

DEVELOPMENT LAND - FOR SALE

9 MacLaughlin Road

Development Land - For Sale

9 MacLaughlin Road | Dartmouth, NS B2W 3V2

kw COMMERCIAL
ADVISORS®

PROPERTY SUMMARY

9 MACLAUGHLIN ROAD



Property Summary

Property Type:	Vacant, Development Land
PID #:	00619759
Lot Size:	27,218 SF
Site Dimensions:	141' x 195'
Lot Features:	Treed, sloping to Main Street
Municipal Services:	Water
Zoning:	C-4 Highway Commercial
Assessed Owner:	Burkey Holdings Ltd.
Assessed Value:	\$40,000 (2023 Residential Taxable)
Price:	\$415,000
Price / SF:	\$15.25

Property Overview

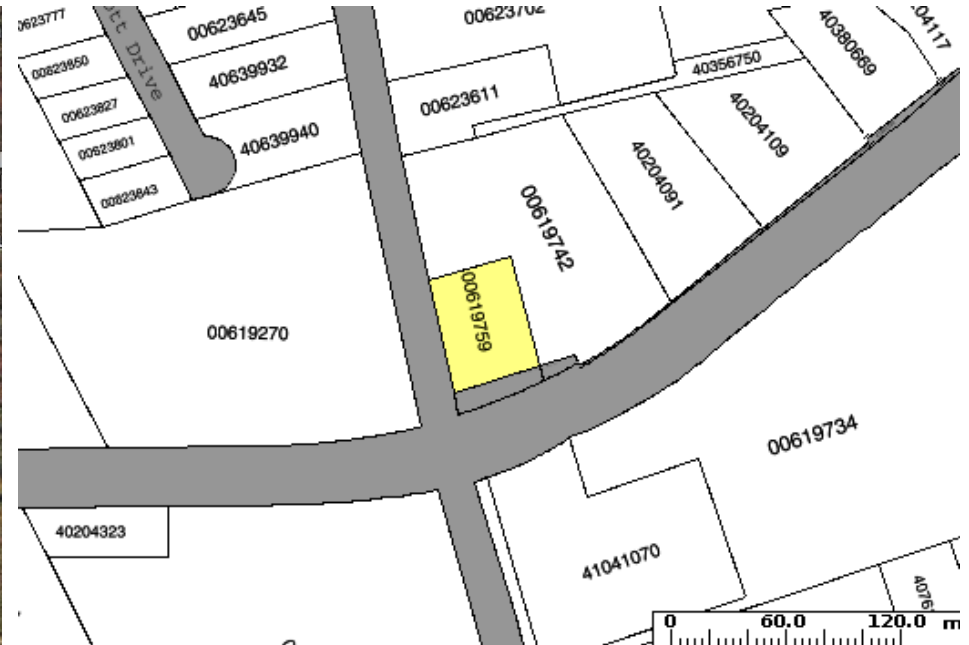
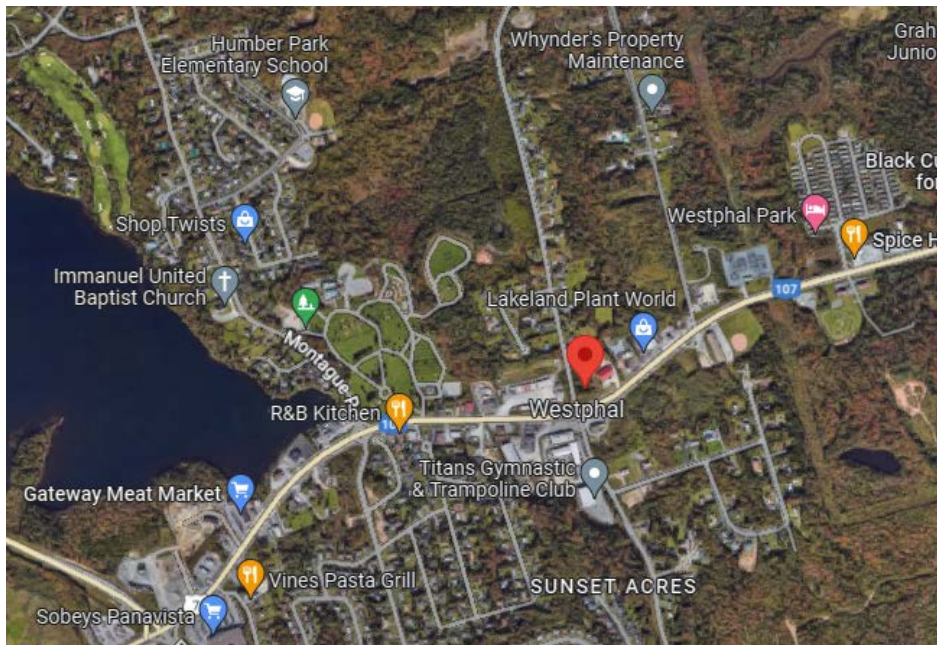
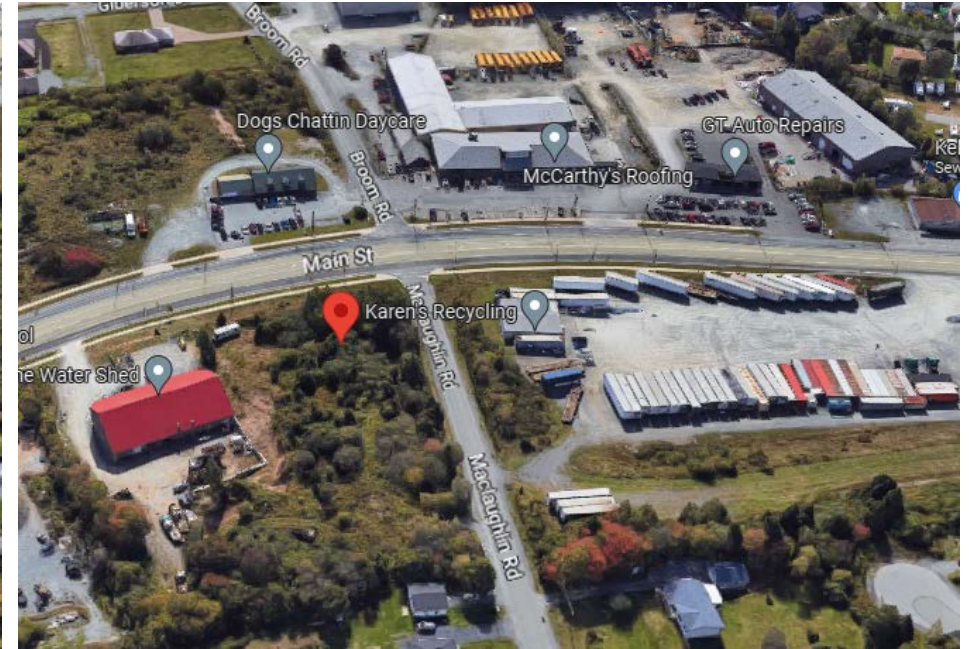
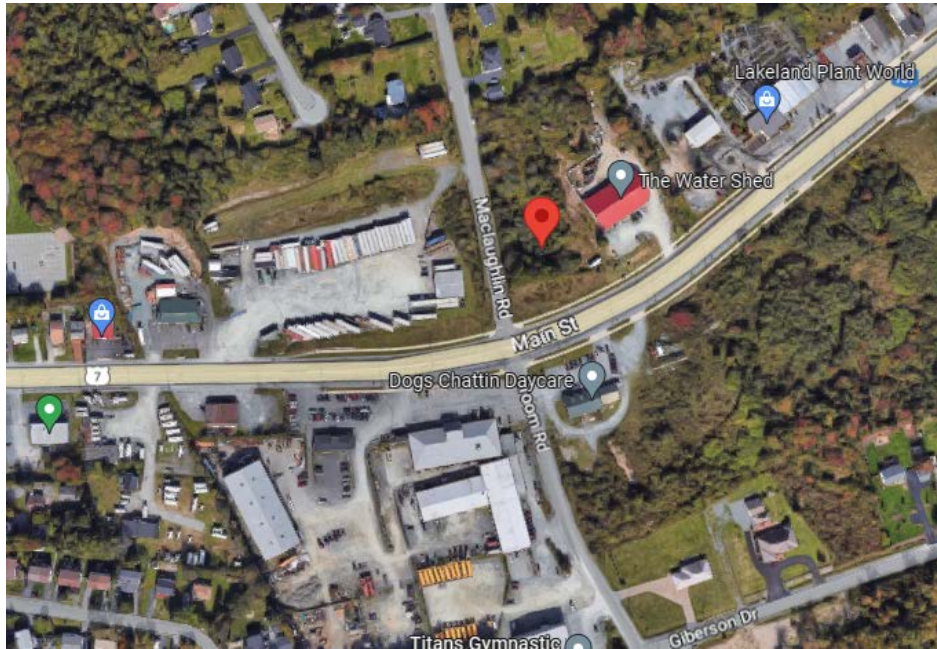
Development lot, with sloping topography in a high traffic area off Main Street, Dartmouth. C-4 Highway Commercial zoning offers a variety of commercial, community or residential development opportunities.

Location Overview

The property is located at the corner of Main Street and MacLaughlin Road and is well located on a primary traffic artery in the community of Westphal on a high-profile site with exposure to over 35,000 vehicles daily. The location offers excellent accessibility to Highway 107, Highway 118 and other major arterial routes. The property is within close proximity to several Dartmouth bedroom communities including Westphal, Woodlawn, Cole Harbour and Porters Lake.

PROPERTY PHOTOS

9 MACLAUGHLIN ROAD



PROPERTY PHOTOS

9 MACLAUGHLIN ROAD



LOCATION MAPS

9 MACLAUGHLIN ROAD



BUSINESS MAP

9 MACLAUGHLIN ROAD



PART 18: C-4 (HIGHWAY COMMERCIAL) ZONE

18.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

Commercial Uses

Retail stores;
Food stores;
Service and personal service shops;
Banks and financial institutions;
Restaurants;
Outdoor display courts;
Hotels, motels and motor inns;
Indoor commercial recreation uses;
Funeral establishments;
Service stations;
Taxi and bus depots;
Parking lots;
Greenhouses and nurseries;
Veterinary hospitals and kennels;
Re-cycling depots.
Car Washes (HEMCC-Oct. 2/14; E-Nov 1/14)
Offices (RC-Aug 14/18; E-Sep 15/18)

Commercial Uses permitted only on lands identified in Appendix "F"

Automotive Repair

Self-storage facility

Warehousing, displaying, wholesaling and retailing of building materials, products or related machinery and equipment
(RC-Aug 14/18; E-Sep 15/18)

Community Uses

Open space uses;
Institutional uses;
Fraternal centres and halls.

Residential Uses

Existing dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

CONTACT INFORMATION

9 MACLAUGHLIN ROAD



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

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

DISCLAIMER

9 MACLAUGHLIN ROAD

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

PRESENTED BY:

PAUL PETTIPAS, LLB, MICP

Commercial Real Estate Advisor
O: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.