

DEVELOPMENT LAND FOR SALE

1024 St. Margarets Bay Road

Development Land - For Sale

1024 St. Margarets Bay Road, Beechville, NS B3T 1A6



EXECUTIVE SUMMARY

1024 ST. MARGARETS BAY ROAD



OFFERING SUMMARY

CURRENT USE:	Vacant Lot
PID #:	40049736
LOT SIZE:	8 Acres
FRONTAGE:	St. Margarets Bay Road
ZONING:	R-1 (Single Unit Dwelling)
ASSESSED OWNER:	Rose Williams & Others
ASSESSED VALUE:	\$139,900 (2023 Residential Taxable)
PRICE:	\$2,975,000
PRICE / ACRE:	\$371,875

PROPERTY OVERVIEW

- Prime development opportunity
- Located adjacent to Beechville Estates
- Gently slopped lot with gravel driveway and road exposure
- Municipal sewer and water

LOCATION OVERVIEW

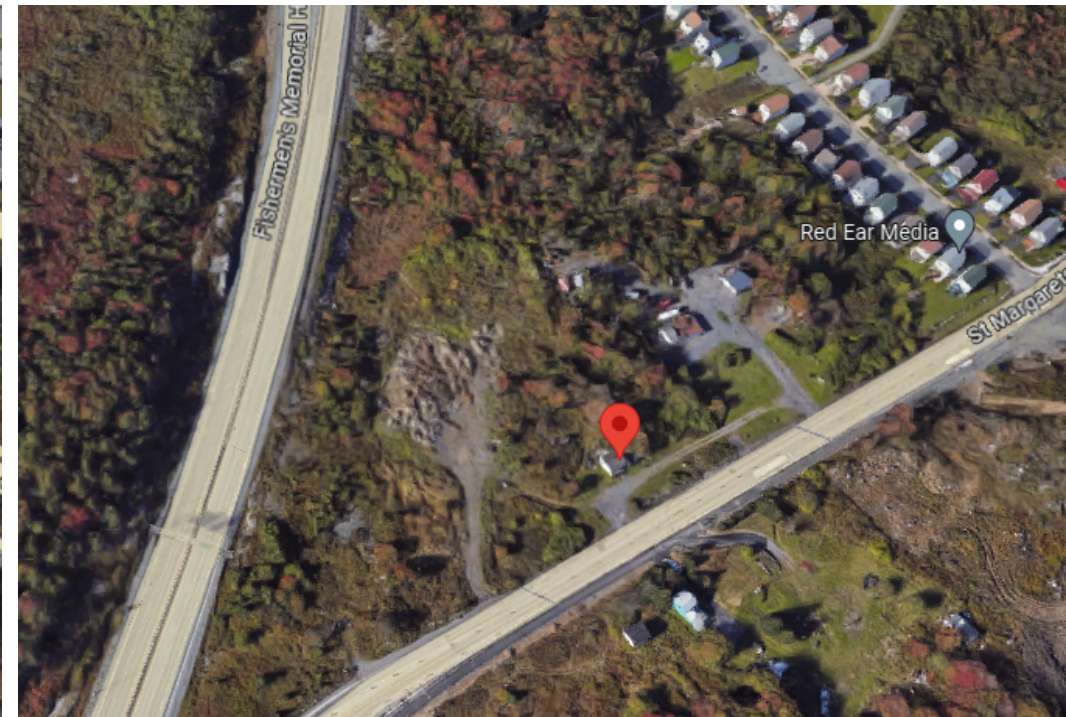
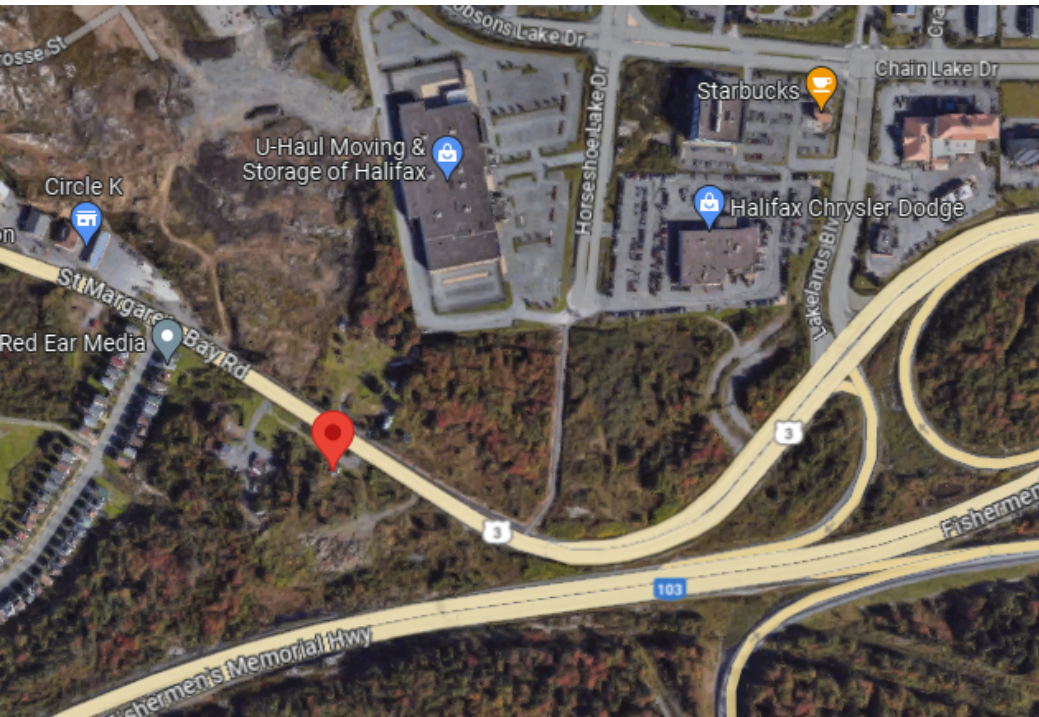
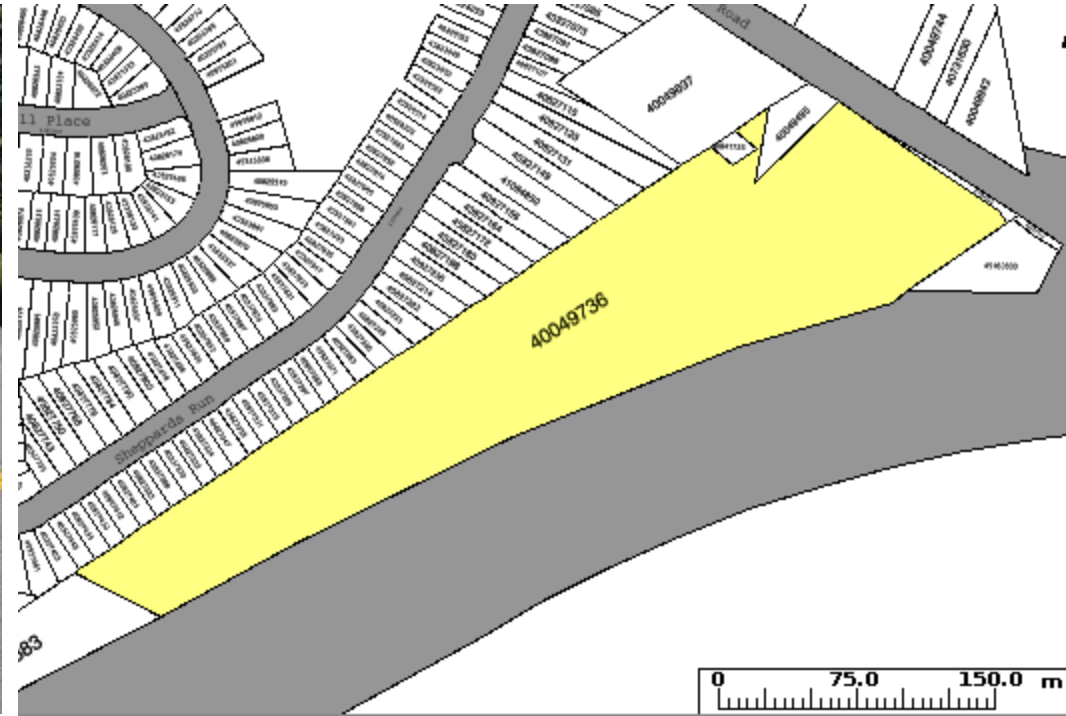
Road exposure on St. Margarets Bay Road with easy access to Highways 102 and 103. Short distance to Bayers Lake Business Park and Downtown Halifax.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

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

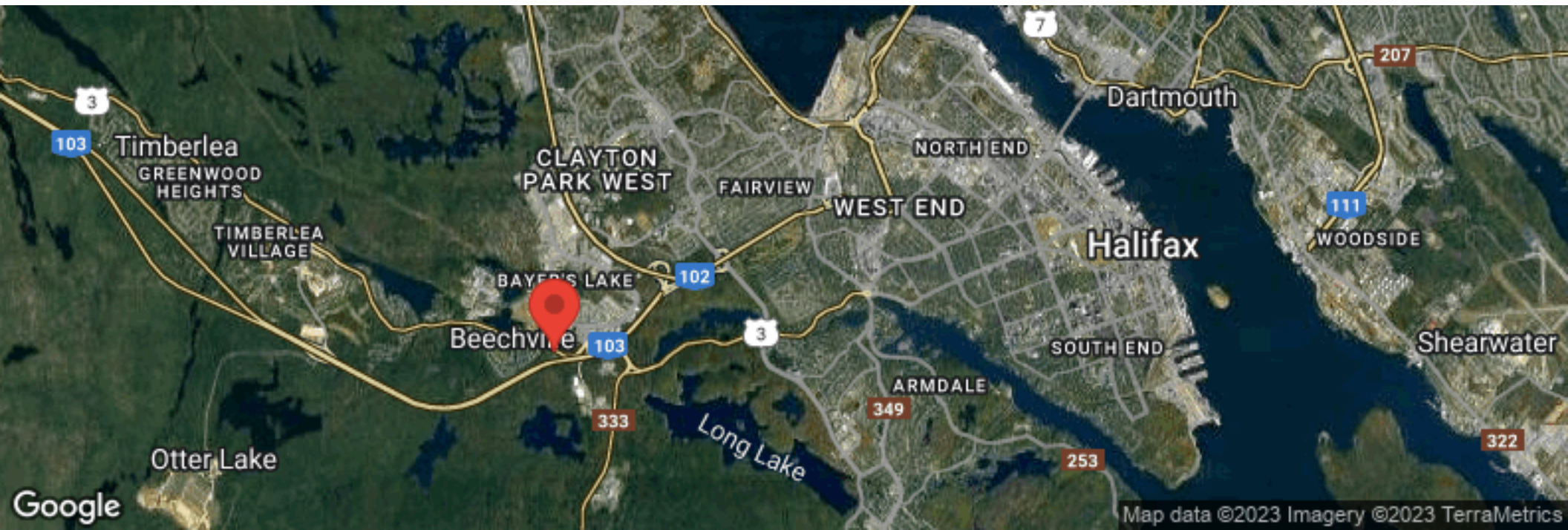
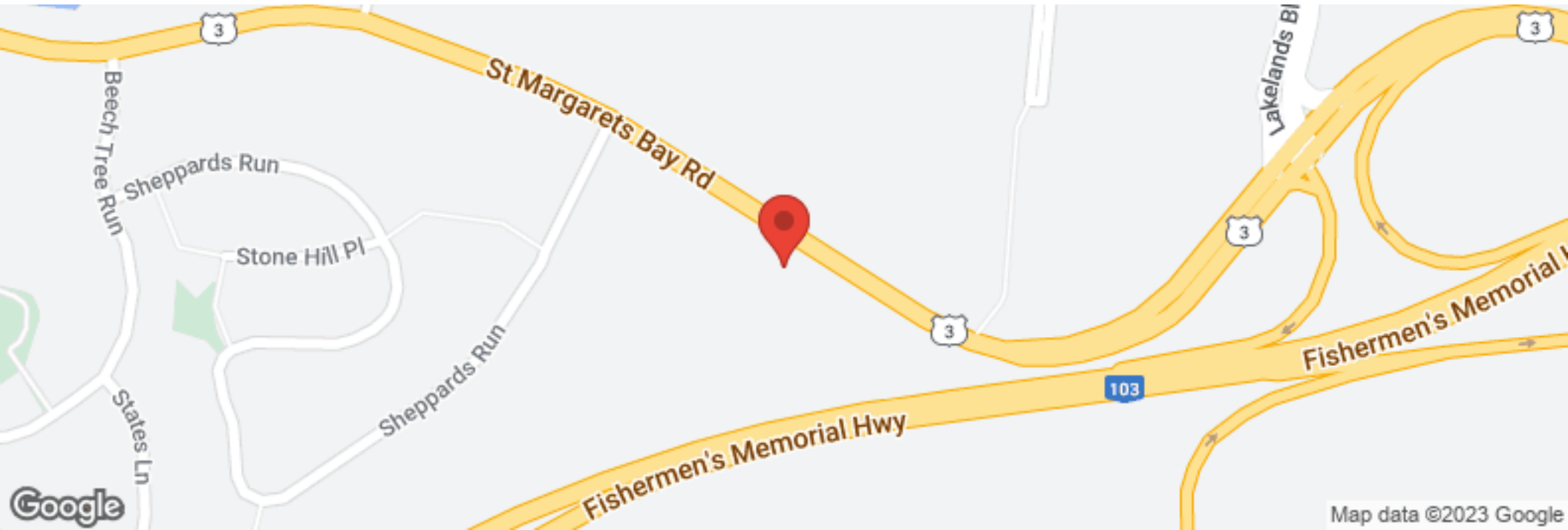
PROPERTY PHOTOS

1024 ST. MARGARETS BAY ROAD



LOCATION MAPS

1024 ST. MARGARETS BAY ROAD



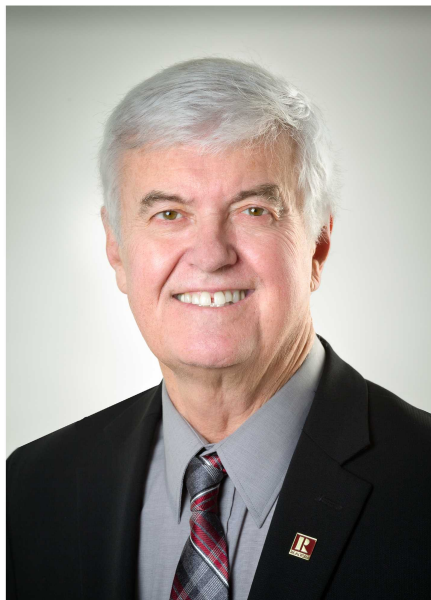
BUSINESS MAP

1024 ST. MARGARETS BAY ROAD



CONTACT INFORMATION

1024 ST. MARGARETS BAY ROAD



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

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

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

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

DISCLAIMER

1024 ST. MARGARETS BAY 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.