

# INDUSTRIAL FOR SALE

18 James Boyle Drive

Industrial Land - For Sale

18 James Boyle Drive, Mount Uniacke, NS B0N 1Z0

**kw** COMMERCIAL  
ADVISORS®

# EXECUTIVE SUMMARY

18 JAMES BOYLE DRIVE



## OFFERING SUMMARY

<b>PID #:</b>	45371796
<b>CURRENT USE:</b>	Paddock's Plumbing
<b>BUILDING SIZE:</b>	4,224 SF (over 7 buildings)
<b>AGE:</b>	12 Years
<b>CEILING HEIGHT:</b>	12'
<b>LOADING:</b>	Grade level
<b>LOT SIZE:</b>	113,235 SF
<b>POWER:</b>	200 Amp/single phase, 100 Amp/single phase and 60 Amp to the second building
<b>PARKING:</b>	40 - 50 Vehicles
<b>YARD:</b>	Flat, gently sloping to the road
<b>ZONING:</b>	BP (Business Park) Zoning
<b>ASSESSED OWNER:</b>	Paddock's Holdings Inc.
<b>ASSESSED VALUE:</b>	\$329,900 (Commercial Taxable 2025)
<b>LIST PRICE:</b>	\$1,875,000

## PROPERTY OVERVIEW

Property is located at the entrance to the Mount Uniacke Business Park and consists of 7 buildings totaling 4,224 SF. The main building is 2,016 SF and includes office space, storage and a work area with a 10' x 12' overhead door. The other 6 buildings are unheated storage areas. The large 2.6 acre property allows room for expansion with parking space for vehicles of all sizes. The BP (Business Park) Zone permits a wide variety of uses including office, retail, commercial and light industrial. Property is a short distance from Highway 101 and has easy access to Burnside Industrial Park.



## BUILDING OVERVIEW

18 JAMES BOYLE DRIVE



### Building Specifications

Property Type:	Commercial
Construction Type:	Wood frame with offices, storage and work area
Building Size:	4,224 SF (over 7 buildings)
Building Dimensions:	Main Building: 56' x 36' Additional Buildings: 24' x 24' / 24' x 16' / 24' x 14' 24' x 14' / 24' x 14' / 20' x 12'
Age:	12 Years
Lot Size:	113,235 SF
Site Dimensions:	250' x 636' x 204' x 499'
Ceiling Height:	12'
Exterior:	Metal Siding
Interior:	Gyproc
Foundation:	Concrete
Roof:	Metal
Heating & Cooling:	Radiant In-floor (propane) & heat pump
Fuel Type:	Propane & electric
Power:	200 Amp/single phase, 100 Amp/single phase and 60 Amp to the second building
Hot Water System:	Propane
Loading:	Grade level
Parking:	40-50 Vehicles
Zoning:	BP (Business Park) Zone
Property Features:	Flat, cleared, gently sloping to road
List Price:	\$1,875,000

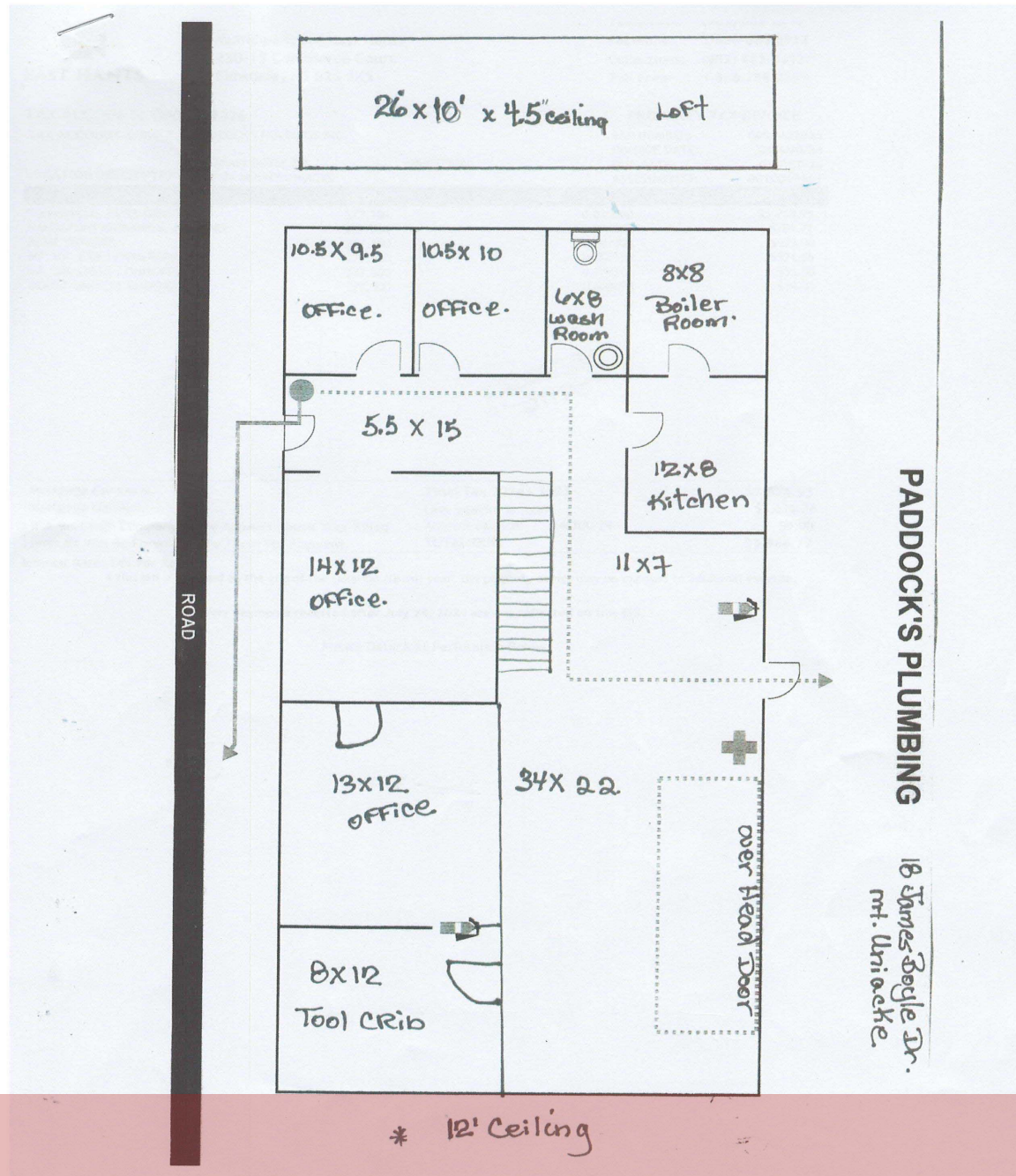
## PROPERTY PHOTOS

18 JAMES BOYLE DRIVE



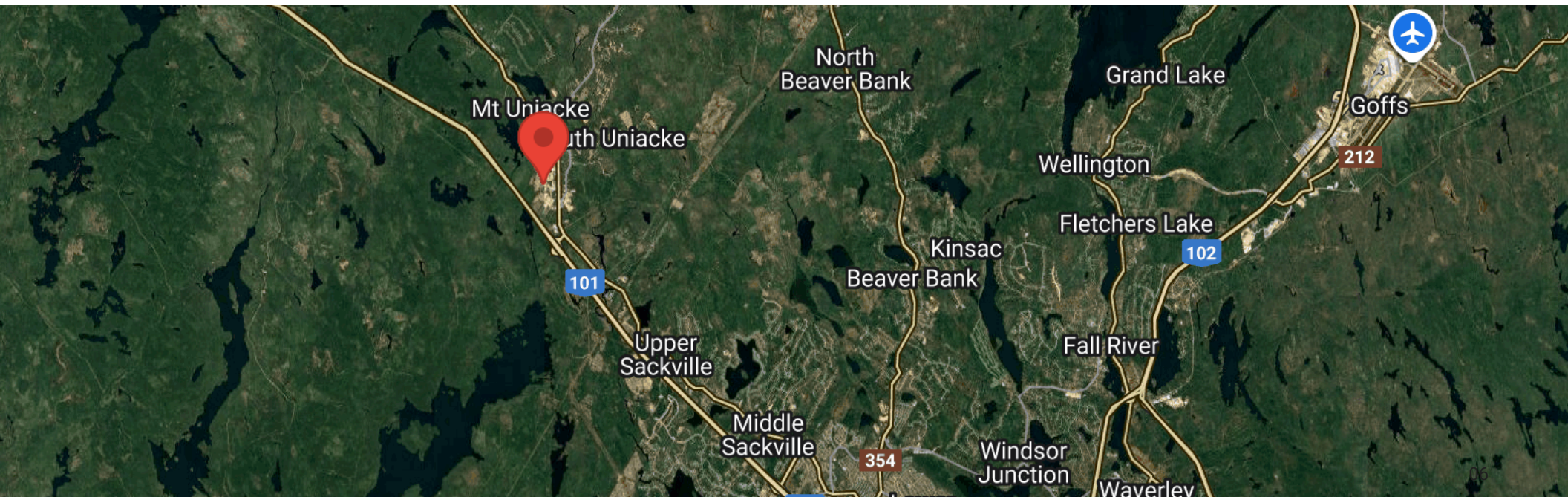
# BUILDING PLAN

18 JAMES BOYLE DRIVE



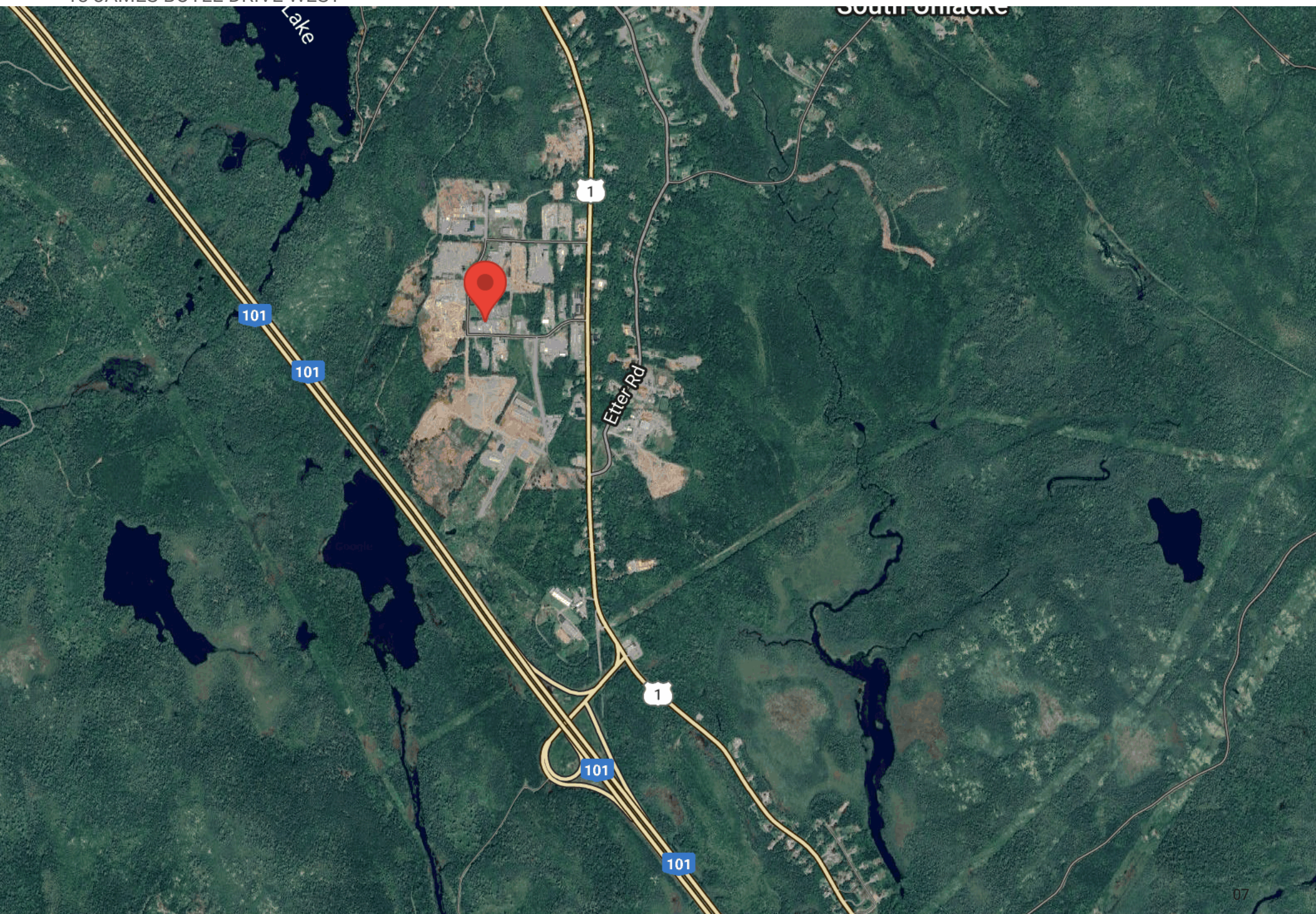
## LOCATION MAPS

18 JAMES BOYLE DRIVE



## AERIAL MAP

18 JAMES BOYLE DRIVE WEST



### BP BUSINESS PARK ZONE, MUNICIPALITY OF EAST HANTS

#### LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

#### 8.6. BP: Business Park Zone

##### Intent

To allow for a wide range of office, retail, and light industrial uses within a pre-designated areas, thus encouraging a concentrated commercial growth pattern and alleviating land use incompatibility.

Uses primarily by development permit  
 Detached or attached buildings  
 Small to medium footprint  
 No maximum building height  
 Broad commercial use allowances  
 Concealed or screened parking  
 Large buffer requirements

##### BP Zone: Uses Considered by Site Plan Approval

- Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m<sup>2</sup>

##### BP Zone: Uses considered by Development Agreement

- Asphalt, Aggregate & Concrete Plants
- Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m<sup>2</sup>
- Industrial Uses, Noxious
- Dog Daycare uses where more than 10 dogs at once are kept
- Kennels, Boarding

#### 8.6.1. General Zone Requirements

In the BP Zone, no development permit shall be issued except in conformity with the following requirements:

	Type of Servicing		
	Sewer and Water	On-Site <sup>1</sup> (Milford)	On-Site <sup>1</sup> (Mount Uniacke)
Minimum Lot Area	1858 m <sup>2</sup>	4,000 m <sup>2</sup>	9 4,000 m <sup>2</sup>
Minimum Lot Frontage	30 m	52 m	60 52 m
Minimum Front Yard	7.5 m	9 m	9 m
Minimum Rear Yard	9 m	12 m	12 m
Minimum Exterior Side Yard	4.5 m	6 m	6 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	n/a	n/a	n/a

##### Conditions

<sup>1</sup> Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.

## CONTACT INFORMATION

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18 JAMES BOYLE DRIVE



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