

# MULTI-FAMILY DEVELOPMENT SITE

78 Pinecrest Drive, Dartmouth

Development Land - For Sale

78 Pinecrest Dr

78 Pinecrest Drive, Dartmouth, NS B3A 2J8

**kw** COMMERCIAL  
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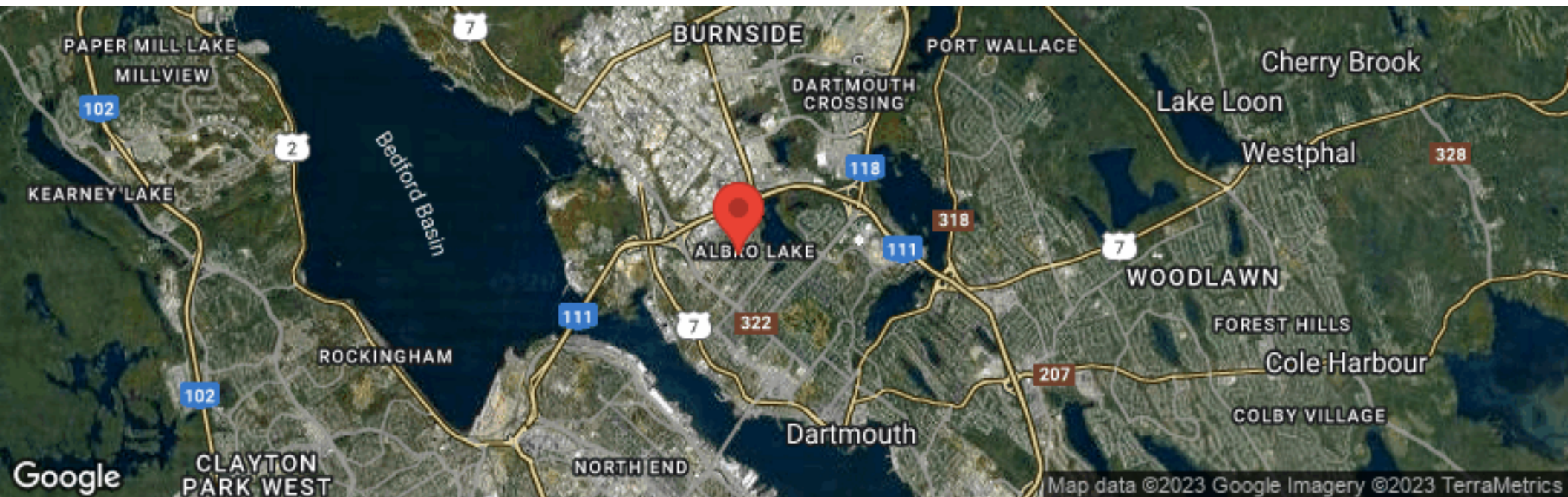
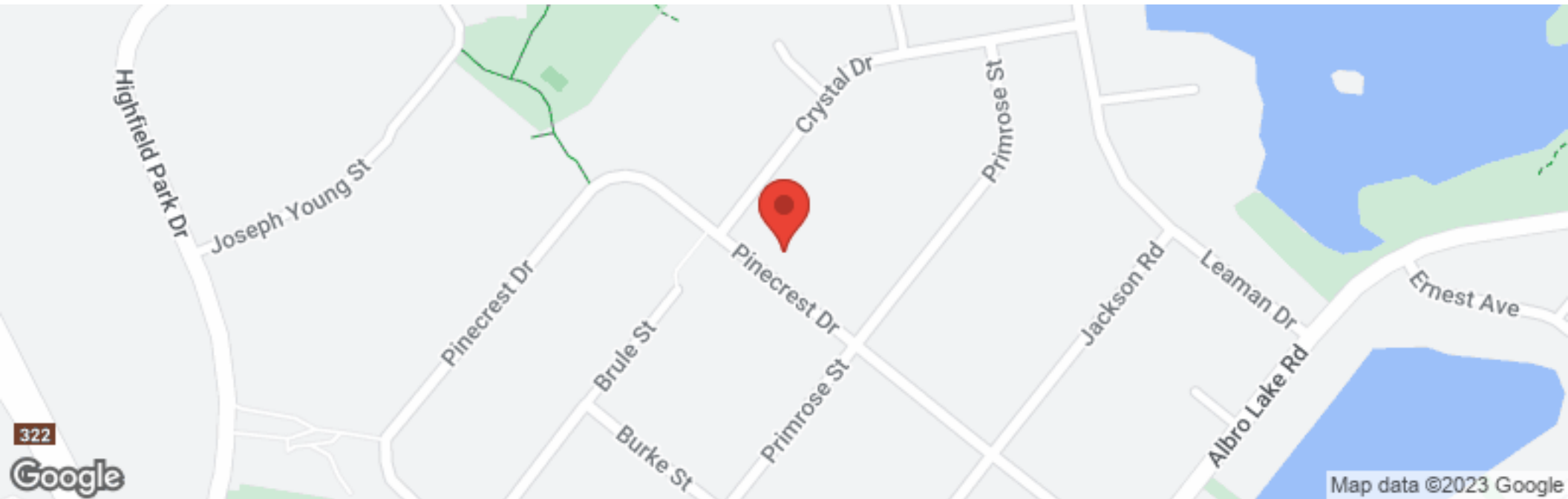
**TOM GERARD, CCIM, SIOR**  
COMMERCIAL PRACTICE MANAGER  
O: (902) 830-1318  
C: (902) 830-1318  
tomgerard@kwcommercial.com  
Nova Scotia

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

# LOCATION MAPS

78 PINECREST DRIVE





# PROPERTY SUMMARY

78 PINECREST DRIVE



## Property Summary

PID:	00038000
Site Area:	13,871 SF / 0.32 Acres
Frontage:	144 Feet
Site Depth:	97 Feet
Site Servicing:	Full Municipal Services
Zoning:	HR-1 - Higher Order Res
Allowable Height:	14.0 Metres / 5 Stories
Estimated Dev. Yield:	55 Units
Estimated Gross Buildable:	53,000 SF
Assessed Owner:	Kanco-530 Proudfoot Ltd.
Assessed Value:	\$57,800 (2023)
List Price:	\$1,175,000
Price Per Unit:	\$21,363
Price Per Buildable SF:	\$22.16

## Property Overview

Located in Dartmouth North between Primrose Street and Crystal Drive on the northeastern side of Pinecrest Drive. The site is located in the vicinity of several mid-sized professionally managed apartment buildings. The site is flat, graded, substantially paved and offers excellent ingress and egress. The site is prime for a new multi-family development project with several new apartment projects planned in this area which is undergoing transition.

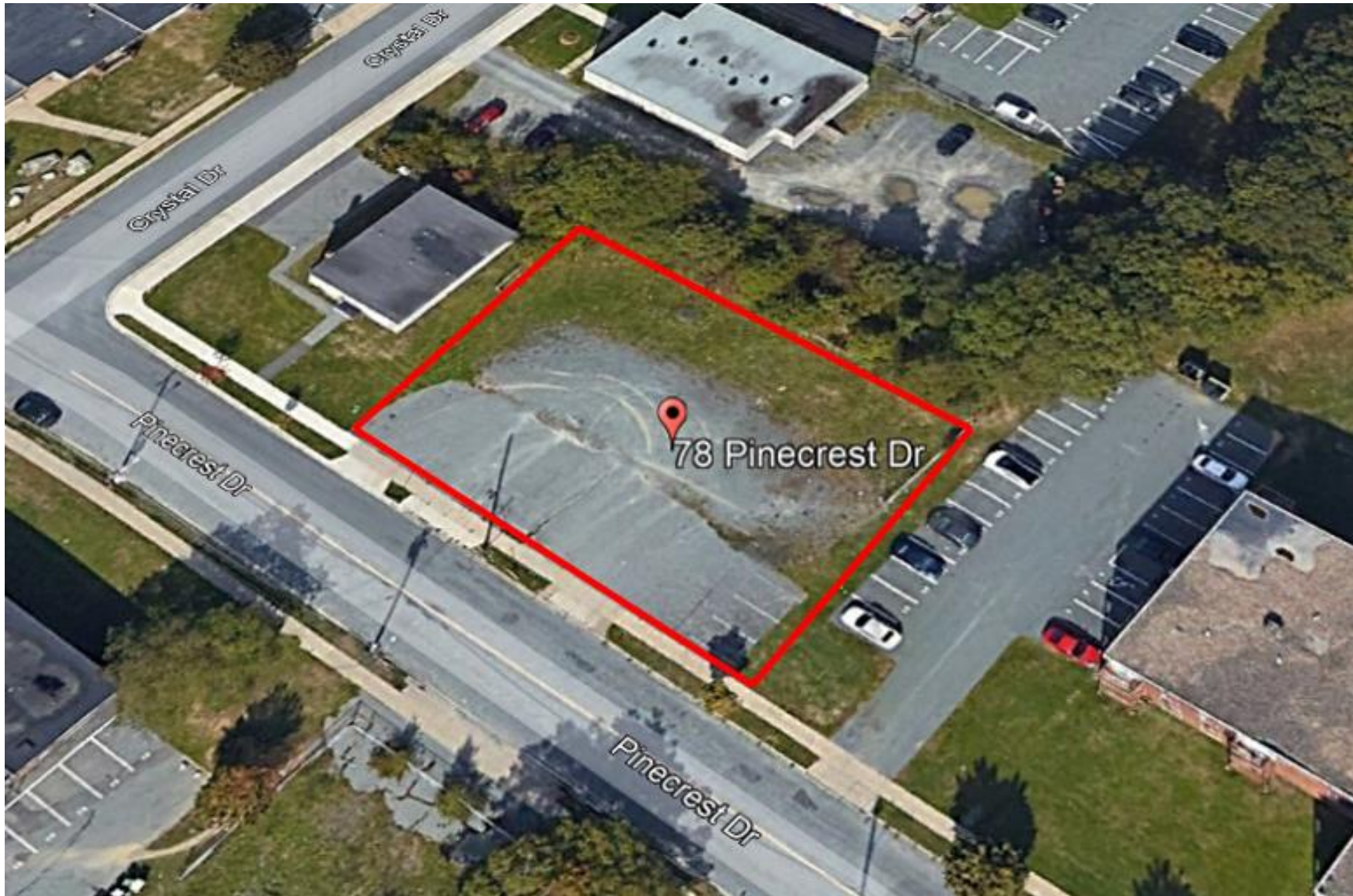
## Location Overview

Pinecrest Drive is serviced with public transportation and offers an easy commute and quick access to Halifax via the two bridges. The site is also within walking distance of the Highfield Park Metro Transit Terminal. Nearby amenities include: the Burnside Business Park, Dartmouth Crossing, Mic Mac Mall, Brightwood Golf Club and the Dartmouth North Public Library and Community Center in Highfield Park. Recreational services include: the Dartmouth Boys and Girls Club, Albro Lake Park Beach with walking trails and many community members swim and fish there. Residents also enjoy a range of activities at the Gray Memorial Arena, Pinehill Lookoff Park, Jason McCullough Park and The Dartmouth Community Centre and the Dartmouth Sportsplex on Wyse Road.



# SITE MAP

78 PINECREST DRIVE





# PROPERTY PHOTOS

78 PINECREST DRIVE





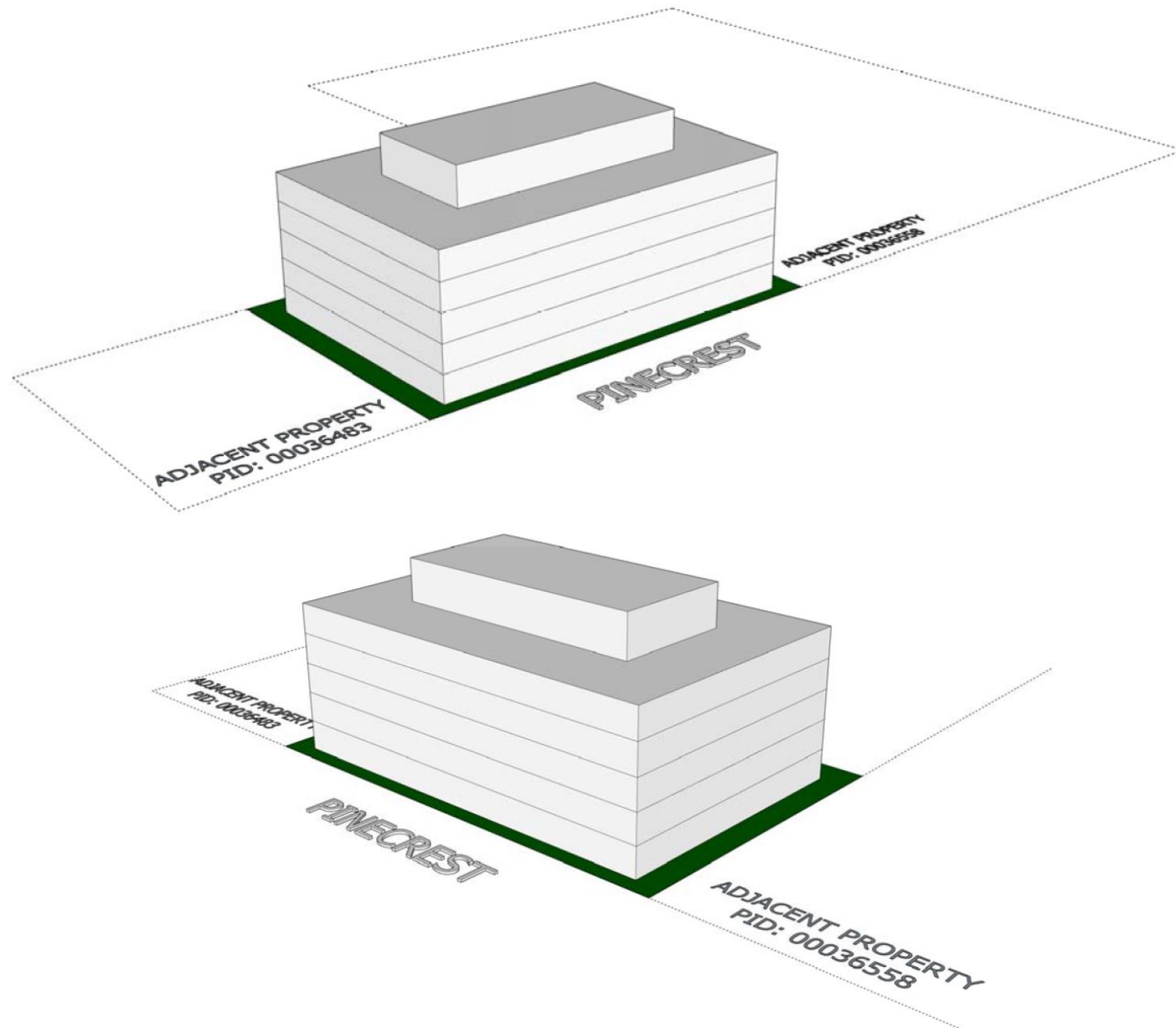
# PROPERTY PHOTOS

78 PINECREST DRIVE



# BUILDING MASS

78 PINECREST DRIVE





# BUILT FORM ANALYSIS SUMMARY

78 PINECREST DRIVE

Site Area:	13,871 sq. ft. / 0.318 square meters
Site Frontage:	144 ft. / 43.8 metres
Total Gross Allowable Per Floor:	10,600 sq. ft.
Total Allowable Floors:	5 (14.0 Meter Height)
Total Allowable Gross Buildable Area:	53,000 sq. ft.
Total Approx. Net Rentable Area:	45,050 sq. ft.
Penthouse Amenity Area:	3,100 sq. ft. (30% of roof area)

## POTENTIAL UNIT YIELD SUMMARY:

<u>Floor</u>	<u>Net Rentable Area</u>	<u>Avg Unit Size</u>	<u># of Units +/-</u>
1	9,010	750	7 (lobby / loading – 5 less)
2	9,010	750	12
3	9,010	750	12
4	9,010	750	12
5	<u>9,010</u>	<u>750</u>	<u>12</u>
	45,050 SF	750 SF	55 Units

## UNIT MIX:

# 1 Bedrooms:	41
# 2 Bedrooms	11 (LUB requires a minimum of 20% x 2 Bdrm units)
# 3 Bedrooms	3 (LUB requires a minimum of 5% x 3 Bdrm units)

## PARKING:

Required Parking:	15
Potential Parking:	24 (one-level underground parkade)

**NOTE:** This development potential analysis is a preliminary analysis in consultation with a local architect. A deeper reading of the applicable LUB is required to confirm any and all potential yields and allowable building height.



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78 PINECREST DRIVE

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## KW COMMERCIAL ADVISORS

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

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## PRESENTED BY:

### **TOM GERARD, CCIM, SIOR**

Commercial Practice Manager  
O: (902) 830-1318  
C: (902) 830-1318  
tomgerard@kwcommercial.com  
Nova Scotia

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