

OFFICE FOR SALE

780 Old Sambro Road

Office - For Sale

780 Old Sambro Road, Harrietsfield, NS B3V 1A3

kw COMMERCIAL
ADVISORS[®]

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780 OLD SAMBRO ROAD

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

780 OLD SAMBRO ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Office
PID #:	40070989
BUILDING SIZE:	3,100 SF (over 2 levels)
LOT SIZE:	21,830 SF
ELECTRICAL:	3 Phase power
HEATING:	Ducted cooling, oil fired hot water in floor heat on the main level, and hot water radiator on the second level
ASSESSED OWNER:	Francis Lloyd MacLellan
ASSESSED VALUE:	\$326,400 (Commercial Taxable 2023)
PRICE:	\$890,000
PRICE / SF:	\$287.10 PSF
ZONING:	C-5 (Industrial - Commercial Mix)

PROPERTY OVERVIEW

- Two (2) storey office building - wood frame construction with engineered wood truss second floor
- Built in 1989 with extensive renovations in 2004
- Featuring an open & bright reception area, 8 private offices, 4 bathrooms, lunchroom with kitchenette and a large boardroom
- 21,830 SF of waterfront land with attractive landscape
- Well with water softener and septic
- Available: October 2023

LOCATION OVERVIEW

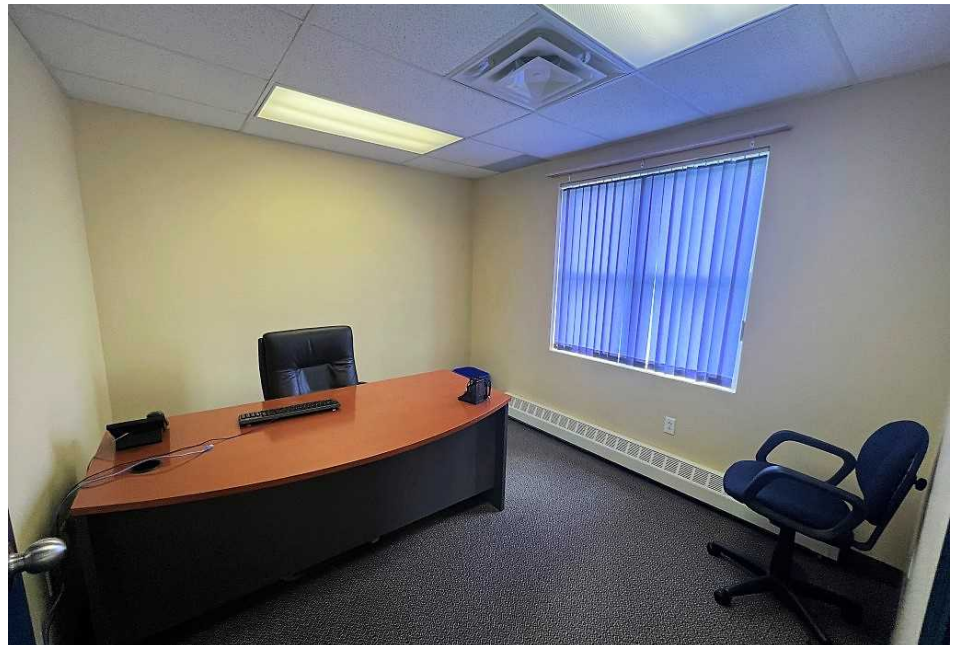
780 Old Sambro Road is centrally located 4 KM from Spryfield, in Halifax, NS, and is only 7 KM (8 minutes) to the Armdale Rotary. This scarce Halifax Industrial zoned pocket finds itself only 13 KM away from the Port of Halifax (Halterm) and is closer than the Burnside Industrial Park. It is also similar driving distance to the Fairview Cove (Ceres) Terminal.

Easy access to two 100 Series Highways in under 10 minutes - Highway 102 via Dunbrack Street, adjacent Clayton Park, and Highway 103. Dunbrack Street provides Larry Uteck access via the Kearney Lake Road, only 19 minutes from the subject property.

Downtown Halifax is a 16 minute drive via Herring Cove through Quinpool Road, and the Halifax International Airport is approximately 30 minutes away via Highway 102.

PROPERTY PHOTOS

780 OLD SAMBRO ROAD



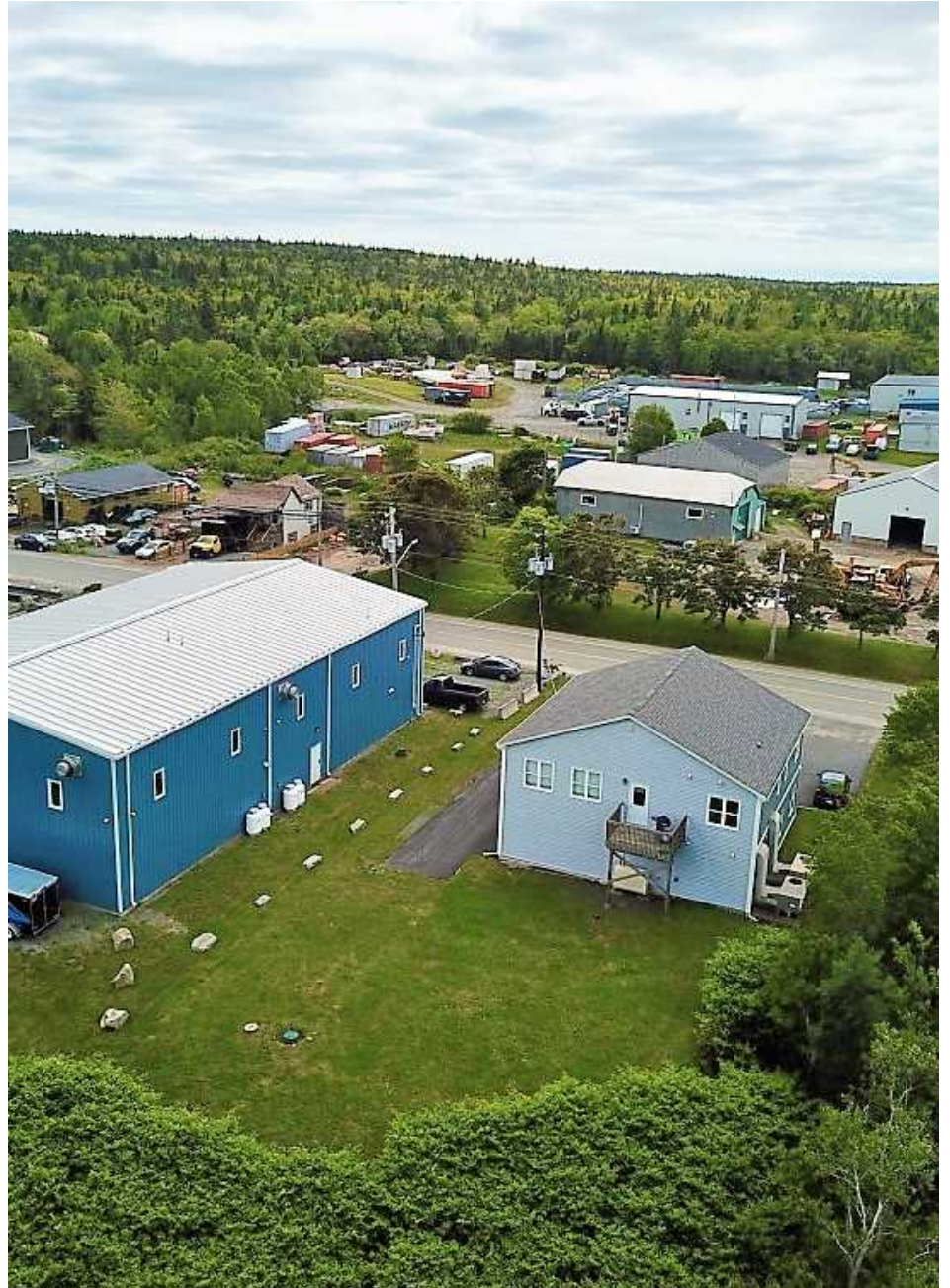
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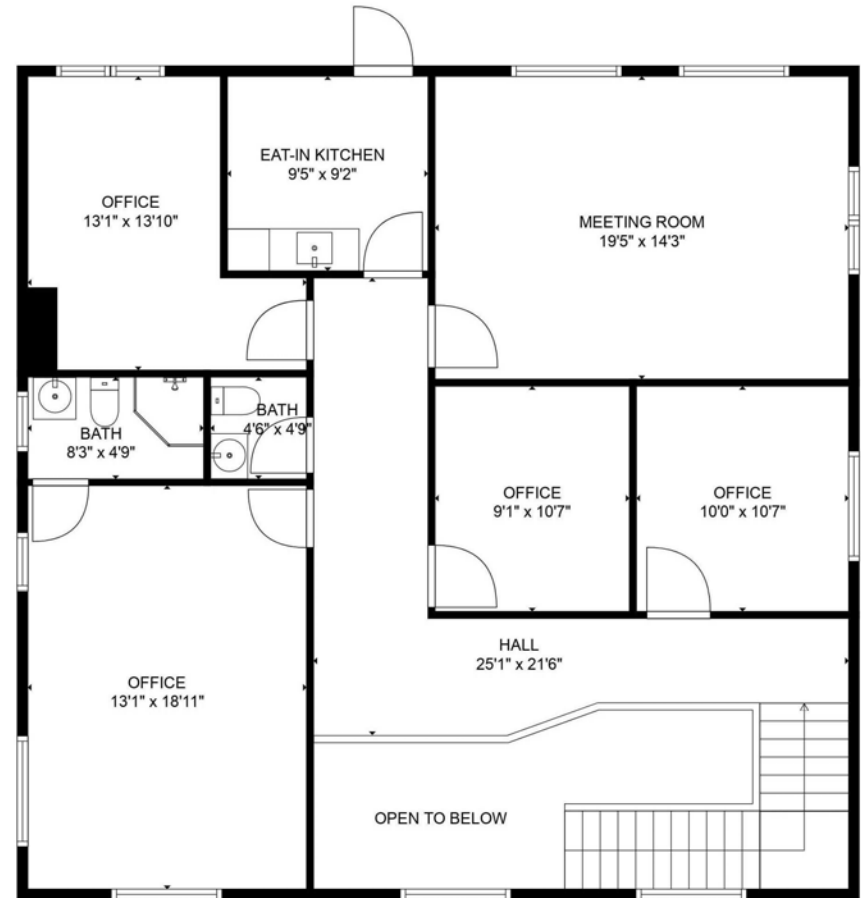
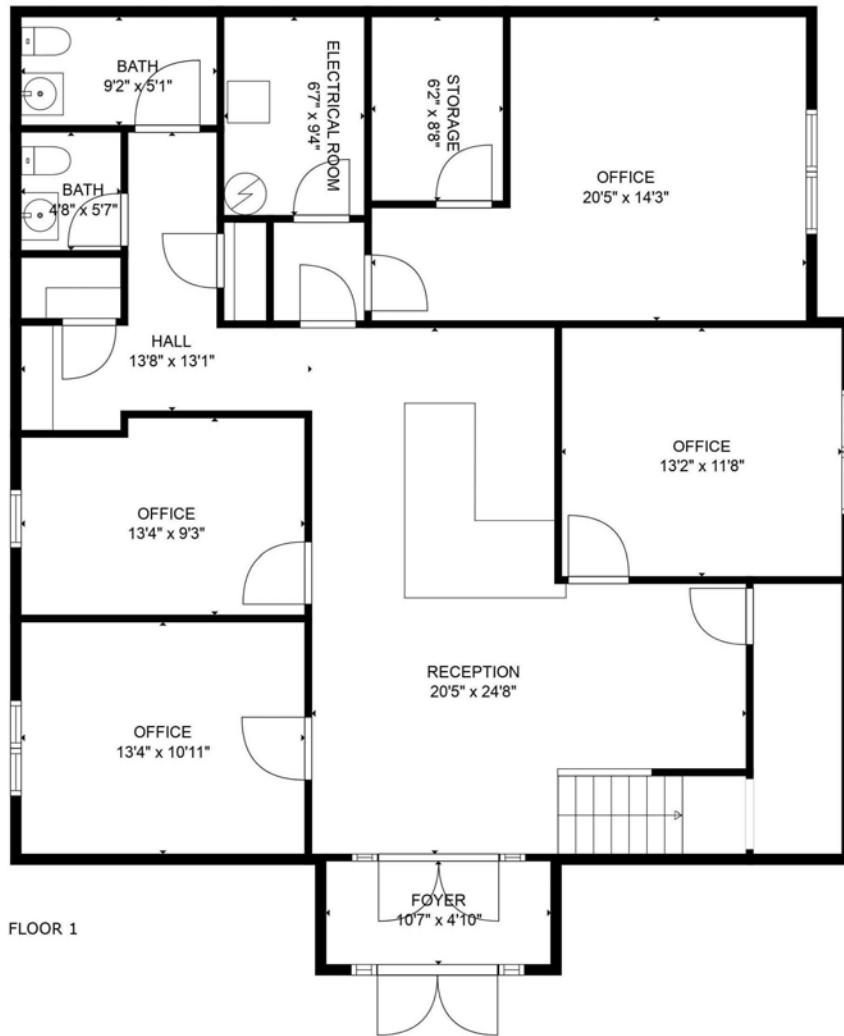
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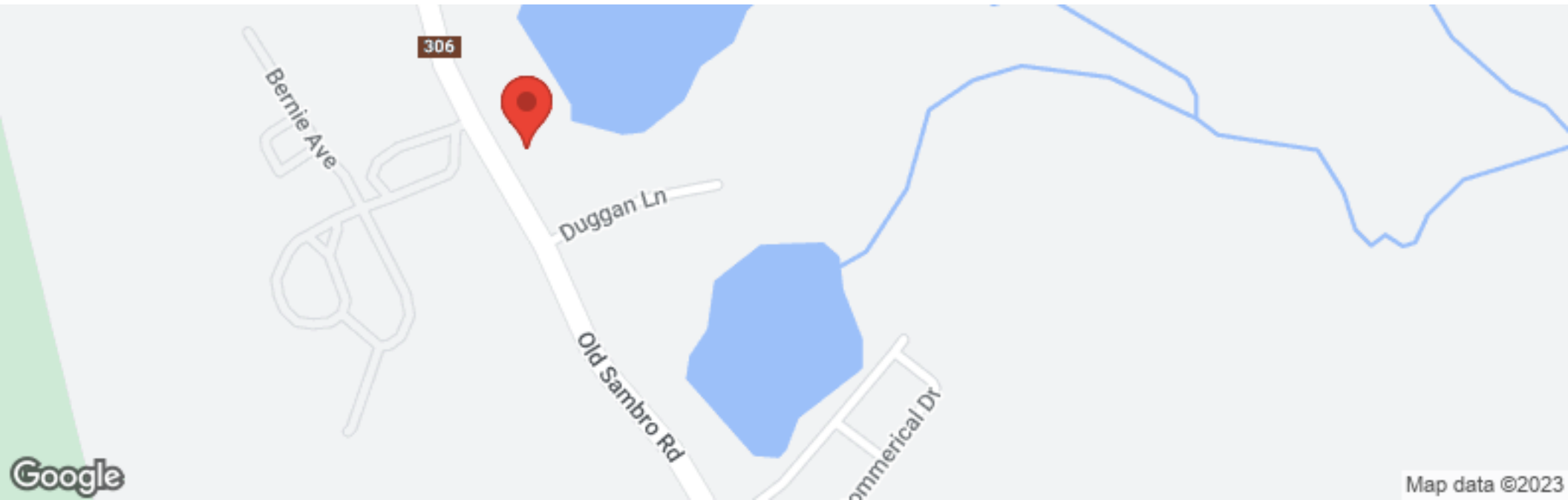
FLOOR PLAN

780 OLD SAMBRO ROAD



LOCATION MAPS

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C-5 (Industrial - Commercial Mix)

18.1 C-5 USES PERMITTED

No development permit shall be issued in any C-5 (Industrial Commercial Mix) Zone except for the following:

All uses permitted in the C-2 Zone, except single and two unit dwellings.

Any industrial, assembly, or manufacturing operation which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

Mobile dwellings and single unit dwellings which are accessory to any permitted use.

Composting operations (see section 4.29)(MC-Feb 26/96;E-Mar 28/96)

CONTACT INFORMATION

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PRESENTED BY:

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