

RETAIL INVESTMENT OPPORTUNITY

271 Pictou Road

Restaurant Property For Sale



271 Pictou Road | Truro, NS

kw COMMERCIAL
ADVISORS[®]

PROPERTY SUMMARY

271 PICTOU ROAD



Property Summary

Property Type:	Retail Commercial
Building Size:	2,200 SF
Year Rebuilt:	2019
Heating System:	Propane & Electric Heat Pump
Assessment (2023)	\$165,300
Site Area:	14,000 SF
Site Servicing:	City Sewer & Well Water
Parking:	10+
Zoning:	C-1 (General Commercial)
Assessed Owner"	WOW! Food Systems Incorporated
List Price:	\$495,000

Property Overview

Previously Joe E Cheesy's Snack Shack, this building was originally built in 1978 but was completely rebuilt in 2019. The building was stripped right down to the foundation where new concrete was poured and old framing redone. High quality construction, fully improved throughout with high quality finishes. The main floor contains approx. 1,400 SF of finished space and basement 800 SF. Ideal opportunity for an owner occupied business operator looking for a location to run their business.

Location Overview

271 Pictou Road sits in the heart of Bible Hill. Pictou Road acts as a main thoroughfare through Bible Hill bridging the gap between Trans-Canada Highway 104 and 102. The property is minutes from downtown Truro as well as both Trans Canada Highway exits. Bible Hill is home to Dalhousie University's Agricultural Campus. There are 2 schools in the Village - Bible Hill Consolidated Elementary School and Bible Hill Junior High School. The Village has nine recreational parks with two major areas for organized sports. All are maintained by the Village through Bible Hill Parks and Recreation. The main park is located on College Road and has three ball fields, a soccer field, and playground equipment. This site is where the Village holds its annual Canada Day events. The Village also builds and maintains walking trails within its boundaries.



SECTION I
Building Overview

PROPERTY DESCRIPTION

271 PICTOU ROAD

Property Description

Building Type:	Restaurant Retail
Year Rebuilt:	Reconstructed 2019
Building Size:	2,200 SF
Construction:	Wood Frame
Roof:	Metal Hip Roof
Foundation:	Reinforced Poured Concrete
Exterior Walls:	Wood Frame & Vinyl Stained Wood
Interior Walls & Ceilings:	Plastered & Painted Drywall
Floors:	Laminate
Windows:	Fixed
Electrical:	200 AMP
Heating System:	Propane & Electric Heat Pump



PROPERTY PHOTOS

271 PICTOU ROAD



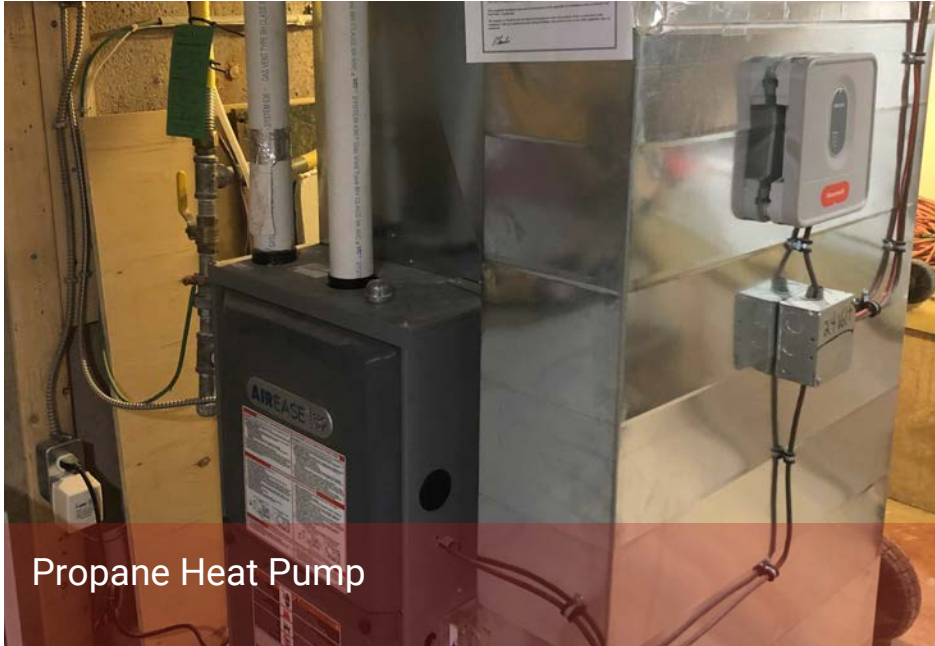
PROPERTY PHOTOS

271 PICTOU ROAD



PROPERTY PHOTOS

271 PICTOU ROAD



Propane Heat Pump



Tankless Water Heater



Heat Recovery Ventilator (HRV)



Water Treatment

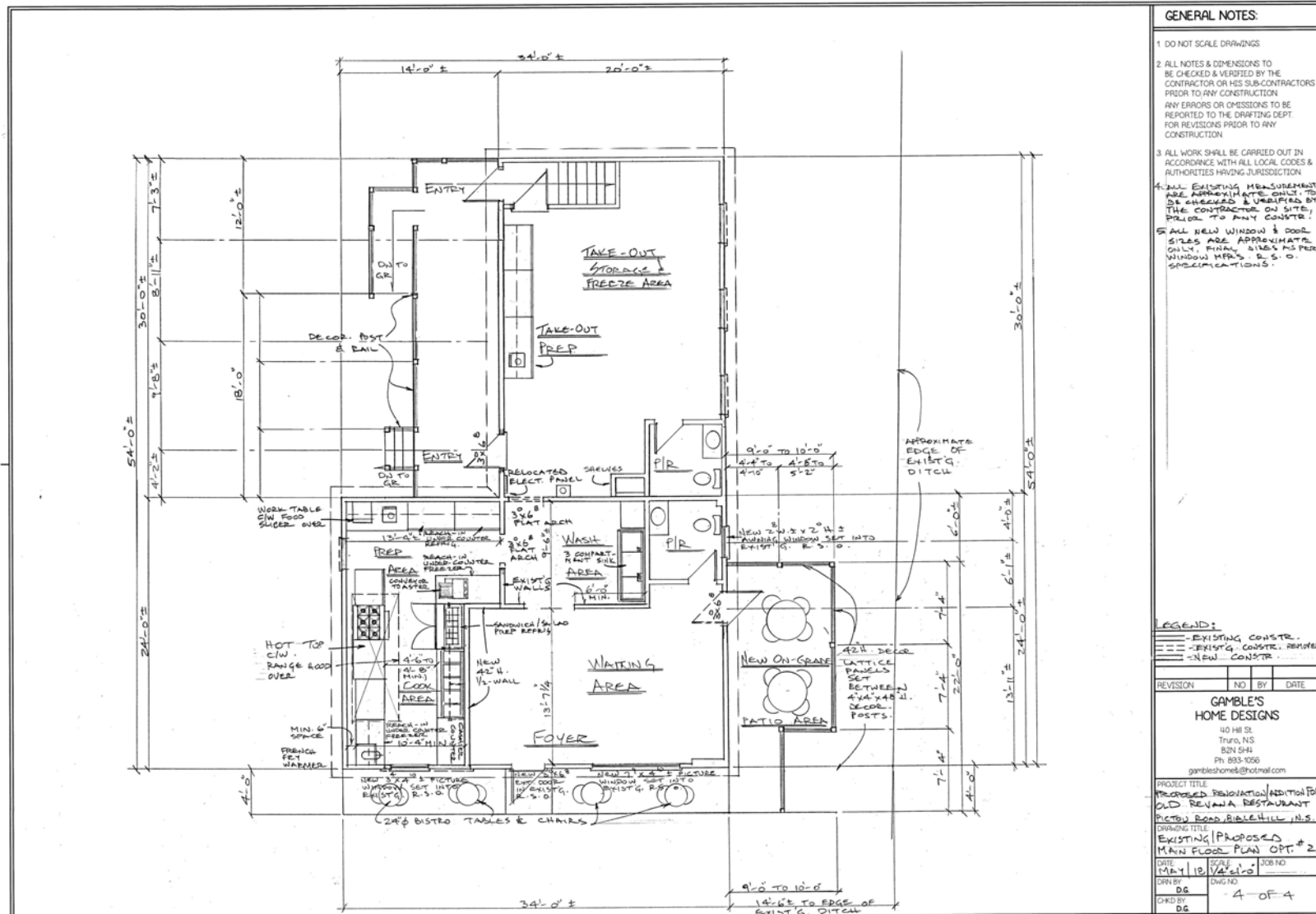
PROPERTY PHOTOS

271 PICTOU ROAD



BUILDING PLAN

271 PICTOU ROAD

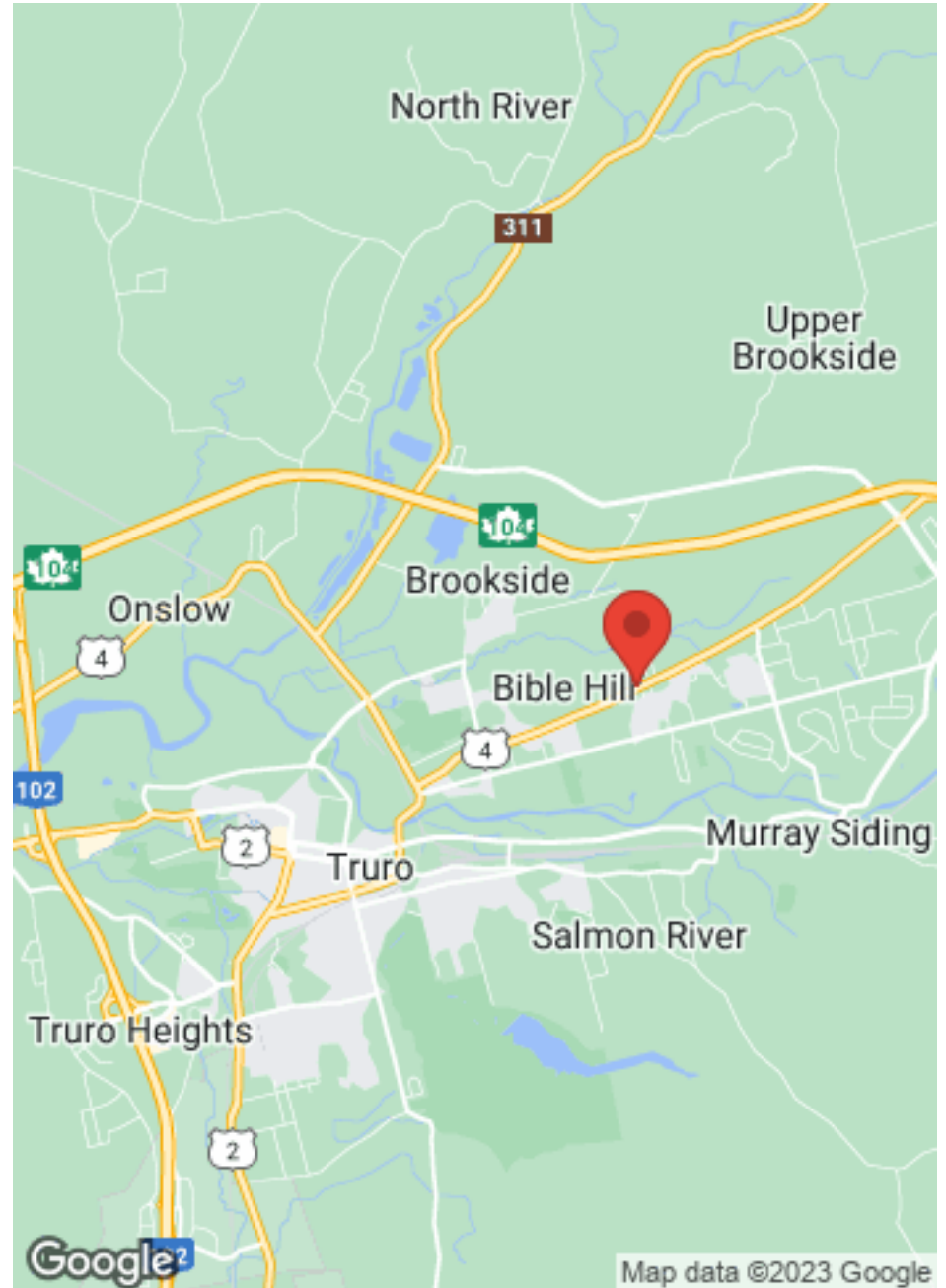
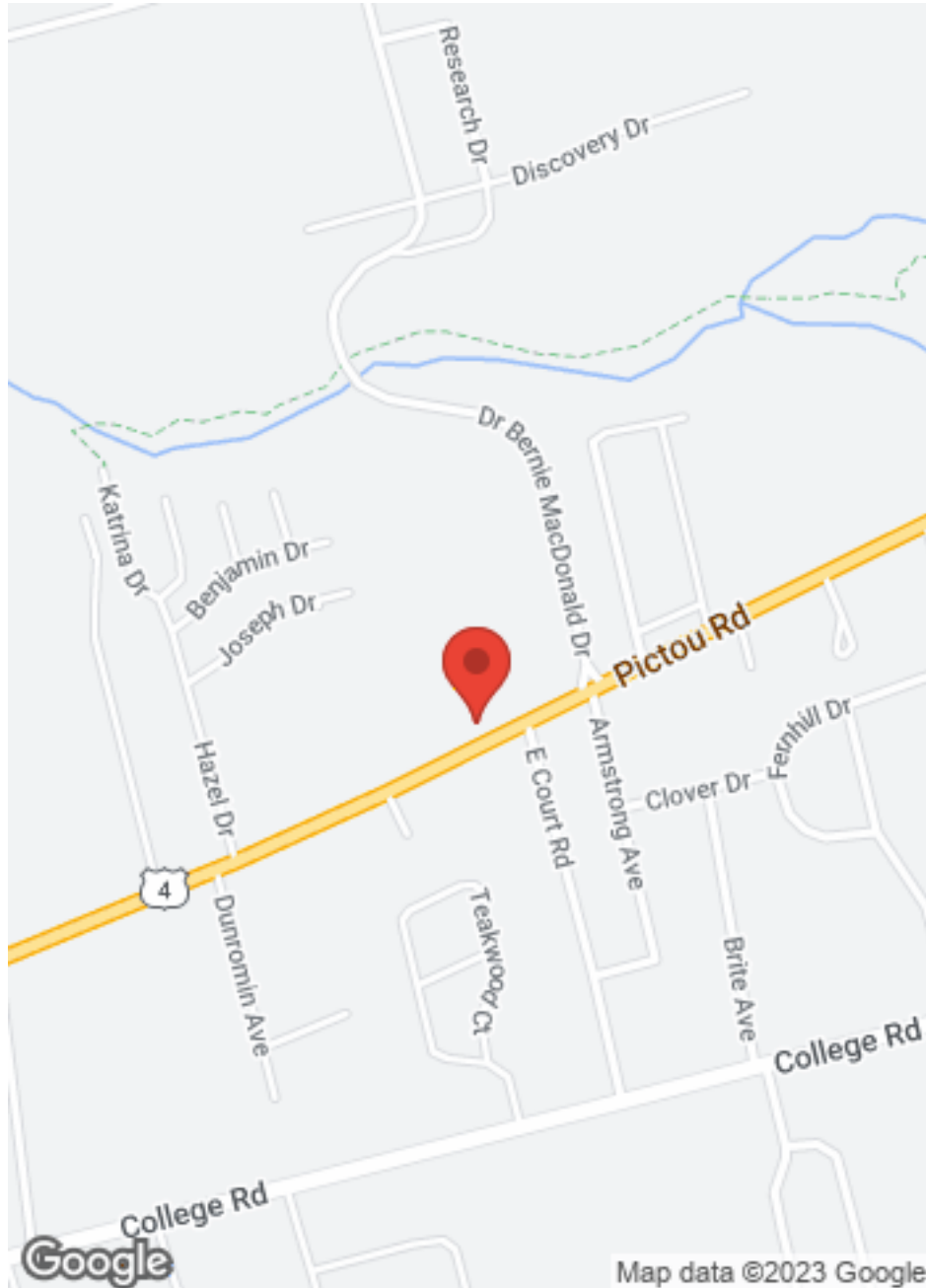




SECTION II Area Overview

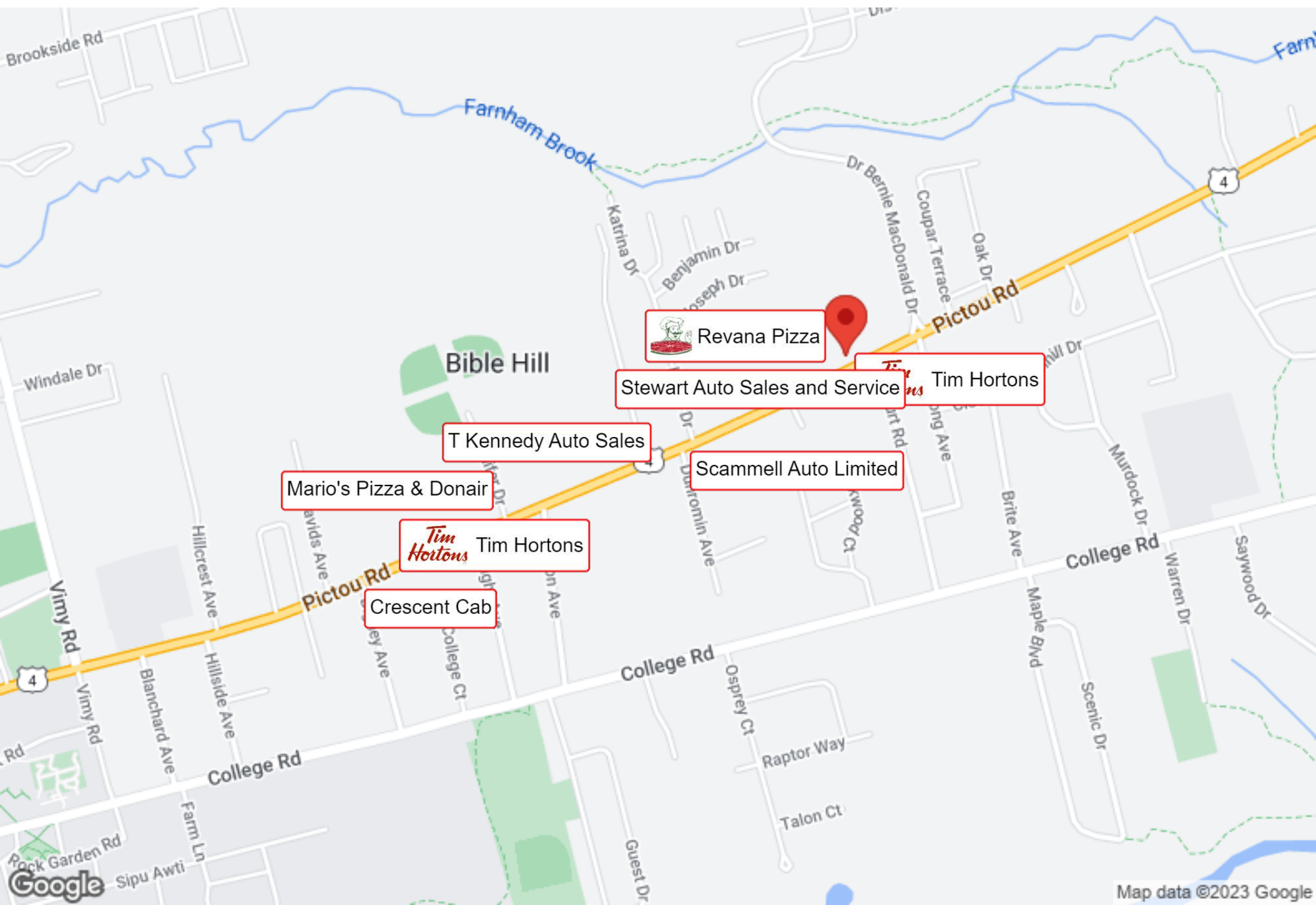
LOCATION MAPS

271 PICTOU ROAD



BUSINESS MAP

271 PICTOU ROAD



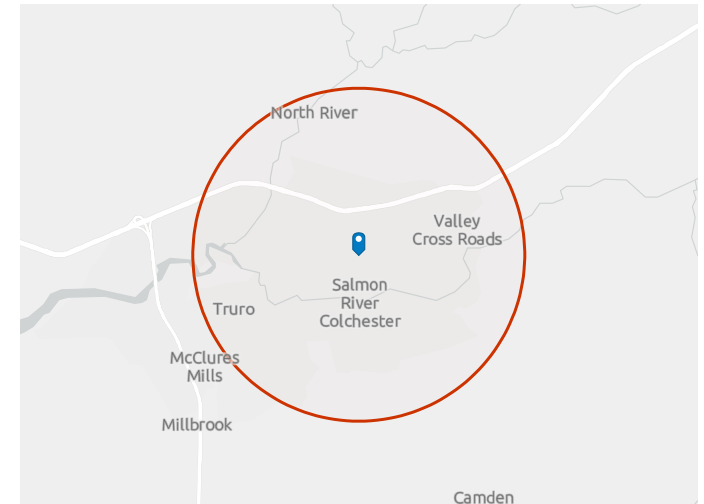
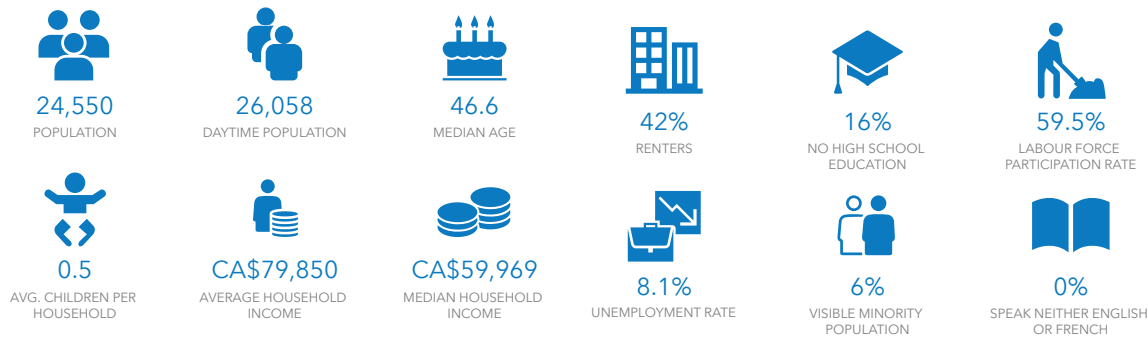
DEMOGRAPHICS & SPENDING - 5KM

271 PICTOU ROAD

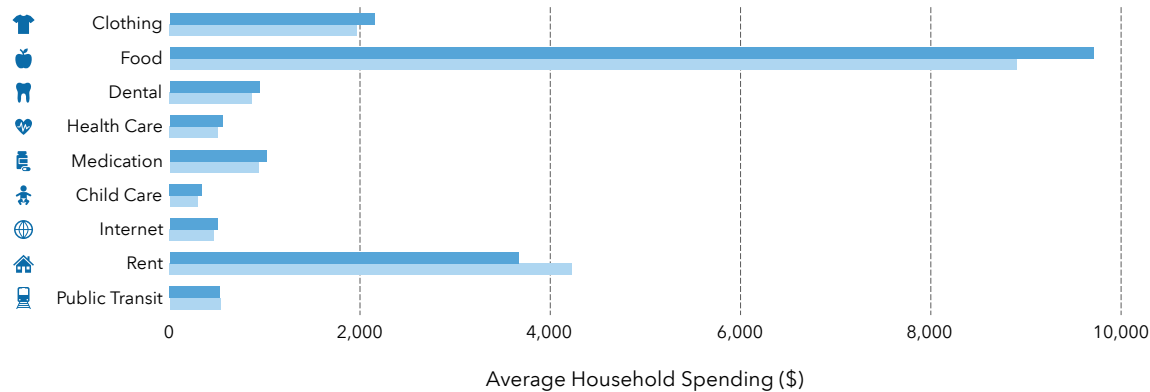
Demographics and Spending

271 Pictou Rd, Bible Hill, Nova Scotia, B2N 2S7

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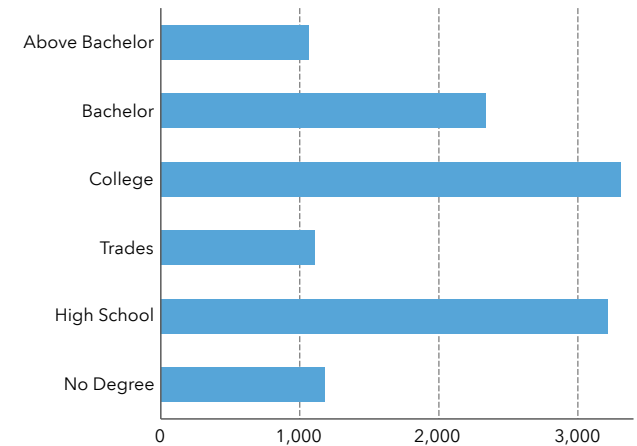


HOUSEHOLD SPENDING



Bars show comparison to B2N (Truro, NS)

EDUCATIONAL ATTAINMENT

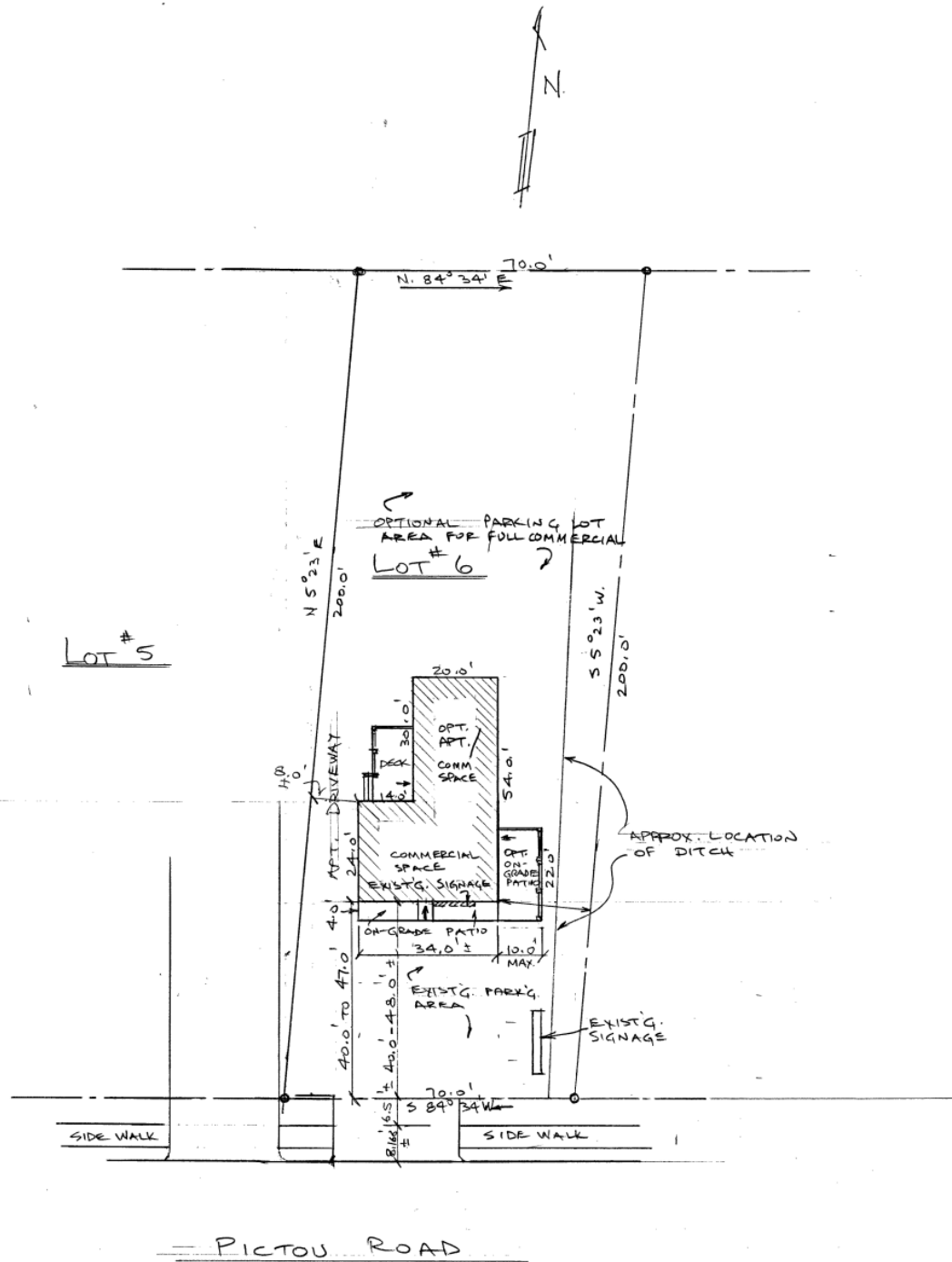




SECTION III Site Overview

SITE PLAN

271 PICTOU ROAD



ZONING MAP

271 PICTOU ROAD

1/6/23, 12:26 PM

Municipality of the County of Colchester Zoning Lookup Tool

Municipality of the County of Colchester Zoning Lookup Tool by The Municipality of the County of Colchester

This map is to be used for the purpose of zoning lookup within the county of Colchester.

Property can be found through the Search icon in the top right by Civic Address or PID, or zoom and click on a selected parcel for the zoning code.

Environmental and Tatamagouche Constraint layers can be turned off in the Layer List icon in the top right beside the legend.

If you are in need of a Zoning Letter Request, the downloadable form below can be completed and sent to cforsyth@colchester.ca or at our office.

[Property Status Request Form](#)

Instructions

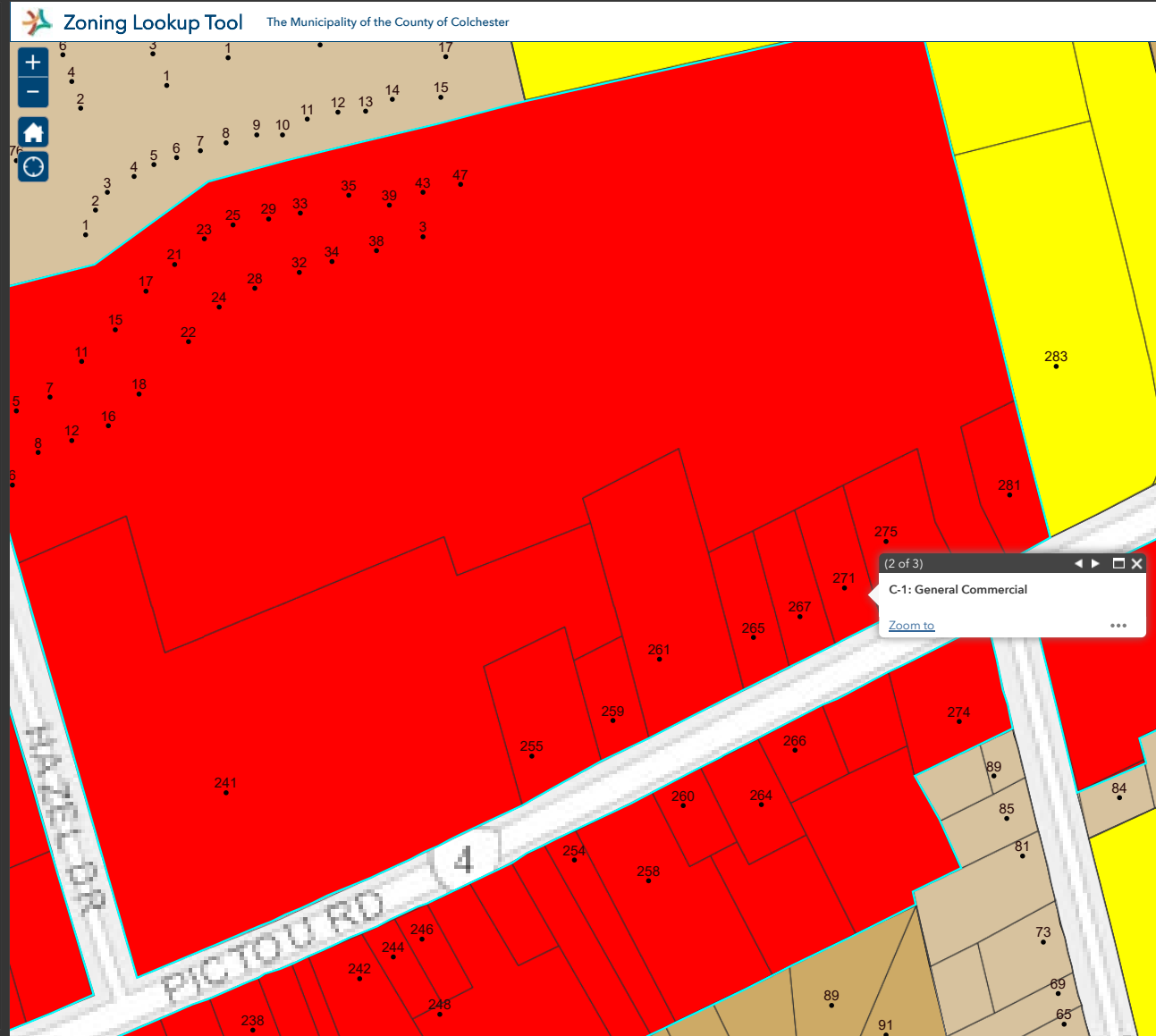
- 1) Click on link to download.
- 2) Open, fill in required fields
- 3) Right-click, select Print
- 4) Save PDF by selecting "Save as PDF" in Print options
- 5) Click on email above and select PDF to send

For more information contact or visit us at:

1 Church Street
Truro, Nova Scotia
B2N 3Z5
(902) 897-3170

For the Town of Truro, please visit their website at <https://www.truro.ca/planning-and-development> or contact Truro's Planning and Development Department at (902) 895-1148

For the Town of Stewiacke, please visit their website at <https://www.stewiacke.net/zoning-map> or call Stewiacke's general inquires number at (902) 639-2231



C-1 GENERAL COMMERCIAL ZONING

271 PICTOU ROAD

Part 10 Commercial Zones

10.1 PERMITTED USES FOR COMMERCIAL ZONES

The following uses shall be permitted in each Commercial Zone:

- C-1 General Commercial
- C-2 Highway Commercial
- C-3 Community Commercial
- C-4 Local Commercial

Commercial Uses	Zones			
	C-1	C-2	C-3	C-4
Veterinary Clinics	X	X	X	
Animal Shelters		X		
Automobile Sales, Repair & Service Stations	X	X		
Accessory Trade Shops	X			
Banks & Financial Institutions	X	X	X	
Business & Professional Offices	X	X	X	
Commercial Dog Care and Kennel Facilities		X		
Commercial Schools	X	X	X	
Courier & Delivery Services	X	X		
Craft Shops & Studios	X	X	X	
Daycare Centres	X	X	X	X
Drive-in Restaurants	X	X		
Drycleaning & Laundry Establishments	X	X		
Farm Machinery/ Heavy Equip. Sales & Service		X		
Funeral Homes	X	X	X	
Garden & Nursery Sales	X	X	X	
Hotels & Motels	X	X		
Laundromats & Drycleaning Depots	X	X	X	X
Light Industrial Uses		X		
Medical Clinics	X	X	X	
Mini-Malls	X	X	X	
Manufactured Home Sales & Display		X		
Night Clubs, Lounges, & Beverage Rooms	X	X		
Open Storage	X	X		
Outdoor Commercial Displays	X	X		
Parking Lots	X	X		

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Parks & Open Space	X	X	X	X
Places of Entertainment, Recreation, & Assembly	X	X		
Private & Service Clubs & Fraternal Orgs.	X	X	X	
Printing Establishments	X	X		
Rental Outlets	X	X		
Repair Shops	X	X		
Restaurants	X	X		
Retail Lumber & Building Supplies	X	X		
Retail Stores	X	X	X	
Neighbourhood Convenience Stores	X	X	X	X
Institutional Uses	X	X	X	
Service & Personal Service Shops	X	X	X	X
Service Industries		X		
Shopping Centres	X	X		
Taxi & Bus Stations	X	X	X	
Trailer & Recreational Vehicle Sales & Service	X	X		
Warehouse, Personal Storage	X	X		
Warehousing / Wholesale		X		
Accessory Residential Use		X		
Existing Low Density Residential Uses	X	X	X	X
Low Density Residential Uses			X	X
Residential R-3 & R-4 Uses (3 to 12 units)	X		X	
Residential R-4 Uses (more than 12 units)	X			
Commercial & Residential Uses Within a Structure	X		X	X

10.2 MINIMUM LOT REQUIREMENTS - ALL COMMERCIAL ZONES

The following requirements shall apply to all lots and permitted uses in each of the following commercial zones:

Commercial Zone	Minimum Area	Minimum Frontage	Minimum Yard Requirements				Max. Height
			Front	Rear	Side	Flanking Side	
C-1 General Commercial	600 sq. m	20 m	10 m	2 m	2 m	5 m	10.5 m
C-2 Highway Commercial	800 sq. m	30 m	10 m	8 m	8 m	8 m	N/A
C-3 Community Commercial	700 sq. m	20 m	10 m	8 m	3 m	5 m	8 m
C-4 Local Commercial	700 sq. m	20m	10 m	8 m	5 m	5 m	8 m

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C-1 GENERAL COMMERCIAL ZONING

271 PICTOU ROAD

10.3 GENERAL REQUIREMENTS FOR ALL COMMERCIAL ZONES

10.3.1 Parking

In all commercial zones:

- i) Where the use is mixed, parking space requirements for each use must be provided.
- ii) Notwithstanding (i) above, where the use is mixed residential and commercial, only the commercial requirement needs to be met.
- iii) Parking and loading spaces may be provided within the required side or rear yard, except where the commercial use abuts a "Residential" designation.
- iv) Parking areas and service station driveways may be located in the front yard of a lot provided that such is setback from the front lot line a minimum of 2 metres (6.6 ft.) which area shall be landscaped.
- v) Communal parking areas that interconnect two or more lots shall be permitted in all commercial zones provided:
 - a) an agreement outlining the parking arrangements has been ratified by affected property owners; and
 - b) each lot meets the commercial stop sight distance requirements of the Municipality or the Nova Scotia Department of Transportation & Public Works.

10.3.2 Abutting Yards

10.3.2.1 Abutting Yard Requirements

Notwithstanding Section 9.2, where a Commercial Zone abuts a Residential R-1, R-2, or R-2C Zone, the following requirements shall apply to required abutting yards within the Commercial Zone:

- i) The minimum requirements for the abutting side and rear yards shall be:
 - a) 5 m (16. ft.) and 8 m (26.2 ft.) respectively for buildings less than 8 m (26.2 ft.) in height;
 - b) 13 m (42.6 ft.) and 20 m (65.6 ft.) respectively for buildings exceeding 8 m (26.2 ft.) in height.
- ii) No open storage or commercial outdoor display shall be permitted in a required abutting yard in any commercial zone.
- iii) Further to the signage requirements of Part 8, all signs shall be set back a minimum of 5 m. (16. ft.) from the property line abutting a dissimilar zone.
- iv) Notwithstanding sub-sections i) through iii), these requirements shall not apply to any rezoning made through Policy CP-4.1.

10.3.2.2 Screening

- i) In all Commercial zones, the following uses shall be screened along the required yard from all adjacent "Low Density Residential" designations in accordance with Section 6.21:
 - Outdoor commercial displays and storage

- Parking and loading areas
 - Areas for garbage collection and storage
 - Accessory commercial uses
- ii) Screening shall be sited between the use to be screened and the property line.

10.3.3 Outdoor Commercial Display

Outdoor commercial displays shall be located a minimum of 4.5 metres (14.8 ft.) from the front lot line but shall not include automobile sales establishments.

10.3.4 Outdoor Storage

Outdoor storage shall be limited to side and rear yards and shall be located no closer to the front property line than the main building.

10.3.5 Landscaping Requirements

In all commercial zones there shall be an appropriately landscaped area corresponding with the required front yard exclusive of driveway openings, parking areas, and permitted storage or display areas.

10.3.6 Medium Sized Commercial Structures

Commercial structures exceeding 930 sq. m (10,011 sq. ft.) but less than 4645 sq. m (49,999 sq. ft.) shall be permitted in the C-1 and C-3 zones subject to the site plan approval process and the criteria outlined in Section 10.3.8 of this Bylaw. Site plan approval shall not be required for cumulative expansions that are less than 30 sq. m (323 sq. ft.) in area.

10.3.7 Development by Site Plan Approval

Where this Part permits commercial uses and structures by the site plan approval process, the Development Officer shall issue a development permit where the following criteria has been satisfactorily addressed:

- i) All buildings shall be located as far away from existing single and double dwelling units as reasonably possible.
- ii) Existing trees and vegetation shall be retained except in areas where its removal is reasonably necessary for construction.
- iii) Parking areas, mechanical equipment and outdoor storage areas shall not be located in required yards and where necessary be visually screened with an opaque fence or hedge of sufficient height from adjacent R-1, R-2, and R-2C uses;
- iv) A minimum of 30% of the total property area shall be retained as open and amenity space and appropriately landscaped with grass and other planting materials.
- v) No structure on the site shall exceed 8 metres or two stories above the established grade, whichever is less. Notwithstanding, any lot zoned C-1, with frontage and access to Robie Street, Lower Truro and all lots zoned C-2 are exempt from this requirement;
- vi) All buildings shall have a gable, gambrel, or hipped roof style. Notwithstanding, any lot zoned C-1, with frontage and access to Robie Street, Lower Truro and all lots zoned C-2 are exempt from this requirement;

C-1 GENERAL COMMERCIAL ZONING

271 PICTOU ROAD

- vii) Suitable site grading and storm water management practices shall be required to adequately dispose of surface water from the site,
- viii) Exterior lighting and signage shall be located in a manner that does not interfere with neighbouring dissimilar land uses.
- ix) Exterior building mechanical systems shall be located as far away from any residential use as reasonably possible and sited in a manner that provides acoustical buffering from such uses;
- x) All components of the development shall be adequately maintained.

10.4 SPECIAL REQUIREMENTS

GENERAL COMMERCIAL (C-1) ZONE

10.4.1 Residential Uses

All residential uses shall comply with the lot area and yard requirements of respective Residential zones when the use occurs in a C-1 zone.

10.4.2 Development Permitted by Agreement

New and expanded commercial structures including shopping malls exceeding a net floor area of 4645 sq. m (49,999 sq. ft.) will be considered by development agreement in the C-1 zone.

10.4.3 Performance Standards for Accessory Trade Shops

In addition to all other applicable requirements of this Bylaw including site plan approval, an accessory trade shop may be established on a lot in the C-1 General Commercial Zone provided the following conditions can be met:

- iv) the trade shop is accessory to an R-2 Residential use occupied by the owner of the business;
- v) the use shall be located within a wholly enclosed building and there shall be no outdoor storage of any materials, machinery, or products;
- vi) the use shall only be permitted to operate, including the delivery of supplies and materials, between the hours of 8:00 am and 9:00 pm Monday to Saturday inclusive;
- vii) the use shall not exceed an area of 186 sq. metres (2000 sq. ft.) or the maximum size of an accessory building permitted under Section 6.19, whichever is less;
- viii) the use shall be permitted in the rear yard only and not within any required side or rear yard specified under this Part.

DISCLAIMER

271 PICTOU ROAD

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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Nova Scotia

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