

OFFICE / RETAIL FOR SALE

9 Dentith Road

Office / Retail - For Sale

9 Dentith Road | Halifax, NS B3R 1T5

kww COMMERCIAL
ADVISORS[®]

TABLE OF CONTENTS

9 DENTITH ROAD

ALLY CONNORS, BBA

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-0001

C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

TOM GERARD, CCIM, SIOR

COMMERCIAL PRACTICE MANAGER

O: (902) 830-1318

C: (902) 830-1318

tomgerard@kwcommercial.com

Nova Scotia

KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

SECTION I - PROPERTY OVERVIEW

| | |
|------------------|---|
| Property Summary | 4 |
| Property Photos | 5 |
| Floor Plan | 8 |

SECTION II - LOCATION OVERVIEW

| | |
|--------------------|----|
| Location Maps | 11 |
| Business Map | 12 |
| Zoning Information | 13 |

SECTION III - CONTACT INFORMATION

| | |
|---------------------|----|
| Contact Information | 15 |
| Disclaimer | 16 |



SECTION I PROPERTY OVERVIEW



PROPERTY SUMMARY

9 DENTITH ROAD



Property Summary

| | |
|-------------------------|-------------------------|
| PID # | 40415465 |
| Type: | Office/Retail |
| Building SF: | 5,348 |
| Year Built: | 2010 |
| Lot Size: | 11,649 SF |
| Zoning: | C-2A (Minor Commercial) |
| Paved Parking: | 16 |
| Assessed Owner: | Alpha Optical Limited |
| Assessed Value: | \$518,000 (2023) |
| Recommended List Price: | \$1,395,000 |

Property Overview

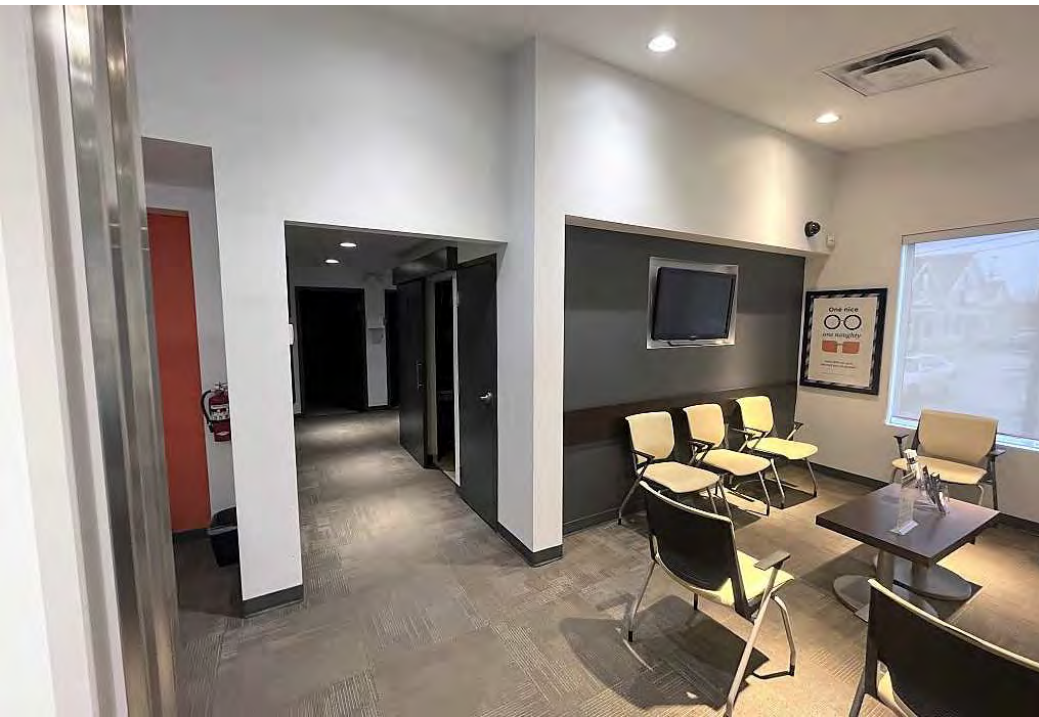
The subject property is a single tenant, 2 storey retail optometrist clinic that was purpose-built for FYI Doctors in 2010. The building is in very good overall condition. The site is fully paved and offers up to 16 parking stalls. This presents a parking ratio of 3 per thousand to accommodate most office and retail user space requirements. FYI Doctors lease expires July 31, 2023. Discussions are beginning for a further 5+ year renewal term on rates yet to be finalized.

Location Overview

Located on a major retail street serving the Spryfield area. Spryfield is one of Halifax's fastest growing communities with a population of 11,728 people, and a population density of approximately 1,091 people per km². In 2016, the population density of Spryfield was over 14 times as dense as the municipal population density, and in 2020-2022 continued to grow due to the proximity to the Downtown core and affordable housing in the area. Spryfield is a central area and can be accessed from Downtown by the roundabout, and by Bedford and Lower Sackville from Highway 102.

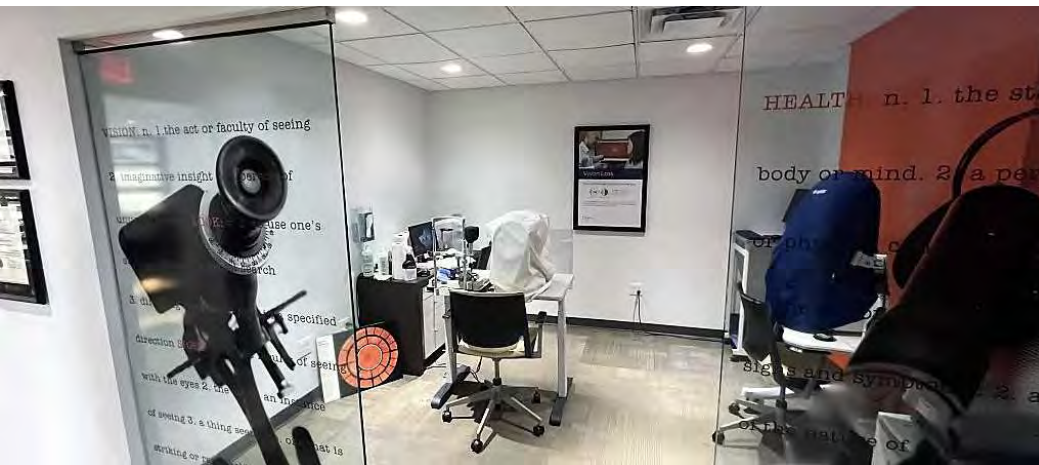
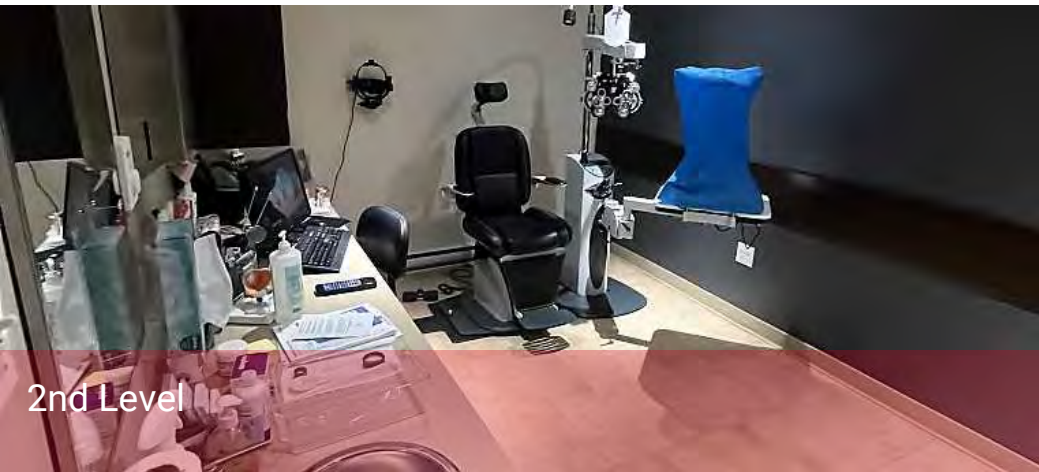
PROPERTY PHOTOS

9 DENTITH ROAD



PROPERTY PHOTOS

9 DENTITH ROAD



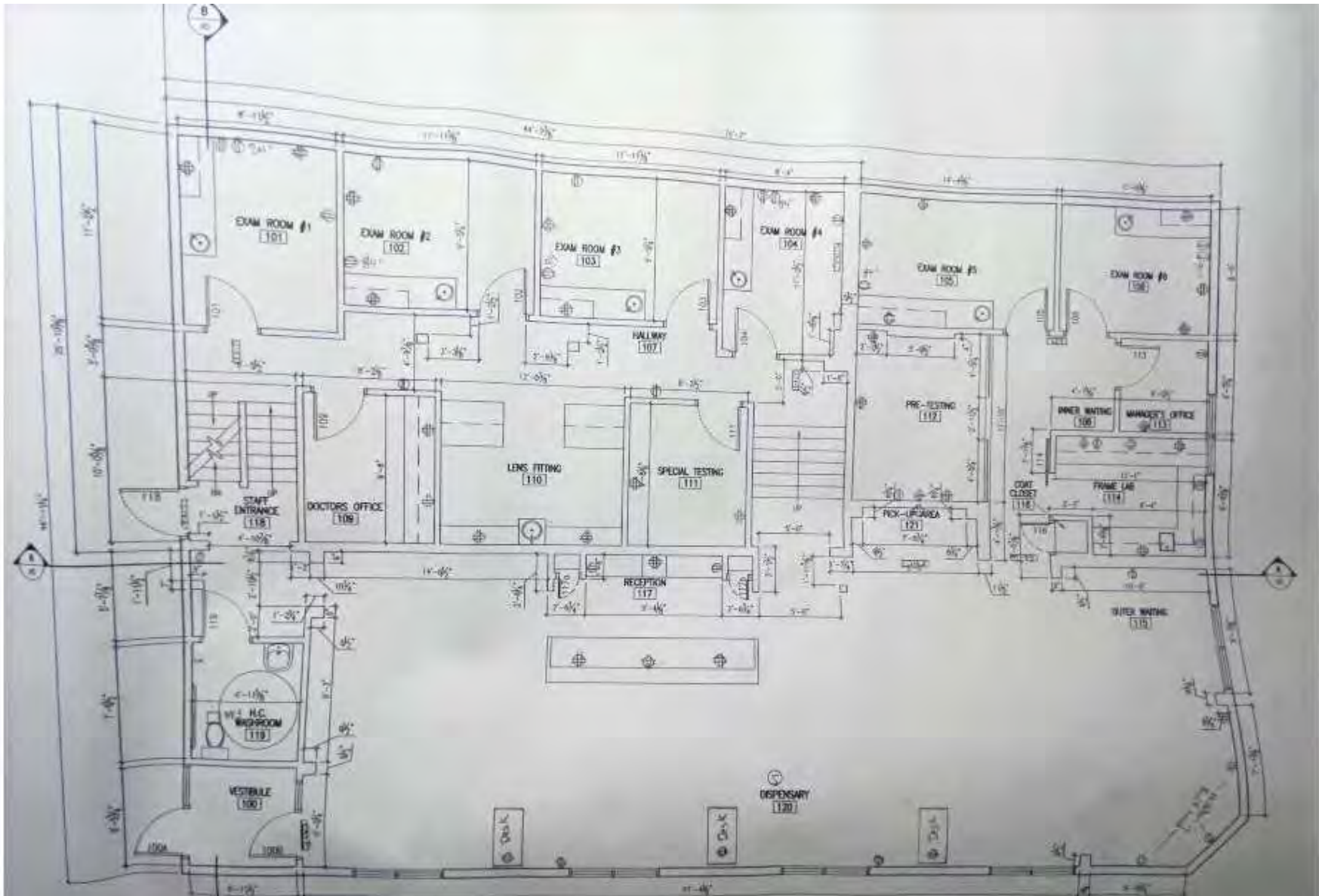
PROPERTY PHOTOS

9 DENTITH ROAD



FLOOR PLAN

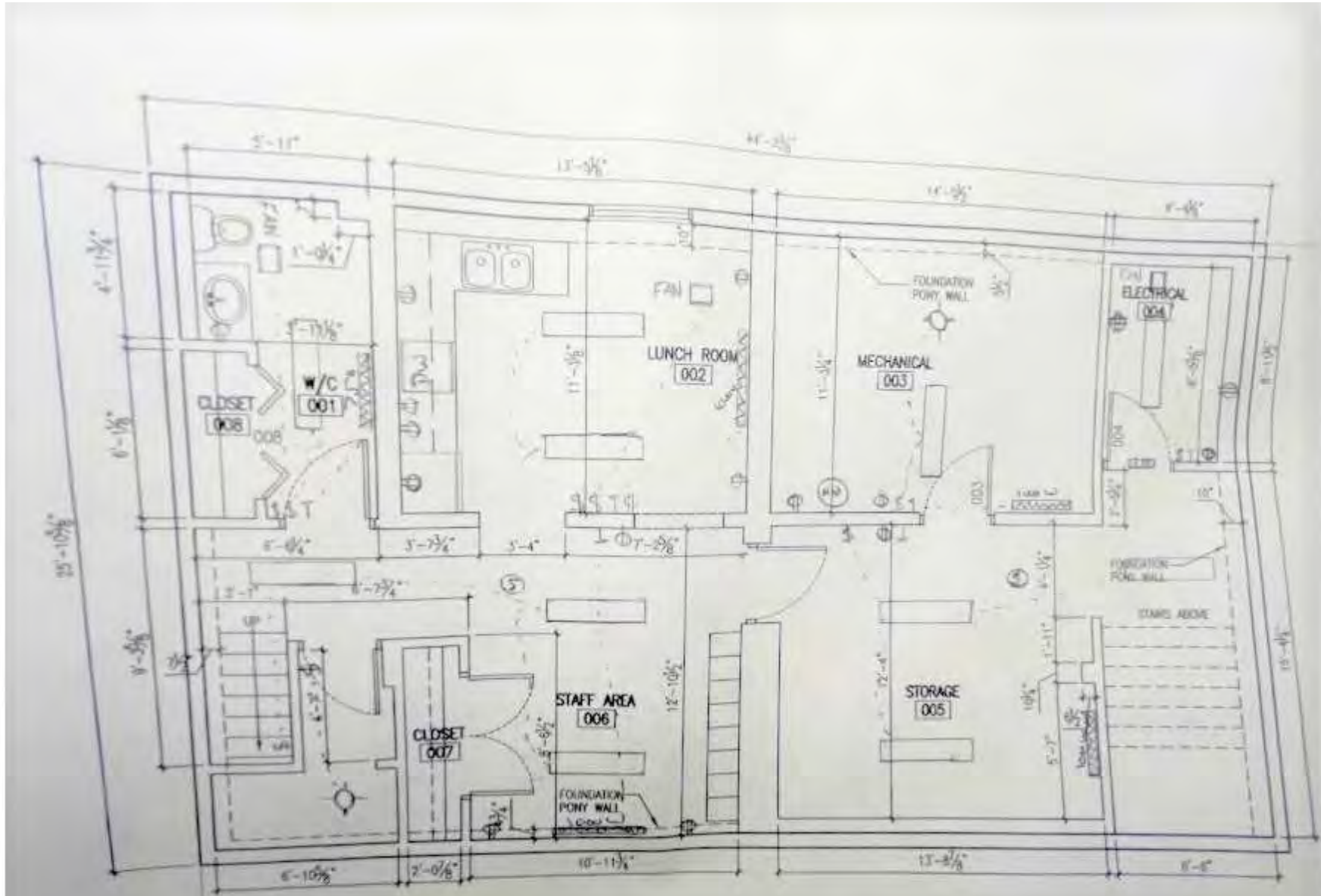
9 DENTITH ROAD



Main Level

FLOOR PLAN

9 DENTITH ROAD



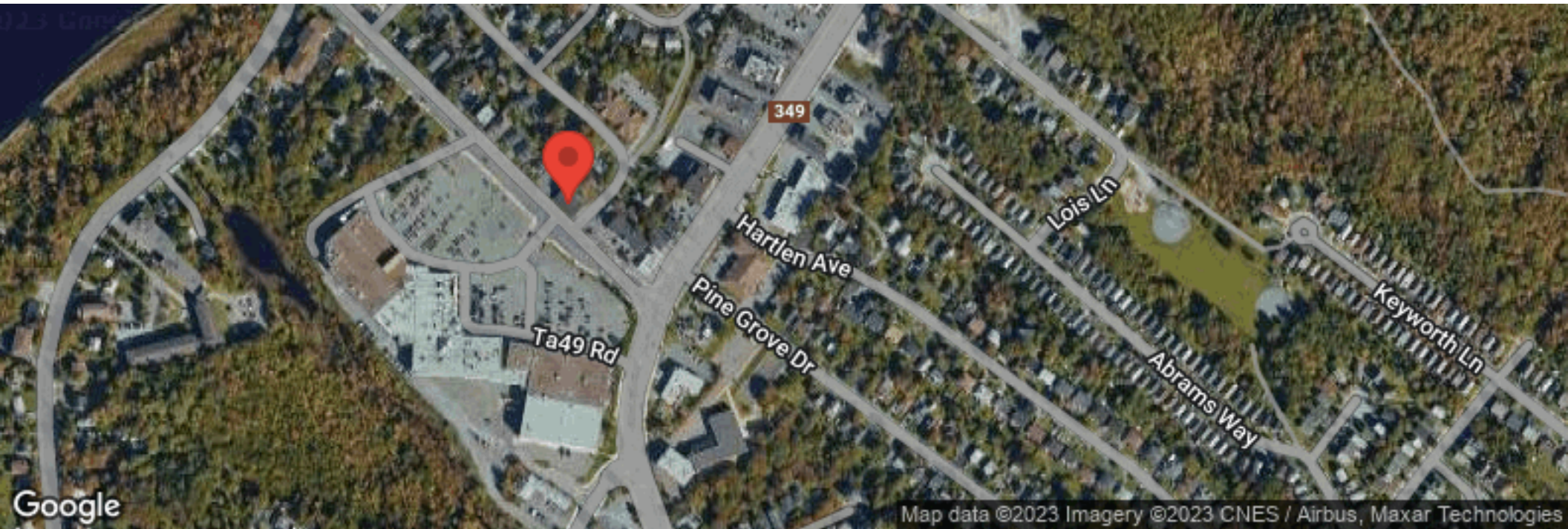
2nd Level



SECTION II LOCATION OVERVIEW

LOCATION MAPS

9 DENTITH ROAD



BUSINESS MAP

9 DENTITH ROAD



C-2A ZONE

MINOR COMMERCIAL ZONE

38A(1) The following uses shall be permitted in any C-2A Zone:

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3 and C-1 uses;
- (b) stores for the purpose of retail trade and rental excepting:
 - (i) motor vehicle dealers;
 - (ii) motor vehicle repair shops which such shops are not primarily engaged in providing service station facilities; and
 - (iii) adult entertainment uses
- (c) radio, television, and electrical appliance repair shops;
- (d) watch and jewellery repair shops;
- (e) a store for the purpose of personal service including shoe repair shops, barber and beauty shops, dry cleaners, self- service laundries, funeral services, and excepting massage parlours, adult entertainment uses and amusement centres;
- (f) (Deleted)
- (g) a motion picture theatre;
- (h) a service station;
- (i) offices;
- (j) a bank and other financial institutions;
- (k) a restaurant;
- (l) community facilities;
- (la) billboards not to exceed twenty-eight square meters (28m²) in area and not to extend more than eight meters (8m) above the mean grade on which it is situated;
- (lb) commercial recreation use
- (lc) recycling depots, bingo hall, pool hall and motor vehicle repair shops in the **"Mainland South Area"** excluding:
 - (i) auto body shops; and
 - (ii) those engaged in the repair of trucks or other vehicles in excess of a gross weight of 6,000 pounds.
- (ld) Motor Vehicle Sales in the Bedford Highway area
- (ld) **day care facility (RC-Mar 3/09;E-Mar 21/09)**
- (m) any use accessory to any of the foregoing uses.



SECTION III CONTACT INFORMATION



CONTACT INFORMATION

9 DENTITH ROAD



**ALLY CONNORS, BBA
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS**

902-717-4824 | ALLYTHIBODEAU@KWCOMMERCIAL.COM



**TOM GERARD, CCIM, SIOR
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS**

902-830-1318 | TOMGERARD@KWCOMMERCIAL.COM

DISCLAIMER

9 DENTITH 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:

ALLY CONNORS, BBA

Commercial Real Estate Advisor

O: (902) 407-0001

C: (902) 717-4824

allythibodeau@kwcommercial.com

Nova Scotia

TOM GERARD, CCIM, SIOR

Commercial Practice Manager

O: (902) 830-1318

C: (902) 830-1318

tomgerard@kwcommercial.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.