

# MIXED-USE FOR SALE

## 309 Sackville Drive



Mixed-Use Commercial - For Sale

309 Sackville Drive, Lower Sackville, NS B4C 2R7

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>

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SECTION I  
PROPERTY OVERVIEW

# EXECUTIVE SUMMARY

309 SACKVILLE DRIVE



## OFFERING SUMMARY

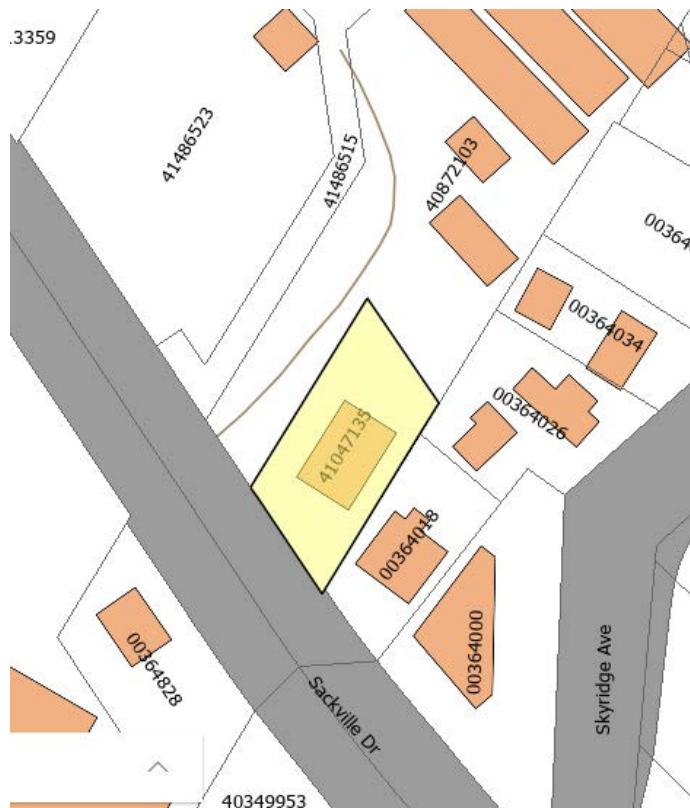
<b>PID #:</b>	41047135
<b>CURRENT USE:</b>	Auto Repair Centre
<b>BUILDING SIZE:</b>	2,400 SF (60' x 40')
<b>AGE:</b>	21 Years
<b>LOT SIZE:</b>	11,738 SF
<b>CEILING HEIGHT:</b>	16'
<b>LOADING:</b>	3 x Grade loading doors
<b>PARKING:</b>	20+
<b>ZONING:</b>	Pinehill / Cobequid
<b>ASSESSED VALUE:</b>	\$586,200 (Commercial Taxable 2024)
<b>ASSESSED OWNER:</b>	Auction World Inc.
<b>PRICE:</b>	\$875,000

## PROPERTY OVERVIEW

- Auto Repair Centre with open service bay and enclosed reception area at entrance
- 16' Clear ceiling height
- Property is cleared, level where building sits, then sloping to Sackville Drive
- Located on a main thoroughfare on Sackville Drive
- Easy access to Highway 102 and 103 as well as Bedford Highway

# PROPERTY OVERVIEW

309 SACKVILLE DRIVE

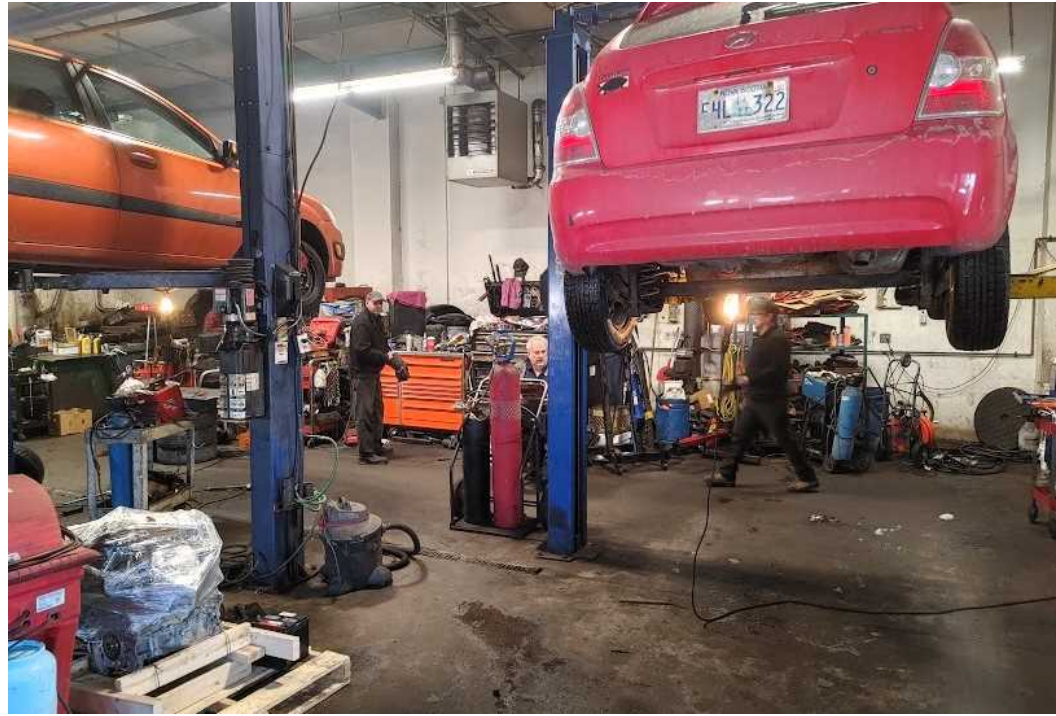


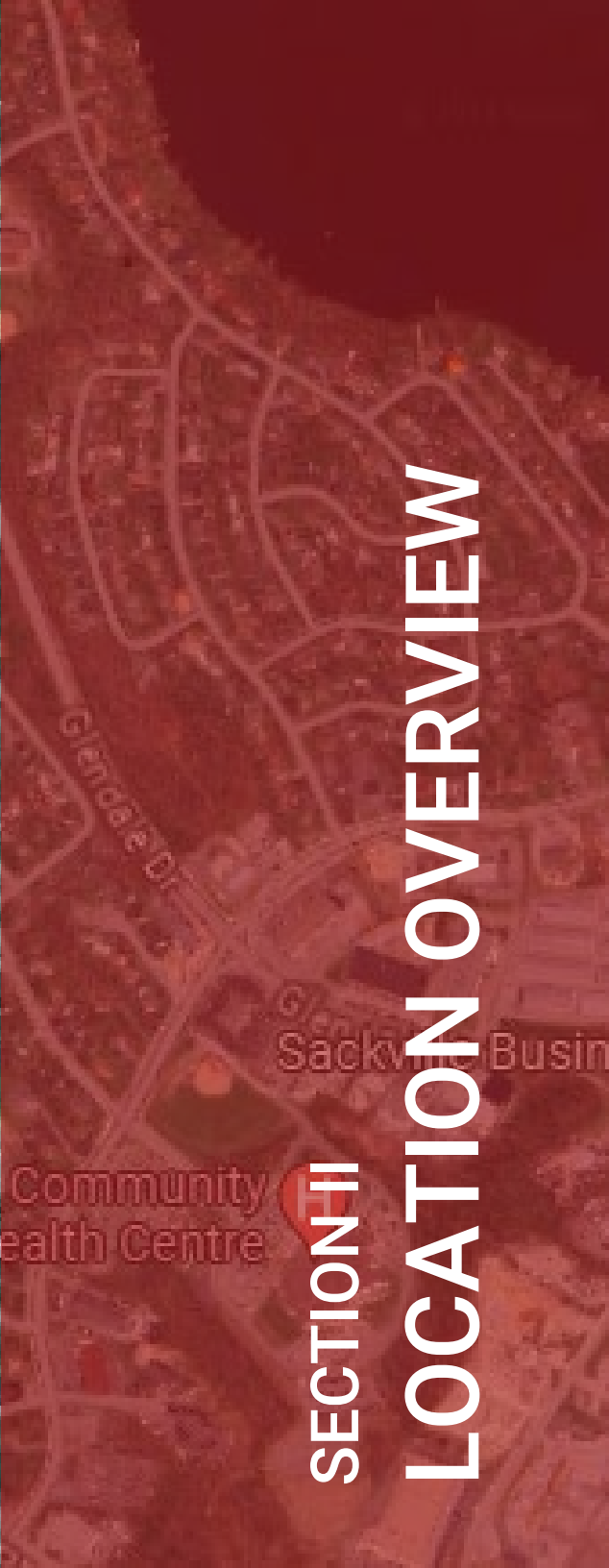
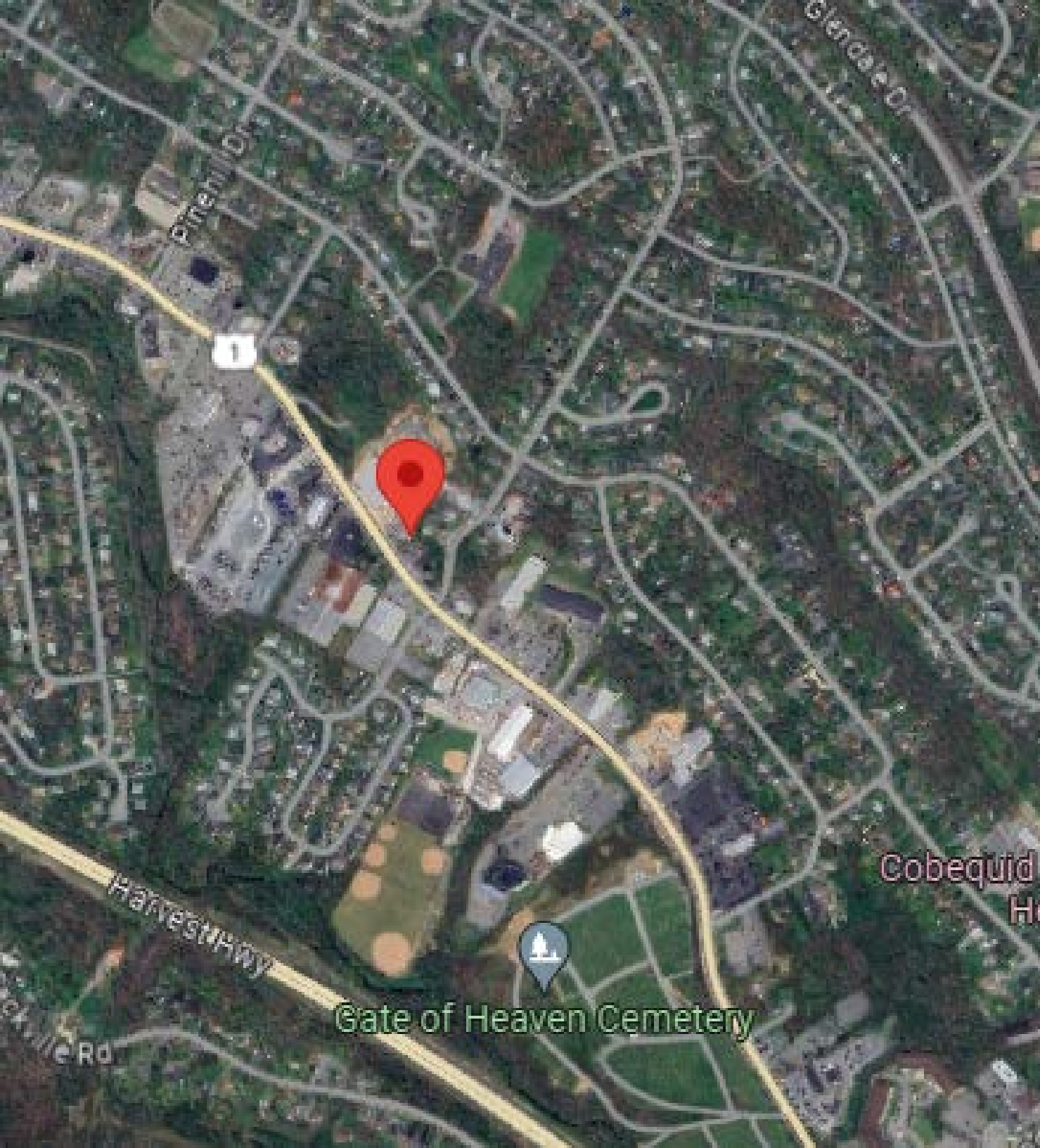
## Building Specifications

PID #:	41047135
Building Type:	Metal
Building SF:	2,400 SF
Building Dimensions:	60' x 40'
Construction Type:	Steel Frame
Foundation:	Slab on Grade
Roof Type:	Metal
Age:	21 Years
Exterior:	Metal / Stone veneer
Interior:	Gyprock
Heating & Cooling:	Forced Air
Fuel Type:	Oil
Electrical:	200 amp, 600 volts
Hot Water System:	Electric
Ceiling Height:	16' Clear
Loading:	3 Grade level overhead doors 10' x 12' / 10' x 12' / 10' x 14'
Lot Size:	11,738 SF
Site Dimensions:	83' x 140'
Municipal Services:	Water
Parking:	20+
Zoning:	Pinehill / Cobequid
Property Features:	Cleared, level where building sits, then sloping to Sackville Drive Open service bay with enclosed reception area at entrance
Price:	\$875,000

# PROPERTY PHOTOS

309 SACKVILLE DRIVE





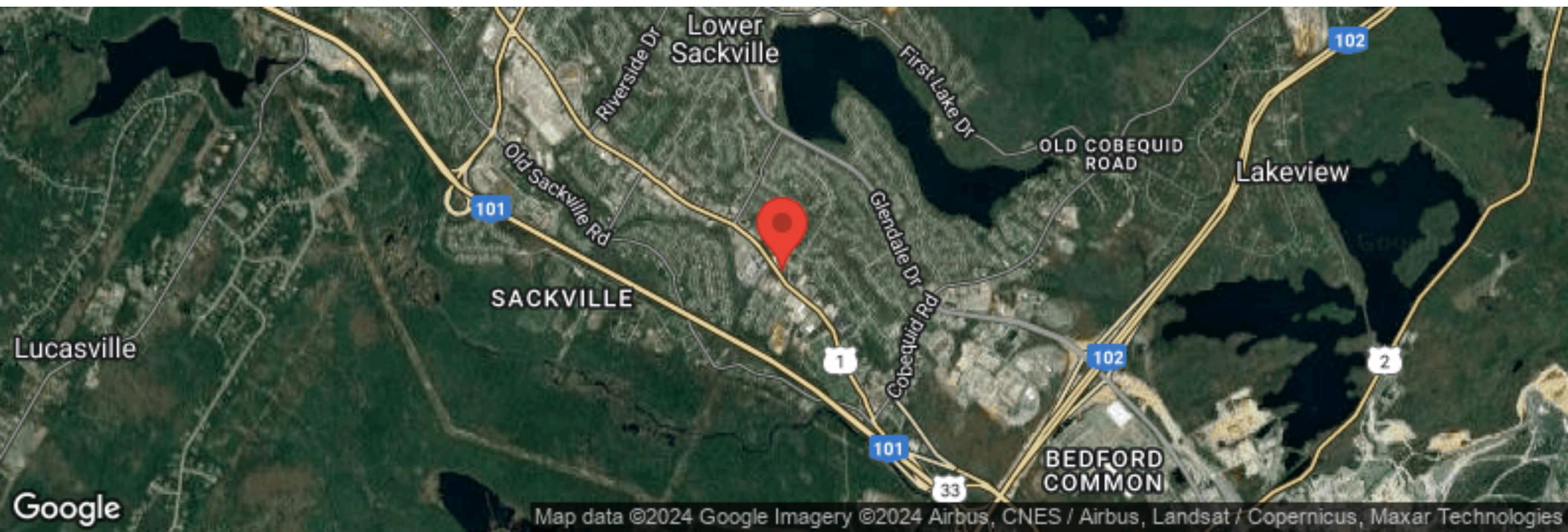
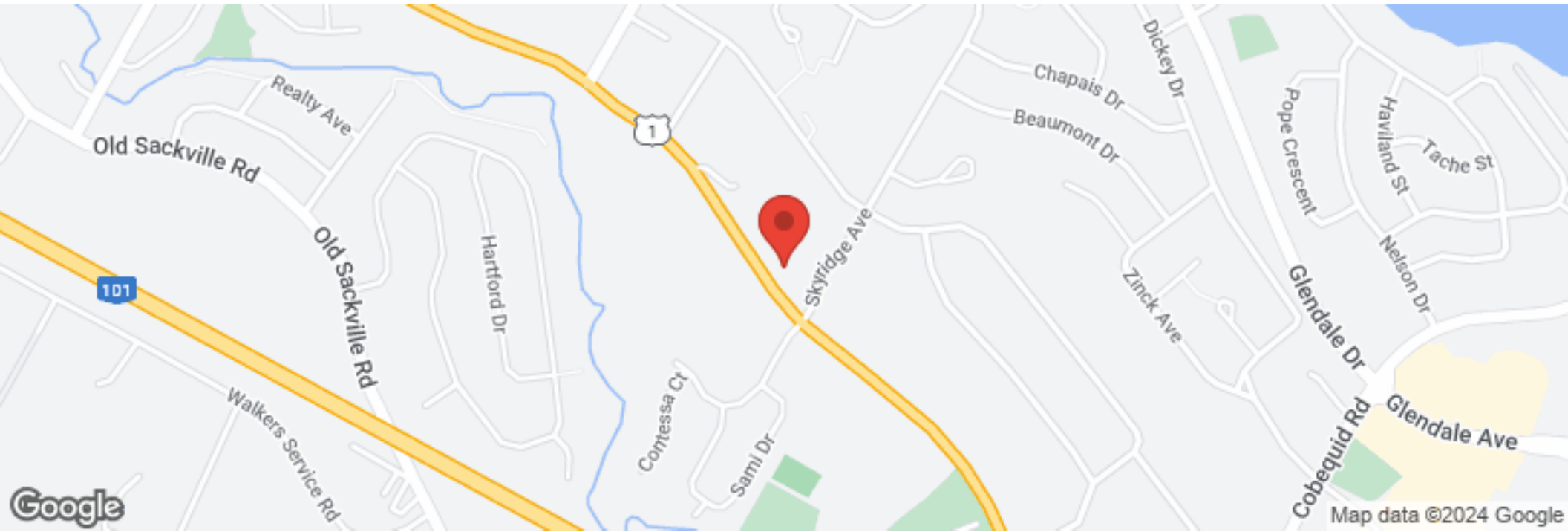
**SECTION II**  
**LOCATION OVERVIEW**





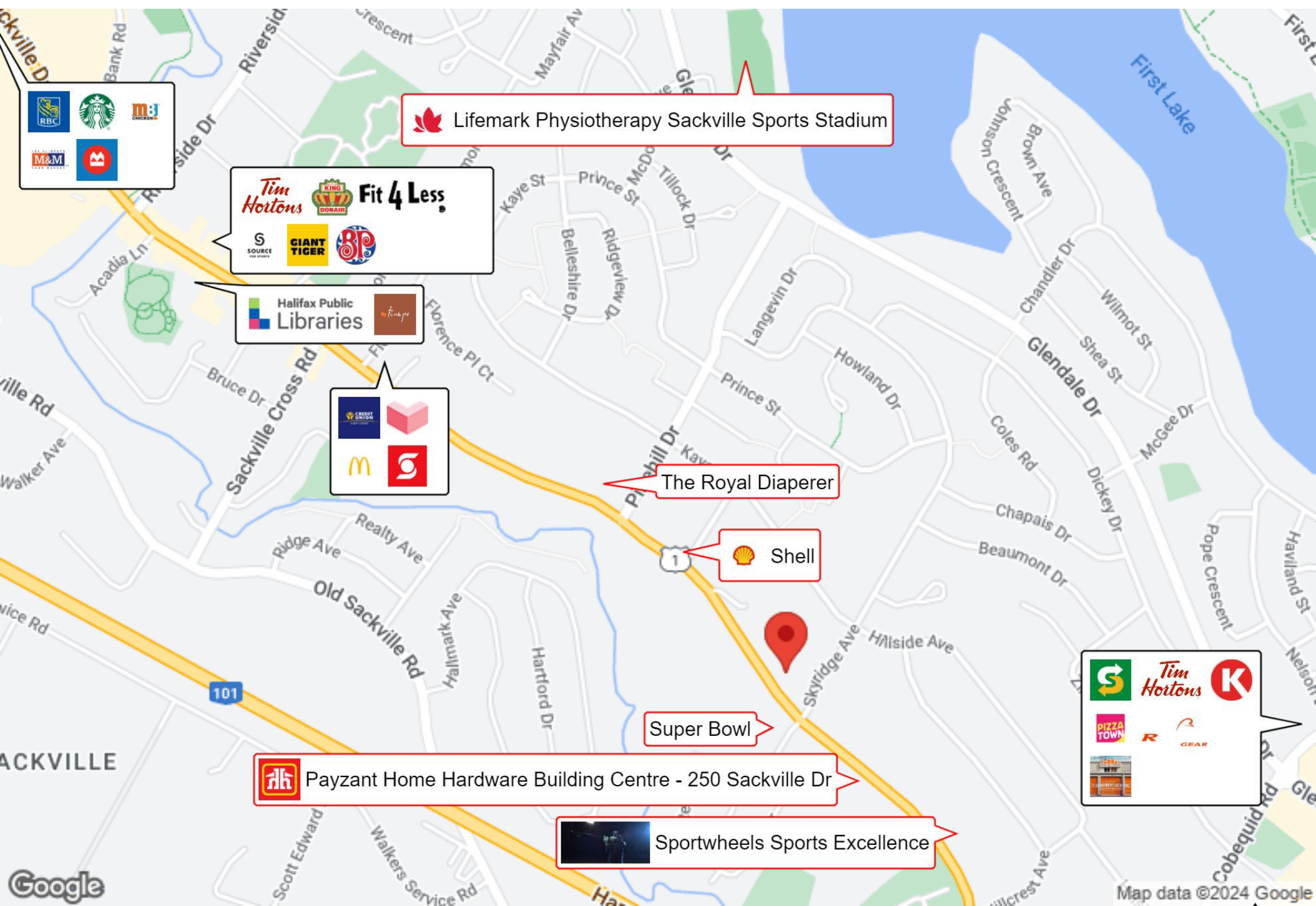
# LOCATION MAPS

309 SACKVILLE DRIVE



# BUSINESS MAP

309 SACKVILLE DRIVE



 Lifemark Physiotherapy Sackville Sports Stadium

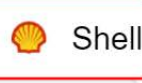
    
 

  **Fit 4 Less**  
  

 Halifax Public Libraries 

 The Royal Diaperer

 Shell

 Super Bowl

 Payzant Home Hardware Building Centre - 250 Sackville Dr

 Sportwheels Sports Excellence

## PART 14: PINEHILL/COBEQUID (PC) ZONE

### Permitted Uses

1. No development permit shall be issued in any PC (Pinehill/Cobequid) Zone except for the following:

#### Commercial Uses

- Retail stores
- Food stores
- Building Supply Outlets
- Personal service shops
- **Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)**
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants (full service, take-out, drive-thru)
- Shopping Plaza/Strip Mall
- Commercial Entertainment
- **All Age/Teen Club (NWCC-May 26/05;E-May 28/05)**
- Motels, Hotels
- Guest Homes
- Commercial Recreation
- Automotive Service Stations
- Greenhouses and nurseries
- Garden Market in conjunction with a retail store
- Welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops
- Re-cycling depots
- Automotive Repair Outlets
- Funeral Parlours and undertaker establishments
- Bakeries (including wholesale)
- Printing and publishing establishments
- Car Wash
- Service Shop
- **Outdoor Display Courts (RC-Sep 5/06;E-Oct 7/06)**
- Existing auto body shops
- **Short-term Rentals (RC-Feb 21/23;E-Sep 1/23)**
- **Short-term Bedroom Rentals (RC-Feb 21/23;E-Sep 1/23)**

#### Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms (RC-Aug 9/22;E-Sep 15/22)**
- **Day Care Facilities (RC-Mar 3/09;E-Mar 21/09)**
- Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with



SECTION III

CONTACT INFORMATION

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# DISCLAIMER

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Each Office Independently Owned and Operated

## PRESENTED BY:

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