

DEVELOPMENT LAND FOR SALE

4520 Prospect Road

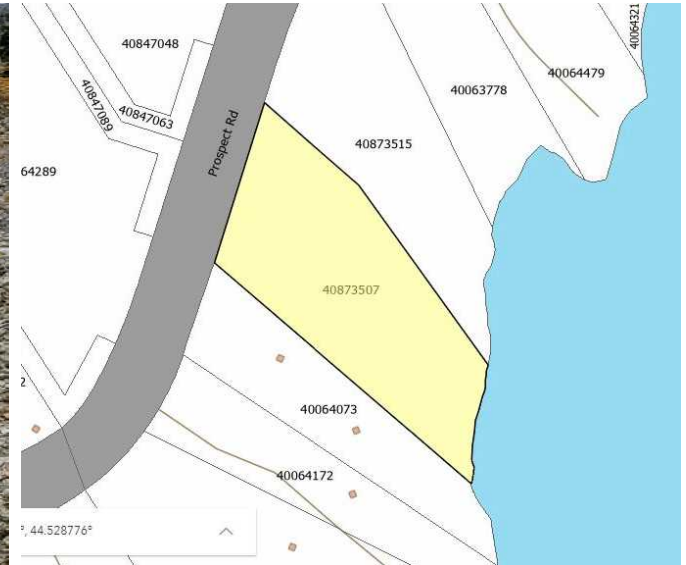
Development Land - For Sale

4520 Prospect Road, Bayside, NS B3Z 1L6



EXECUTIVE SUMMARY

4520 PROSPECT ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Commercial / Residential
PID #:	40873507
LOT SIZE:	43,600 SF
DIMENSIONS:	167' x 338' x 125' x 346'
ZONING:	I-3 (Local Service) zone
SERVICES:	No municipal services
ASSESSED OWNER:	4428885 Nova Scotia Limited
ASSESSED VALUE:	\$218,500 (Commercial Taxable 2025)
LIST PRICE:	\$499,000

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PROPERTY OVERVIEW

Commercial or Residential - take your pick! Property has 125' ocean frontage sitting in a sheltered part of Shad Bay with gorgeous view of the ocean and Cochrane's Island. The lot is situated to allow a multi-level home with lots of windows overlooking the ocean. Added to this is paved access to the water with a docking and mooring facility. Also includes a paved yacht launch.

The subject property has 167' of frontage to Prospect Road offering direct flat access to the property. Play golf? The property is across the road and within walking distance to Granite Springs Golf Course.

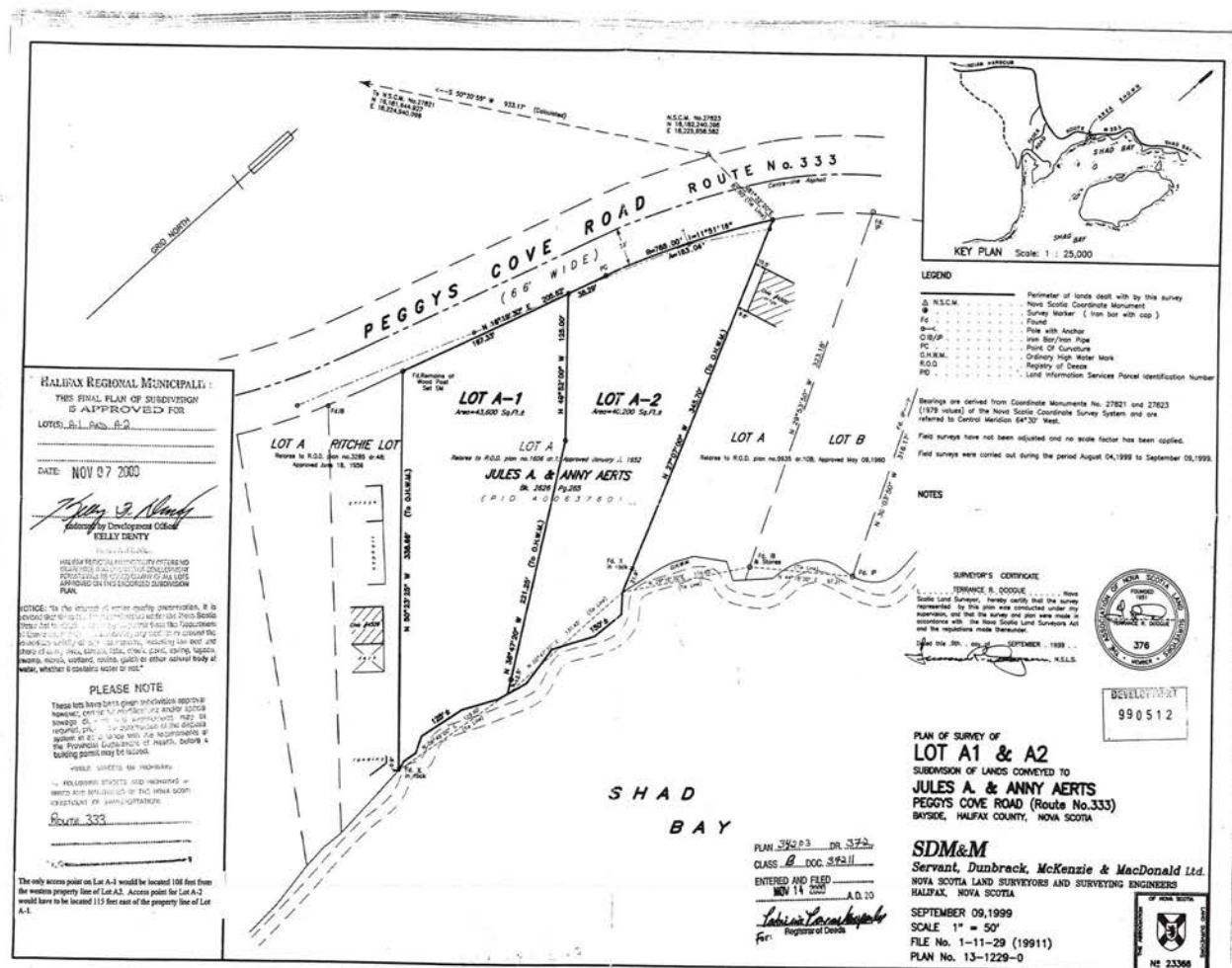
LOCATION OVERVIEW

4520 Prospect Road in Bayside, NS, benefits from high visibility and accessibility along Prospect Road, only 20 Km's to Bayers Lake Business Park and near major transport links like Highway 103, and is surrounded by a thriving mix of businesses.

PROPERTY PHOTOS

4520 PROSPECT ROAD

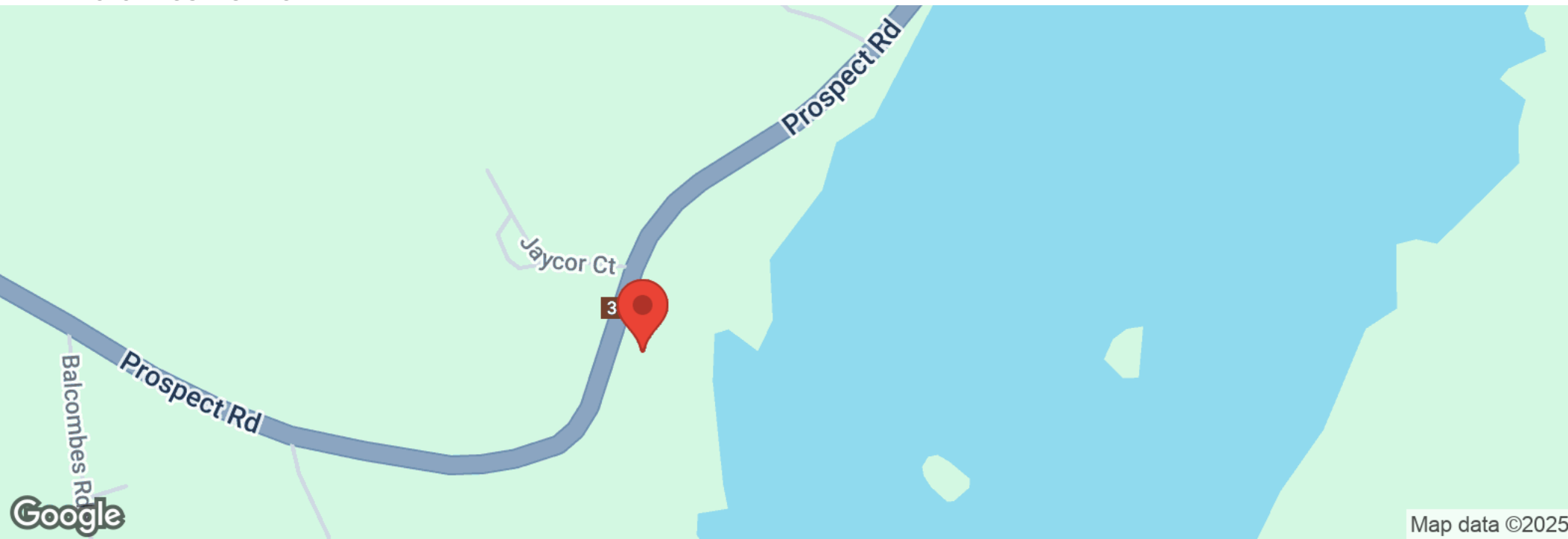




16X 34203

LOCATION MAPS

4520 PROSPECT ROAD



ZONING INFORMATION

4520 PROSPECT ROAD

PART 28: I-3 (LOCAL SERVICE) ZONE

28.1 I-3 USES PERMITTED

No development permit shall be issued in any I-3 (Local Service) Zone except for the following:

Local Service Uses

Autobody shops and engine repairs
Welding, plumbing and heating, electrical, carpentry, sheet metal, black smithing, and other special trade contracting services and shops
Trucking, landscaping, excavating and paving services
Machine shop
Service shops
Wholesale bakeries
Laundromats
Boat shops

Salvage Yard Uses

Existing salvage yard uses on LIMS Nos. 568162, 404822, 40067431 and 40258295

Residential Uses

Single and two unit dwellings in conjunction with permitted uses
All existing dwelling units

28.2 I-3 ZONE REQUIREMENTS

In any I-3 zone where uses are permitted in accordance with Section 28.1, 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 (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height	35 feet (10.7 m)

28.3 OTHER REQUIREMENTS: LOCAL SERVICE USES

Where any use is permitted as a local service use, except existing salvage yards, the following shall apply:

- (a) The total gross floor area of all buildings on any lot which are devoted to local service uses shall not exceed two thousand (2,000) square feet (185.8 m²).
- (b) No materials or mechanical equipment shall be permitted which are obnoxious or which creates a nuisance.

- (c) Any storage associated with the local service 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.
- (d) Any area devoted to outdoor display shall be confined to a maximum of four hundred (400) square feet (37.2 m²) of contiguous display area.

28.4 OTHER REQUIREMENTS: EXISTING SALVAGE YARDS

Notwithstanding any other provisions within the I-3 Zone where expansion of existing salvage yards are permitted in an I-3 Zone, the following shall apply:

- (a) An existing salvage yard may be permitted to expand up to the limits of the existing lot.
- (b) The minimum front or flankage yard and rear and side yards must be fifty (50) feet (15.5 m).
- (c) Where no vegetative screening exists on a property, an effective screen consisting of either a solid fence or a combination of an earthberm and vegetative cover, a minimum height of eight (8) feet (2.3 m) must be erected.
- (d) A driveway, consisting of a minimum of twenty (20) feet (6.1 m) in width, must be constructed to the entrance of the fenced area of the salvage yard.

CONTACT INFORMATION

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