

2 COMMERCIAL OFFICE CONDOMINIUMS FOR SALE

371 St. Margarets Bay Road

Commercial Office - For Sale

371 St. Margarets Bay Road | Halifax, NS B3N 1J8

kww COMMERCIAL
ADVISORS[®]

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371 ST. MARGARETS BAY ROAD

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371 St Margarets Bay Rd



SECTION I
Property Overview

PROPERTY SUMMARY

371 ST. MARGARETS BAY ROAD



Property Summary

Property Type:	Office Condominium
# Levels Commercial:	2
# Units:	2
Unit 202 - PID 41337056:	605 SF
Unit 203 - PID 41337064	913 SF
Year Built:	2006
Parking:	25 Paved Surface
Zoning:	C-2 (Central Business)
Assessed Value:	\$750,500 (2023)
List Price:	\$500,000 / \$344 PSF
Price PSF:	\$329.38

Property Overview

371 St. Margaret's Bay Road is a multi-tenanted mixed-use Class "A" residential and commercial condominium building. The commercial component occupies the first 2 floors fronting on the St. Margaret's Bay Road. The 27 residential condos occupy the upper 5 floors fronting on Crown Drive. The entrance to the commercial component is completely separate from the residential, each with its own lobby, elevator and common corridors and washrooms. There are a total of 5 commercial condo units occupying the first 2 floors. The commercial component is serviced via a paved surface parking lot with a total of 25 spaces that are shared between the 5 commercial units.

The subject premises consist of 2 separate condo units totaling 2,891 SF. The 2 units on the second floor are currently combined into 1 larger unit of 1,518 SF. These 2 units are also attractively finished with several private offices, a meeting and lunch room. All units are serviced with their own individual heat pump units providing heating and cooling.

Location Overview

Located just north of the Armdale Rotary, the subject property is centrally located on a main transit route with quick access to the Halifax Peninsula.

PROPERTY PHOTOS

371 ST. MARGARETS BAY ROAD



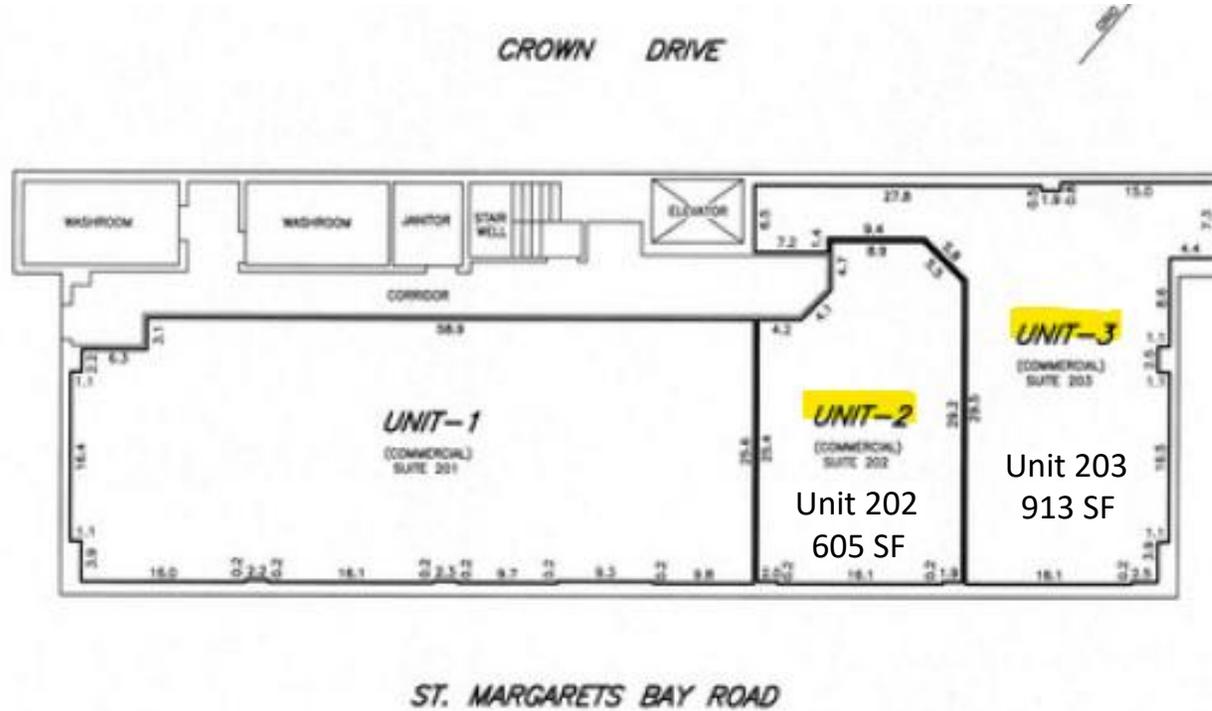
Unit 203 - Corner Office



Unit 202 - 203 - Common Area

UNIT 202 & 203 FLOOR PLAN

371 ST. MARGARETS BAY ROAD

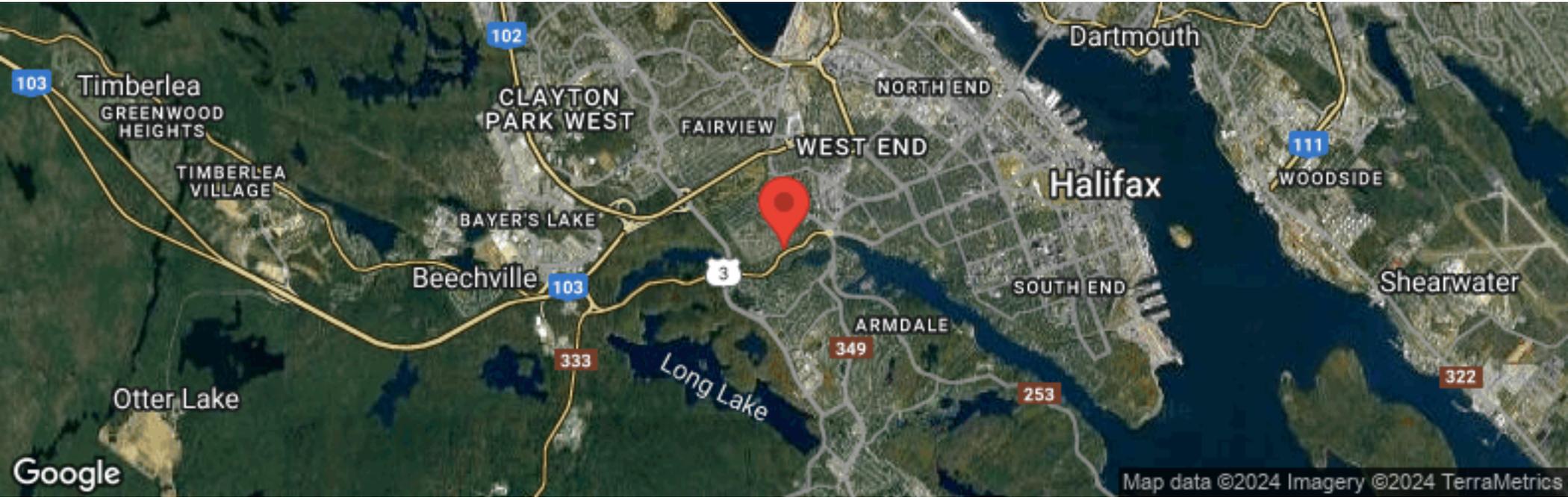




SECTION II
Location Overview

LOCATION MAPS

371 ST. MARGARETS BAY ROAD





SECTION III
CONTACT INFORMATION

CONTACT INFORMATION

371 ST. MARGARETS BAY ROAD



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DISCLAIMER

371 ST. MARGARETS BAY ROAD

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