

MIXED-USE FOR SALE

4567 Prospect Road

Mixed-Use - For Sale

4567 Prospect Road, Bayside, NS B3Z 1L8

kW COMMERCIAL
ADVISORS[®]

TABLE OF CONTENTS

4567 PROSPECT ROAD

PAUL PETTIPAS, LLB, MICP

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 497-9636

C: (902) 497-9636

paul.pettipas@kw.com

Nova Scotia

SECTION I - PROPERTY OVERVIEW

Executive Summary	4
Property Photos	5
Building Overview	7

SECTION II - LOCATION OVERVIEW

Location & Highlights	9
Location Maps	10
Zoning Information	11

SECTION III - CONTACT INFORMATION

Contact Information	14
---------------------	----

KW COMMERCIAL ADVISORS

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



SECTION I PROPERTY OVERVIEW



EXECUTIVE SUMMARY

4567 PROSPECT ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Commercial
PID #:	40063869
CURRENT USE:	Boat shop & repair facility
AGE:	20 Years
BUILDING SIZE:	3,000 SF
LOT SIZE:	5.68 Acres (247,420 SF)
PARKING:	Ample gravel graded parking
ZONING:	I-1 (Light Industrial) & C-2 (General Business)
ASSESSED OWNER:	4428885 Nova Scotia Limited
ASSESSED VALUE:	\$189,600 (Commercial Taxable 2025) \$32,300 (Resource Taxable 2025)
LIST PRICE:	\$1,250,000

PROPERTY OVERVIEW

Cleared gravel graded, fenced property containing a 3000 SF industrial building with a 16' clear span ceiling and 2 - 16' x 16' overhead doors. This 5.68 acre property has direct access to the Prospect Road and is 20 KM from Bayers Lake and the industrial park in Goodwood. Minutes from the 102 and the 103 Provincial highways. The I-1 (Light Industrial) zone allows for a wide variety of industrial uses as well as C-2 commercial uses.

LOCATION OVERVIEW

4567 Prospect Road in Bayside, NS, presents a prime commercial real estate opportunity in a city known for its economic vitality and cultural richness. This property benefits from high visibility and accessibility along Prospect Road, near major transport links like Highway 103, and is surrounded by a thriving mix of businesses. With Halifax's growing market, educated workforce from nearby universities, and commitment to urban development, this location offers significant potential for businesses looking to capitalize on the region's dynamic growth.

PROPERTY PHOTOS

4567 PROSPECT ROAD



PROPERTY PHOTOS

4567 PROSPECT ROAD



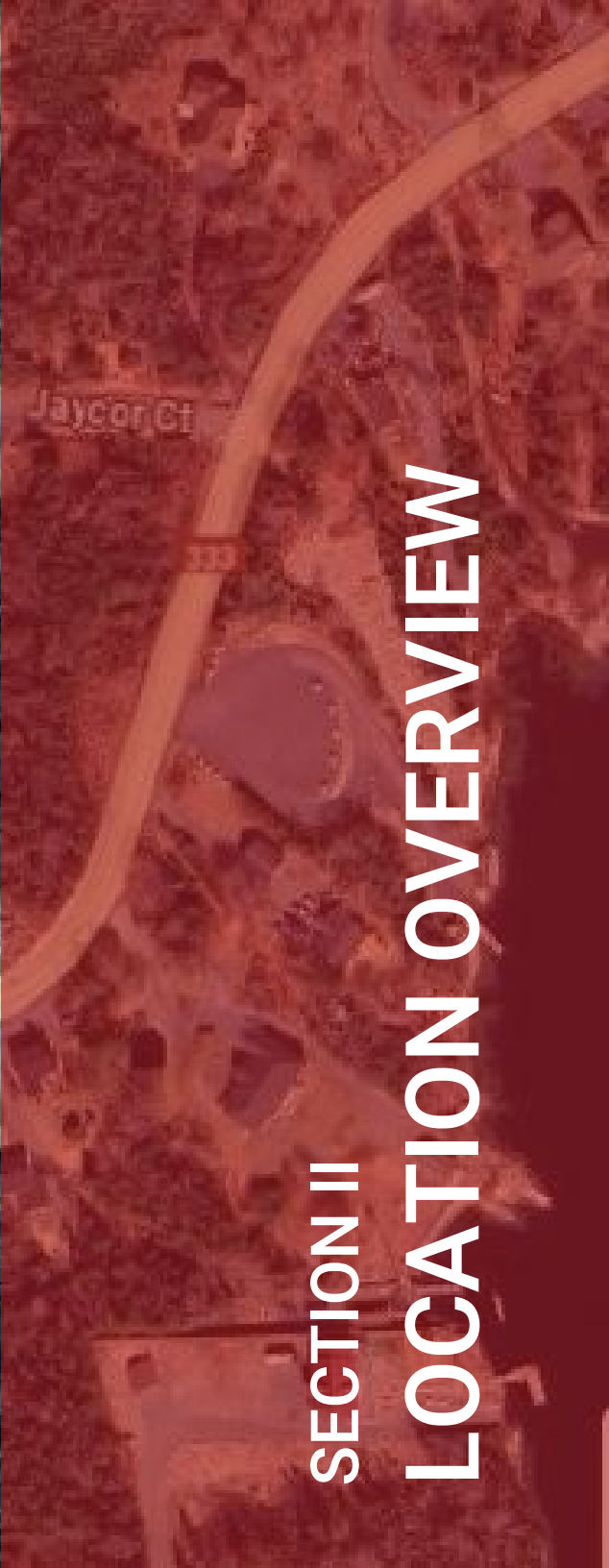
BUILDING OVERVIEW

4567 PROSPECT ROAD



BUILDING SPECIFICATIONS

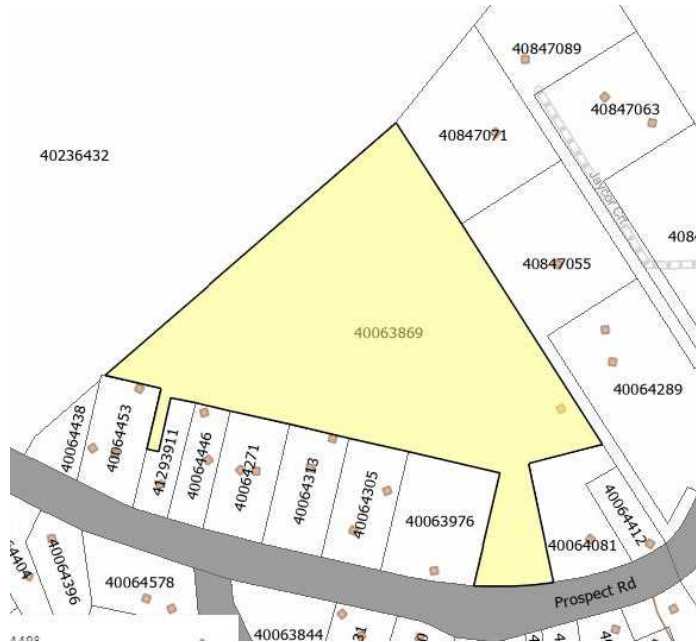
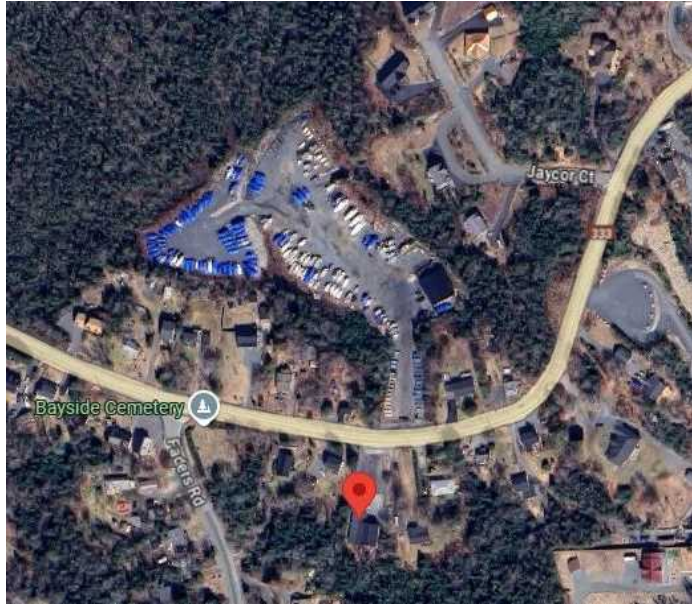
Property Type:	Commercial
PID #:	40063869
Current Use:	Boat shop & repair facility
Building Size:	3,000 SF
Building Dimensions:	60' x 50'
Age:	20 Years
Construction Type:	Wood Frame
Ceiling Height:	16'
Grade Loading:	2 - Large 16' x 16' overhead doors
Foundation:	Concrete
Roof Type:	Metal
Exterior:	Vinyl & metal
Interior:	Gyproc
Fuel Type:	Oil
Heating & Cooling:	Forced Air
Electrical:	Single phase, 200 amp panel
Water:	Drilled Well
Lot Size:	5.68 Acres (247,420 SF)
Parking:	Large area for numerous vehicles & equipment
Lot Features:	Flat, cleared, gravel graded
Zoning:	I-1 (Light Industrial) & C-2 (General Business)
List Price:	\$1,250,000



SECTION II LOCATION OVERVIEW

LOCATION & HIGHLIGHTS

4567 PROSPECT ROAD



LOCATION OVERVIEW

4567 Prospect Road is strategically located in the vibrant community of Bayside, Nova Scotia, offering a prime commercial real estate opportunity in one of Atlantic Canada's most dynamic markets. This property is close proximity to Halifax, a city known for its robust economy, rich cultural heritage, and growing business landscape, making it an ideal spot for enterprises looking to establish or expand their presence.

Accessibility: Positioned along Prospect Road, this location benefits from high visibility and easy access, enhancing its appeal for businesses requiring customer traffic. Halifax's well-maintained road network, including proximity to Highway 103, ensures efficient connectivity across the region and to surrounding areas like Dartmouth and Bedford.

Commercial Ecosystem: The property is nestled in an area with a mix of retail, office, and service businesses, fostering a diverse and supportive commercial environment. Nearby, you'll find shopping centers, dining options, and local services, catering to both business needs and employee convenience.

Education and Workforce: The city boasts a well-educated workforce, thanks to institutions like Dalhousie University and Saint Mary's University, providing a steady stream of talent for businesses looking to grow their teams.

Market Growth: Halifax's economy is on an upward trajectory, supported by sectors like technology, health services, and tourism. This growth translates to a robust demand for commercial spaces, positioning 4567 Prospect Road as an attractive investment or operational base.

Development Potential: With Halifax's commitment to urban development and sustainability, the area around Prospect Road is poised for further enhancement, potentially increasing the value of commercial properties here.

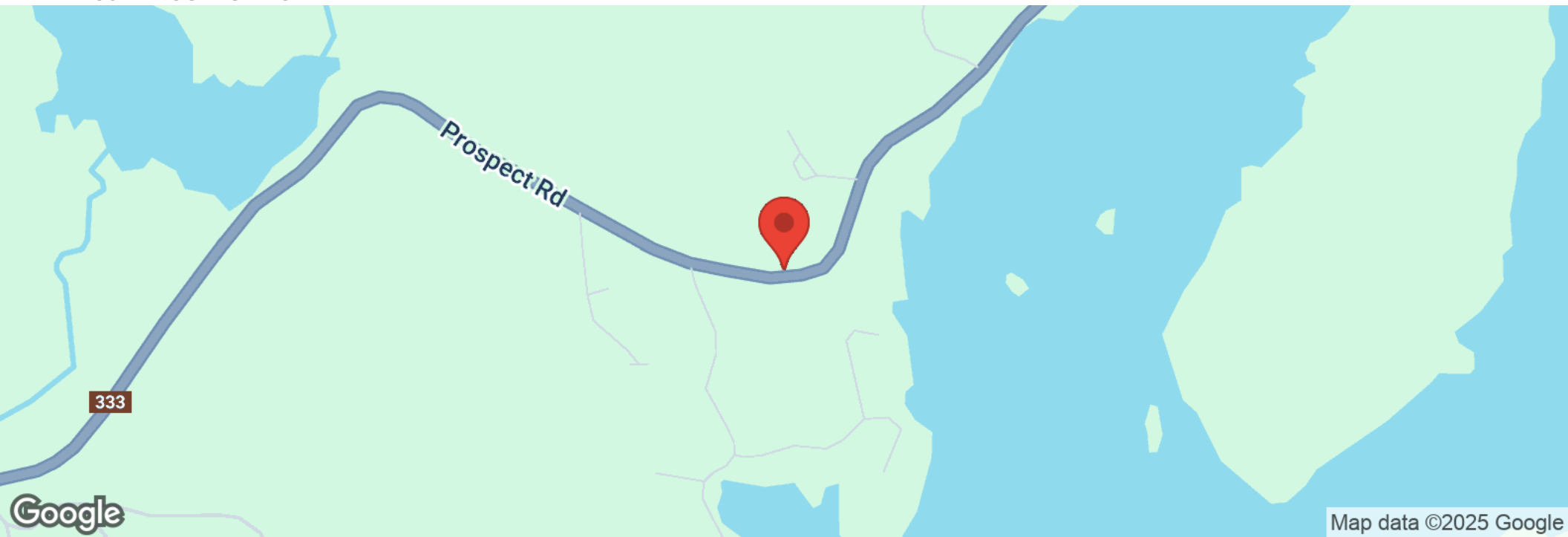
Versatility: The property's location on a busy road with significant daily traffic offers versatility in terms of business types it could support, from retail outlets to professional services.

Future Prospects: Halifax's ongoing infrastructure projects and the city's focus on becoming more business-friendly further underscore the long-term investment value of this location.

4567 Prospect Road, Halifax, NS, is more than just an address; it's a gateway to opportunity in one of Canada's most promising commercial landscapes, where business meets community, and growth meets potential.

LOCATION MAPS

4567 PROSPECT ROAD



PART 27: I-1 (LIGHT INDUSTRY) ZONE

27.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Light Industry) Zone except for the following:

Industrial Uses Permitted

Manufacturing operations
Warehouse operations
Wholesale operations
Research facilities
Postal and courier depots
Recycling depots
Transport facilities and maintenance yards
Taxi and bus depots
Parking lots
General contracting and storage yards
Communication stations
Mobiles and offices accessory to any permitted use
Cannabis production facilities (RC-Sep 18/18;E-Nov 3/18)

Commercial Uses

All C-2 uses

Other Uses

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

27.2 I-1 ZONE REQUIREMENTS

In any I-1 Zone where uses are permitted in accordance with Section 27.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m ²)
Minimum Frontage	100 feet (30.9 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage All Buildings	50 percent

27.3 OTHER REQUIREMENTS: INDUSTRIAL USES

- (a) The use shall not be obnoxious or create a nuisance.
- (b) The Development Officer shall obtain approval from the Nova Scotia Departments of the Environment, Health and Fitness and Transportation and Communications before issuing a development permit for manufacturing operations.
- (c) Notwithstanding Section 27.2, the minimum side yard for any I-1 zone lot which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the lot frontage;
- (d) Notwithstanding Section 27.2, the rear yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the minimum lot depth.
- (e) No parking or driving aisles shall be permitted within the required side and/or rear yard which abuts a residential use(s) and/or vacant lot(s).
- (f) Any storage associated with the light industrial use, with the exception of mobile equipment, shall be contained within a building or otherwise enclosed by vegetation or other means which provide an effective visual barrier.

27.4 OTHER REQUIREMENTS: RECYCLING DEPOTS

Where recycling depots are permitted as light industrial uses in an I-1 Zone, any materials associated with the recycling depot shall be wholly contained within a building.

27.5 OTHER REQUIREMENTS: COMMERCIAL USES

Where commercial uses are permitted in the I-1 zone, no development permit shall be issued except in conformity with the provisions of the C-2 (General Business) Zone.

27.6 OTHER REQUIREMENTS: CANNABIS PRODUCTION FACILITIES (RC-Sep 18/18;E-Nov 3/18)

- (a) Where a lot containing a cannabis production facility abuts a lot
 - (i) zoned or used for residential purposes, or
 - (ii) that is used for a daycare, community centre, school, religious institution, public park or playground,

such facility, including any building or outdoor area used as a cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

PART 26: C-2 (GENERAL BUSINESS) ZONE

26.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Commercial Uses

Banks and financial institutions
Retail stores
Personal service shops
Offices
Commercial schools
Restaurants, drive-inns, take-outs and mobile canteens
Parking lots
Funeral parlours
Medical, dental and veterinary clinics
Service shops
Automotive repair outlets
Athletic, sports and health clubs
Greenhouses and nurseries
Outdoor display courts
Building supply outlets
Light equipment sales and rentals
Marinas and boat yards

Marine service industries (WRCC-Sep 27/95;E-Oct21/95)

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms (RC-Feb 21/23;E-Sep 1/23)

Residential uses

Residential dwellings containing up to two dwelling units

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Other Uses

All existing dwellings including the existing 4 unit dwelling on LIMS No. 40430209
All existing businesses

26.2 C-2 ZONE REQUIREMENTS

In any C-2 Zone, where uses are permitted in accordance with Section 26.2, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or	

Maximum Height of Main
Building

35 feet (10.7 m)

26.3 OTHER REQUIREMENTS: COMMERCIAL USES

Where uses are permitted as commercial uses in a C-2 Zone, the following shall apply:

- The gross floor area of the commercial use shall not exceed ten (10) percent of the lot area.
- Any area devoted to open storage shall not exceed fifty (50) percent of the lot area.
- No outdoor storage or display shall be permitted within any required yard except as permitted within clause (e).
- Any area devoted to outdoor display shall be not exceed twenty-five (25) percent of the lot area.
- That any display areas shall be set back a minimum of ten (10) feet (3.0 m) from the street line.
- That all commercial refuse containers shall be located beside or behind the building which it serves, subject to servicing constraints.
- That all commercial refuse containers shall be enclosed by an effective visual screen so as to not be visible from the street and/or highway and from adjacent properties.

26.4 OTHER REQUIREMENTS: COMMERCIAL USES ABUTTING RESIDENTIAL USES OR VACANT LOT

Notwithstanding the provisions of Section 26.2, within a C-2 Zone, where any commercial use abuts any residential use and/or vacant lot(s), the following shall apply:

- The side yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the lot frontage.
- The rear yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the minimum lot depth.
- No parking or driving aisles shall be permitted within the required side and/or rear yard which abuts a residential use(s) and/or vacant lot(s).
- An effective landscaped barrier shall be provided throughout the required rear and/or side yard which abuts a residential use(s) and/or vacant lot(s). This barrier shall consist of either existing vegetation, newly established vegetation or a combination thereof, so long as it provides an effective visual screen.

26.5 EXEMPTION: EXISTING COMMERCIAL USES

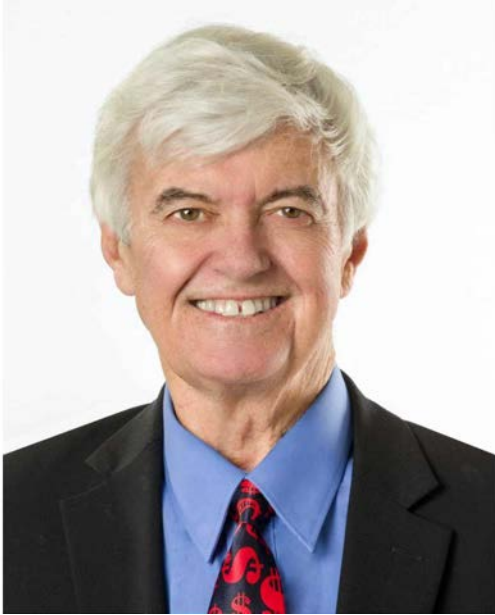
Where any existing business zoned C-2 on the effective date of this by-law (as listed in Section 26.6), exceeds the commercial floor area permitted in Section 25.3 clause (a) any use permitted within the C-2 Zone may extend throughout the entirety of the structure in which it was located on the effective date of this by-law.



SECTION III CONTACT INFORMATION

CONTACT INFORMATION

4567 PROSPECT ROAD



PAUL PETTIPAS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-497-9636 | PAUL.PETTIPAS@KW.COM