industrial Land - For Sale

82 Julius Boulevard, Halifax, NS

kw COMMERCIAL
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82 JULIUS BOULEVARD

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EXECUTIVE SUMMARY

82 JULIUS BOULEVARD



OFFERING SUMMARY

PROPERTY TYPE:	Industrial Land
PID:	41515719
LOT SIZE:	2.5 Acres (108,900 SF)
ZONING:	I-3 General Industrial Zone
SITE CONDITIONS:	Majority pad ready Generally flat topography
LIST PRICE:	\$2,590,000
PRICE / SF:	\$23.78

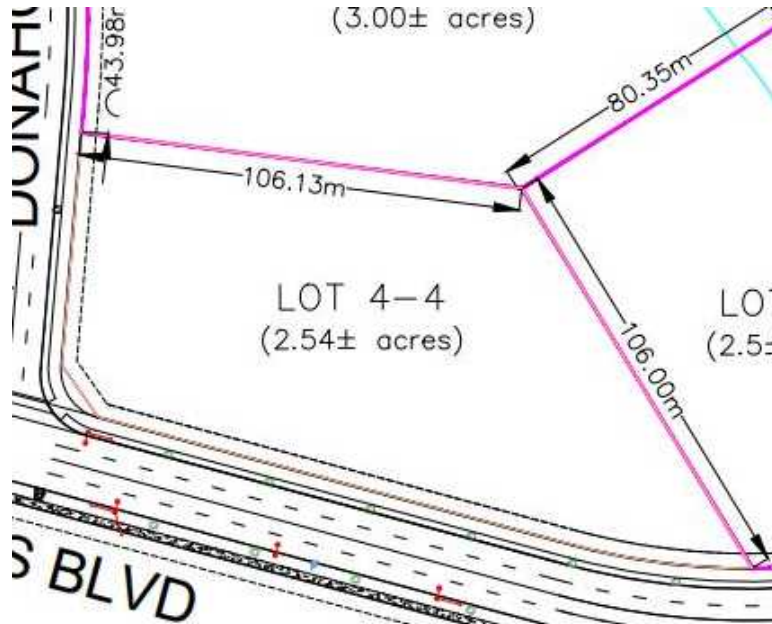
LOCATION OVERVIEW

The subject property is located on Chain Lake Drive in the south-east section of the Bayers Lake Business Park in the Halifax Regional Municipality. Bayers Lake Business Park has enjoyed outstanding growth since its inception in the mid 1980's. Its location at the confluence of Highways 102 and 103, its proximity to the rapidly developing Bedford West, Bedford South and Clayton Park residential areas, and short drive to downtown Halifax and port facilities have all contributed to the success of the Bayers Lake Business Park.

Over 580 acres (236 hectares) in size, Bayers Lake Business Park represents a major concentration of light industrial and commercial activity in Greater Halifax. In particular, warehouse retail "superstores" have recognized the value of Bayers Lake Business Park's strategic location, including Costco, Walmart, Kent Building Supplies, Staples, and Best Buy to name a few. However, Bayers Lake Business Park is more than just a retail destination. Major warehousing, trucking, distribution, and manufacturing operations have been established in the park. Bayers Lake Business Park offers high-quality infrastructure combined with comprehensive development standards. Bayers Lake has recently seen the location from CBD Halifax of 600-800 CRA employees to a new building on Hobson's Lake Drive as well as a new DND Armouries.

LOCATION & HIGHLIGHTS

82 JULIUS BOULEVARD



LOCATION INFORMATION

PID: 41515719

Lot Size: 2.5 Acres

Site Dimensions:

Duggar McNeil Drive Frontage	231'
Julius Boulevard	528'
North Eastern Boundary	349'
Northern Boundary	348'

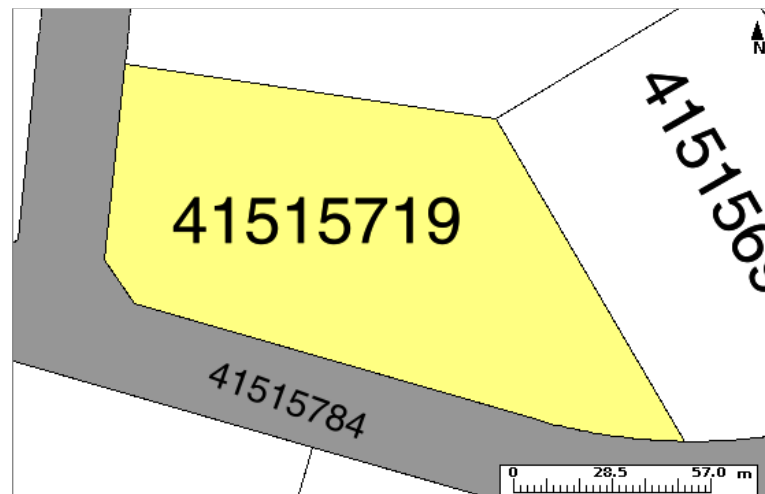
Zoning: I-3 General Industrial Zone

Municipal Services: Hydro, telephone, police & fire
Municipal water & sewer

Site Conditions: Majority pad ready

Topography: Generally flat

List Price: \$2,590,000



PROPERTY PHOTOS

82 JULIUS BOULEVARD



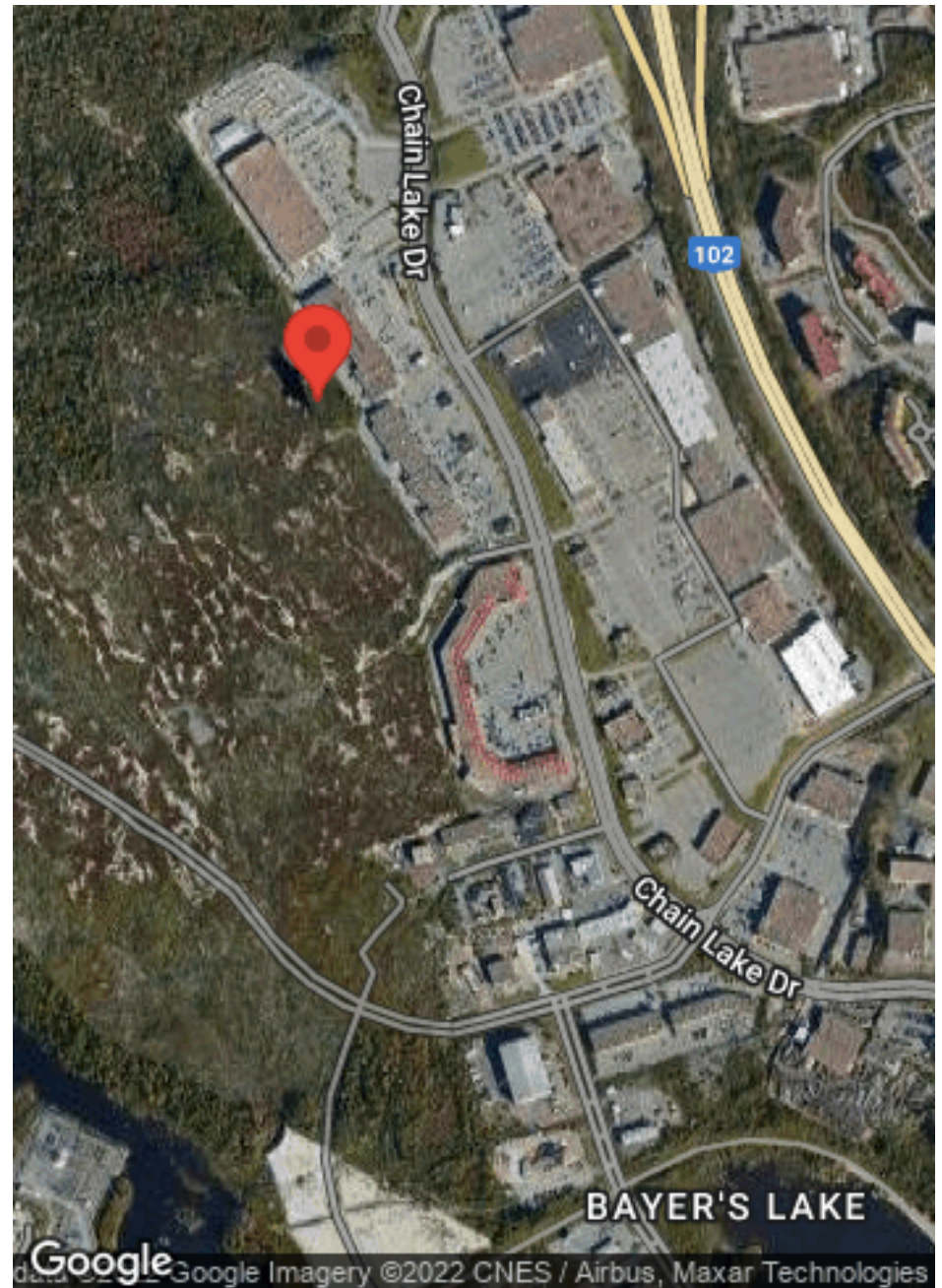
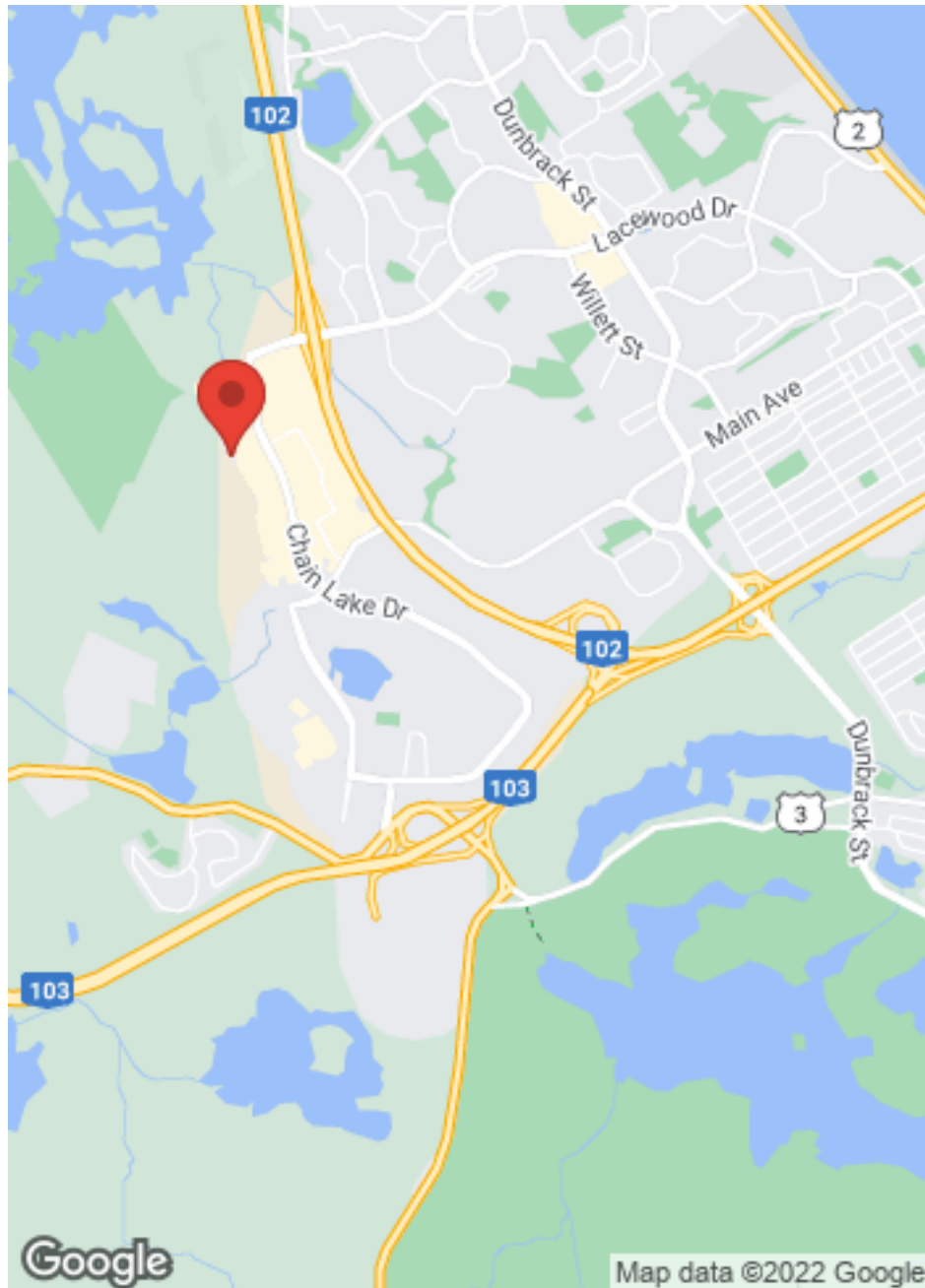
PROPERTY PHOTOS

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LOCATION MAPS

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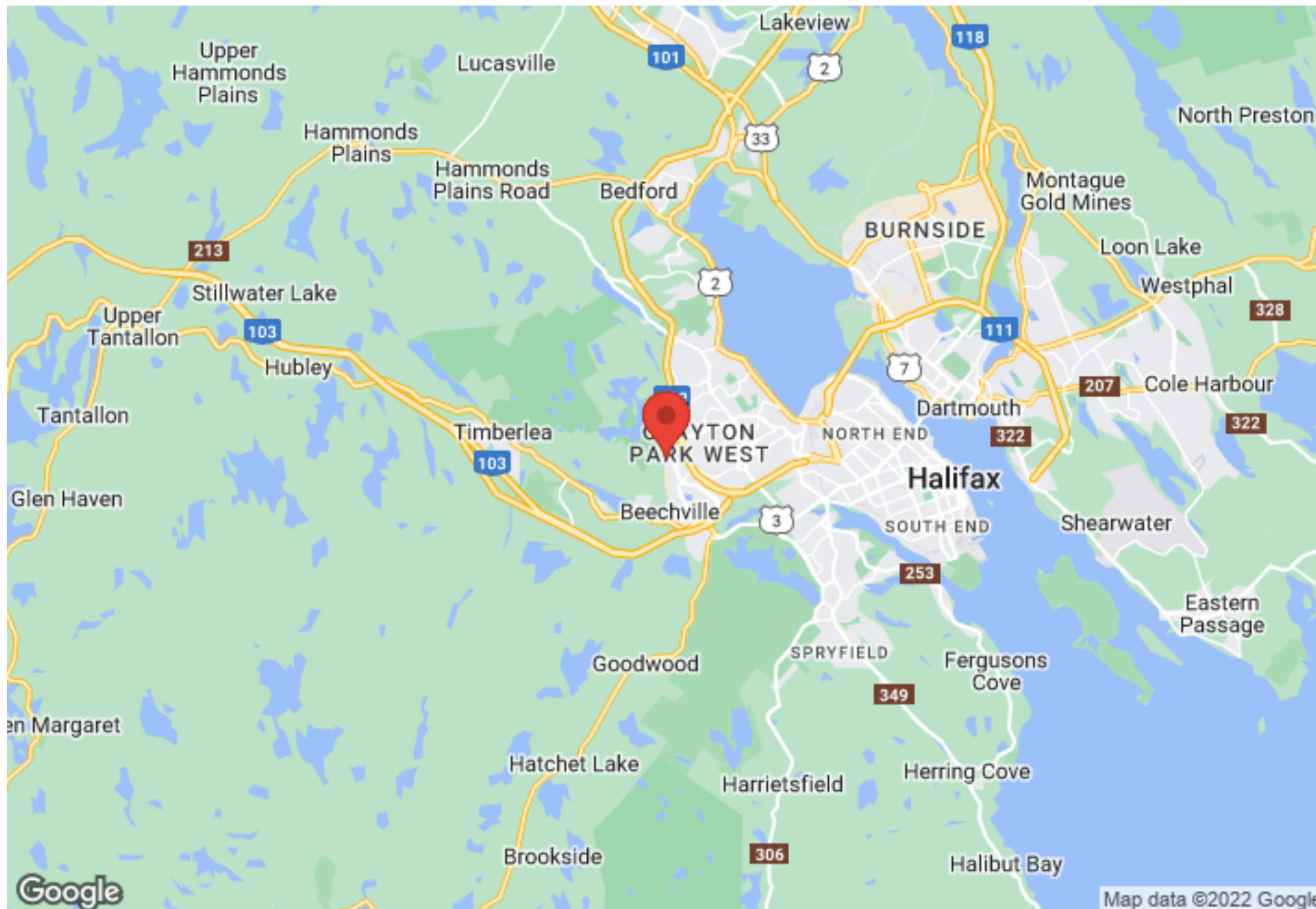
BUSINESS MAP

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REGIONAL MAP

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I-3 GENERAL INDUSTRIAL ZONE

50A(1) The following uses shall be permitted in any I-3 Zone:

- (a) any industrial/commercial enterprise, except when the operation of same would cause a nuisance or hazard to the public and except:
 - (i) billboards;
 - (ii) adult entertainment uses; and
 - (iii) amusement centres.
- (b) a public park.

50A(2) No person shall in any I-3 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).

50A(3) No person shall in any I-3 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).

REQUIREMENTS

50A (4) No development permit shall be issued except in conformity with the following:

- (a) No front, side or rear yards are required in an I-3 Zone;
- (b) Any development undertaken in an I-3 Zone serviced with on-site sewage disposal or water services shall be setback a minimum of 200 feet from the ordinary high water mark of any lake or watercourse;
- (c) Any development undertaken in an I-3 Zone serviced with city sewer or water services shall meet the watercourse setback and buffer requirements of Section 14QA of this by-law; and
- (d) Any use permitted in the I-3 Zone shall be set back a minimum of 30 feet from a collector roadway and 10 feet from all other roadways. (HWCC-Sep 13/16;E-Oct 1/16)

For additional information view Halifax Mainland Land Use By-law

CONTACT INFORMATION

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