

# MIXED-USE FOR SALE

4566 Prospect Road

Mixed-Use - For Sale

4566 Prospect Road, Bayside, NS B3Z 1L8

**kw** COMMERCIAL  
ADVISORS®

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



# SECTION I PROPERTY OVERVIEW



## EXECUTIVE SUMMARY

4566 PROSPECT ROAD



### OFFERING SUMMARY

<b>PROPERTY TYPE:</b>	Commercial
<b>PID #:</b>	40064156
<b>CURRENT USE:</b>	Retail and service centre for boats 2nd level offices and storage
<b>BUILDING SIZE:</b>	4,500 SF
<b>AGE:</b>	20 Years
<b>LOT SIZE:</b>	18,000 SF
<b>PARKING:</b>	15-20 Vehicles
<b>ZONING:</b>	I-1 (Light Industrial) & C-2 (General Business)
<b>ASSESSED VALUE:</b>	\$322,700 (Commercial Taxable 2025)
<b>ASSESSED OWNER:</b>	4428885 Nova Scotia Limited
<b>LIST PRICE:</b>	\$795,000
<b>PRICE / SF:</b>	\$176.67

### PROPERTY OVERVIEW

4566 Prospect Road property is 18,000 SF and has a 4,500 SF building with a showroom, offices facilities and an attached service bay with a 16' ceiling and 2 - 12' x 14' overhead doors. The property has direct access to the Prospect Road and is 20km from Bayers Lake and the Industrial Park in Goodwood. Minutes from the 102 and 103 Provincial Highways. The I-1 (Light Industrial) zone allows for a wide variety of retail and industrial uses as well as C-2 Commercial uses.

### LOCATION OVERVIEW

4566 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

4566 PROSPECT ROAD



## PROPERTY PHOTOS

4566 PROSPECT ROAD



## BUILDING OVERVIEW

4566 PROSPECT ROAD



### BUILDING SPECIFICATIONS

Property Type:	Commercial
PID #:	40064156
Current Use:	Retail and service centre for boats 2nd level offices and storage
Building Size:	4,500 SF
Building Dimensions:	31' x 55' x 30' x 45' x 61' x 55'
Age:	20 Years
Construction Type:	Wood Frame Building
Ceiling Height:	16' in Service/repair building
Grade Loading:	2 - 12' x 14' & 1- 8' x 16' Overhead doors
Foundation:	Concrete
Roof Type:	Asphalt
Exterior:	Vinyl siding
Interior:	Gyproc
Fuel Type:	Oil & electric
Heating & Cooling:	Forced air and heat pump
Electrical:	Single phase, 200 amp panel
Water:	Drilled well
Hot Water System:	Electric
Lot Size:	18,000 SF
Parking:	15-20 Vehicles
Lot Features:	Flat, cleared, paved property
Zoning:	I-1 (Light Industrial) & C-2 (General Business)
List Price:	\$795,000

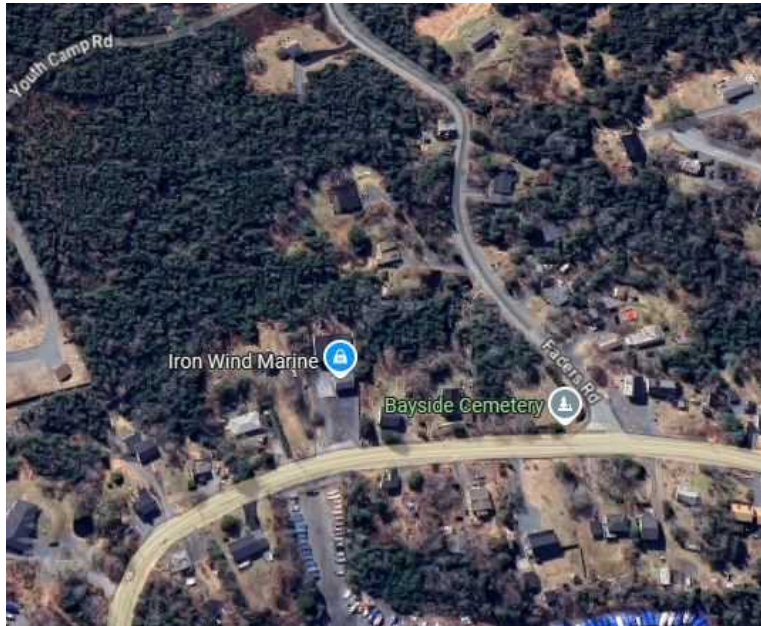




## SECTION II LOCATION OVERVIEW

## LOCATION & HIGHLIGHTS

### 4566 PROSPECT ROAD



#### LOCATION OVERVIEW

4566 Prospect Road is strategically located within the community of Bayside, Nova Scotia, offering a prime commercial real estate opportunity in one of Atlantic Canada's most dynamic markets. This property sits in the outskirts of 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 nearby, 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 4566 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.

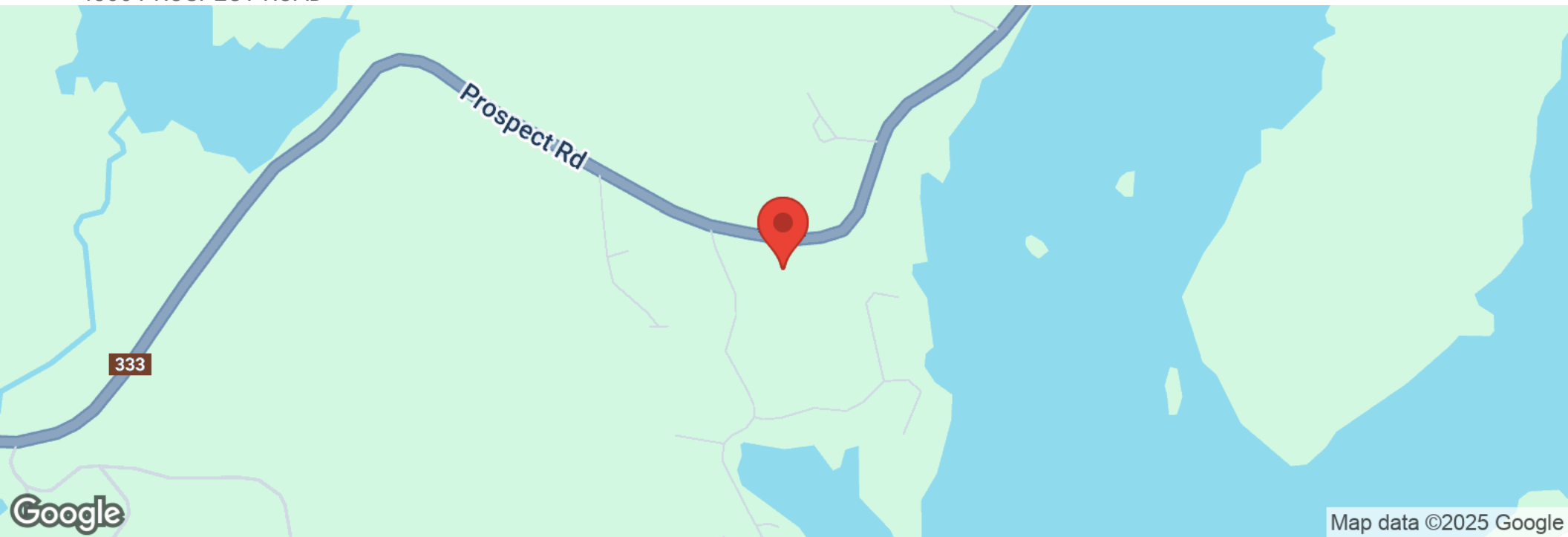
**Future Prospects:** Halifax's ongoing infrastructure projects and the city's focus on becoming more business-friendly further underscore the long-term investment value of this location.

4566 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

4566 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 <sup>2</sup> )
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.

# ZONING INFORMATION

4566 PROSPECT ROAD

## 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 <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)

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:

- (a) The gross floor area of the commercial use shall not exceed ten (10) percent of the lot area.
- (b) Any area devoted to open storage shall not exceed fifty (50) percent of the lot area.
- (c) No outdoor storage or display shall be permitted within any required yard except as permitted within clause (e).
- (d) Any area devoted to outdoor display shall be not exceed twenty-five (25) percent of the lot area.
- (e) That any display areas shall be set back a minimum of ten (10) feet (3.0 m) from the street line.
- (f) That all commercial refuse containers shall be located beside or behind the building which it serves, subject to servicing constraints.
- (g) 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:

- (a) 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.
- (b) 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.
- (c) 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).
- (d) 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.

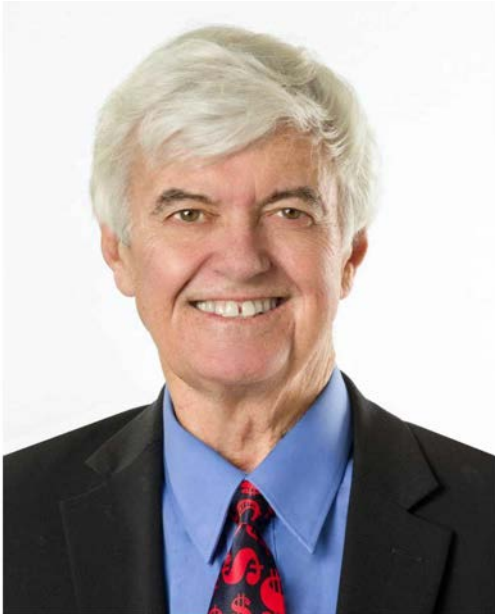


## SECTION III CONTACT INFORMATION

## CONTACT INFORMATION

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4566 PROSPECT ROAD



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