

# INVESTMENT OPPORTUNITY

## Multi-Family Development Site

Development Land - For Sale

Lot 2B Bruce Street, Dartmouth, NS B2W 1L3

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

## EXECUTIVE SUMMARY

### LOT 2B BRUCE STREET



### OFFERING SUMMARY

<b>LOT SIZE:</b>	31,190 SF (0.72 Acres)
<b>DEVELOPMENT POTENTIAL:</b>	121,500 SF
<b>SITE FRONTAGE:</b>	126'
<b>SITE CONFIGURATION:</b>	L Shape
<b>TOPOGRAPHY:</b>	Generally Level
<b>SITE SERVICE:</b>	Fully Serviced
<b>ZONING:</b>	R-3 (Multiple Family Residential (Medium Density))
<b>ASSESSED VALUE:</b>	\$2,420,000 (Residential Taxable 2025)
<b>ASSESSED OWNER:</b>	AMK Barrett Investments Inc.
<b>LIST PRICE:</b>	\$3,500,000
<b>PRICE PER BUILDABLE SF:</b>	\$28.80

### PROPERTY OVERVIEW

We are pleased to offer for sale an "as of right" multi-family development site. Preliminary architectural analysis indicates the property can accommodate an 8-storey building with a gross buildable area of up to 121,500 SF. The site grades are favorable for construction of a two-level underground parking structure. Existing surface parking lot is being relocated to the South East side of the existing apartment building on Lot 2A Bruce Street. Note: Subdivision of Lot 2B Bruce Street is pending final approval by HRM.

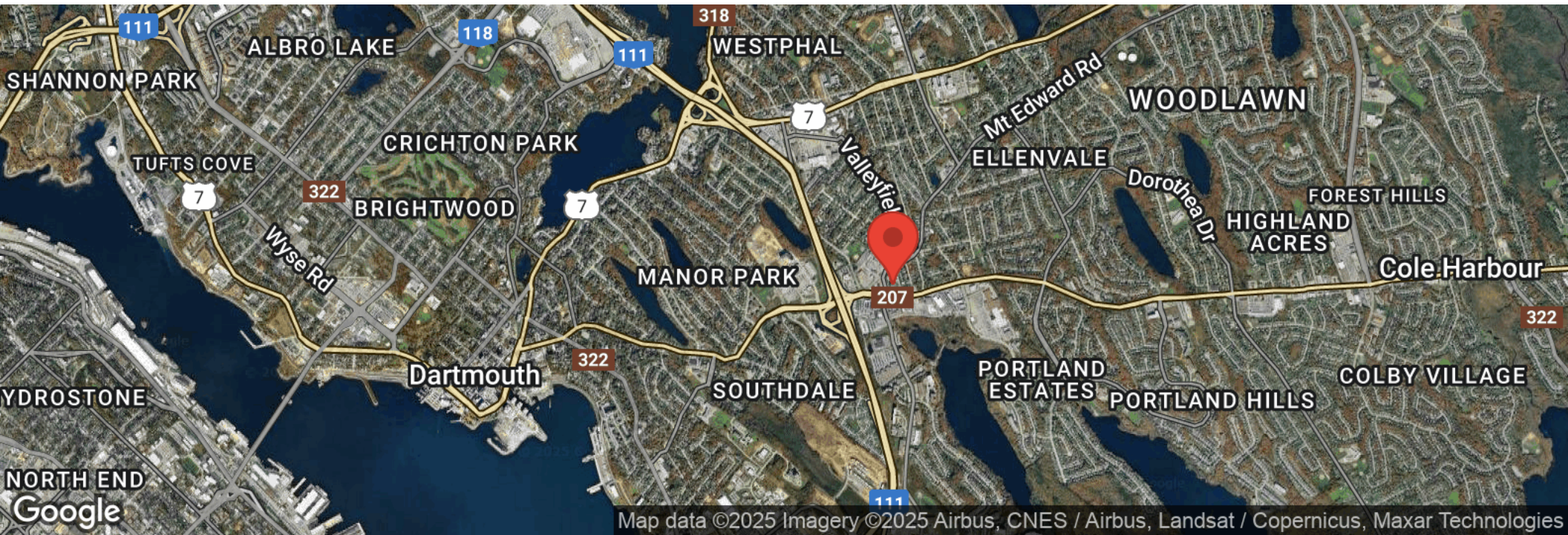
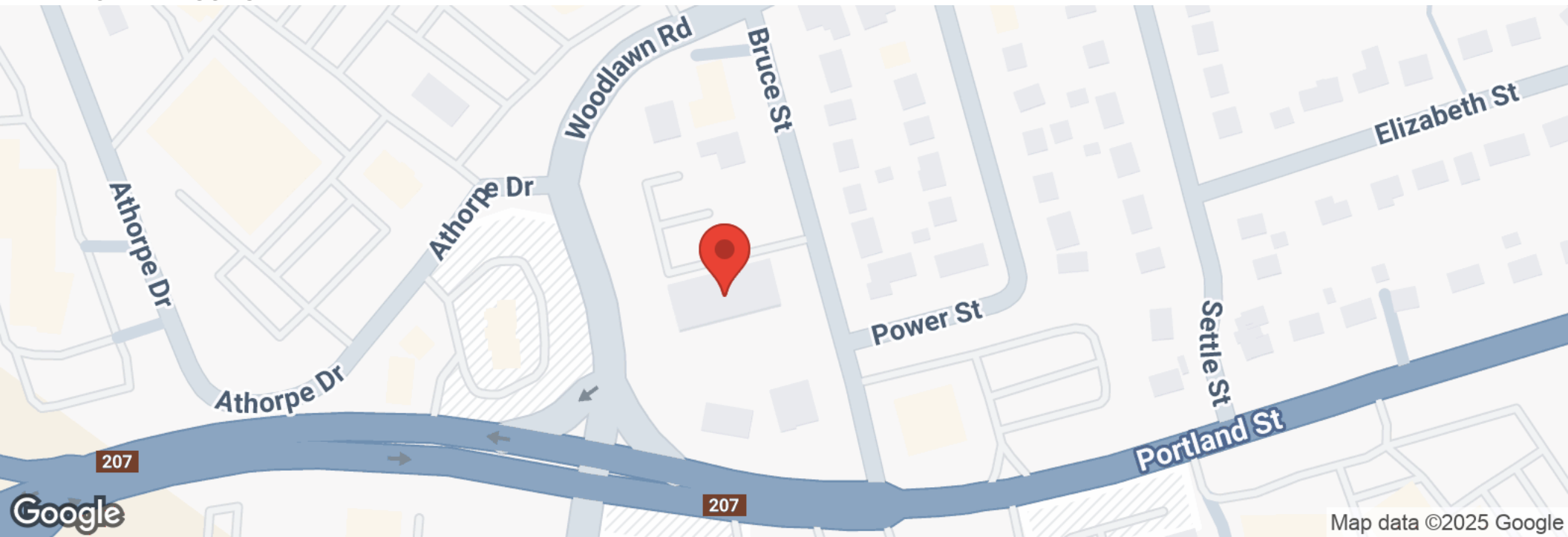
### LOCATION OVERVIEW

The subject property is located off of Portland Street with accessible access to major retailers such as Sobeys, Staples, Shoppers Drug Mart, Winners, and more. The immediate area has a range of amenities and convenient access to Highway 111.



## LOCATION MAPS

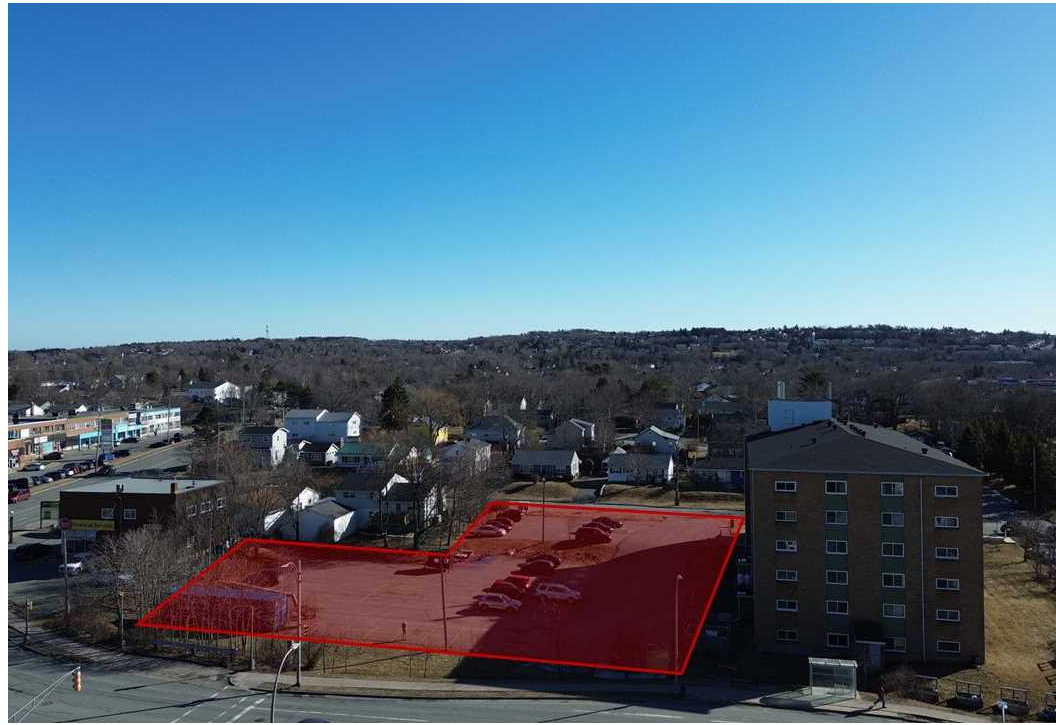
LOT 2B BRUCE STREET





# PROPERTY PHOTOS

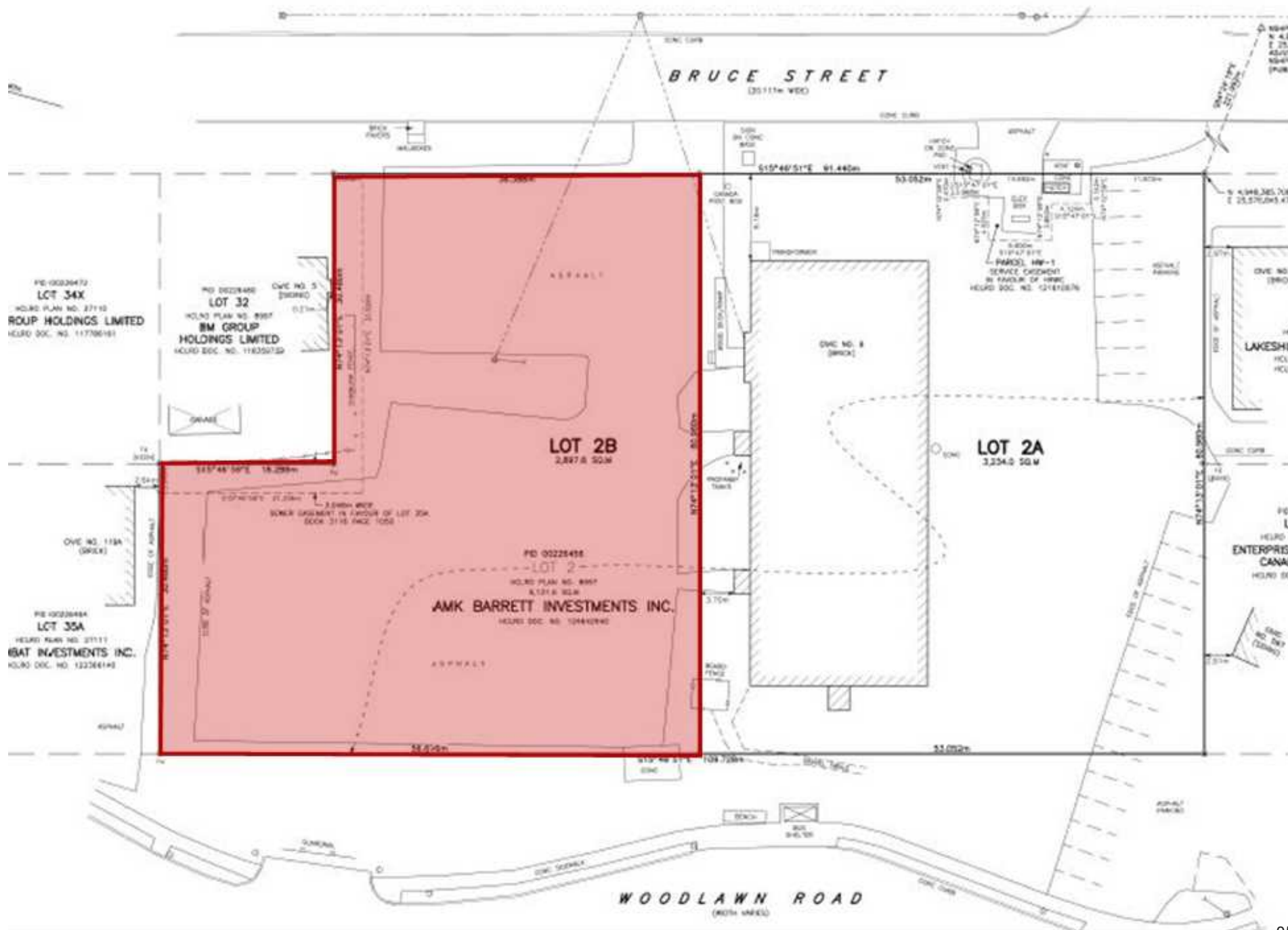
LOT 2B BRUCE STREET





# SURVEY PLAN

## LOT 2B BRUCE STREET



## LAND USE BY-LAW

### LOT 2B BRUCE STREET

#### **R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE - MEDIUM DENSITY**

34(1) The following uses only shall be permitted in an R-3 Zone:

- (a) R-1, R-2 and TH uses as herein set out,
- (b) apartment buildings,
- (c) uses accessory to any of the foregoing uses.
- (d) shared housing use, (RC-Aug 9/22;E-Sep 15/22)
- (e) Deleted (RC-Aug 9/22;E-Sep 15/22)
- (f) day care facility within the Main Street Designation. (RC-Sep 10/13;E-Nov 30/13)

34(2) Buildings used for R-1, R-2 and TH uses in an R-3 Zone shall comply with the requirements of an R-1, R-2 or TH Zone respectfully.

34(3) Buildings used for R-3 uses in an R-3 Zone shall comply with the following requirements:

- (a) Lot coverage, maximum - 50% (RC-May 23/24;E-Jun 13/24)
- (b) Repealed (RC-May 23/24;E-Jun 13/24)
- (c) On all buildings a minimum side and rear yard clearance of 15 feet shall be maintained and if the building is more than fifty feet high on its highest side the sideyards and rearyards shall have a minimum clearance of not less than one half the height of the adjacent side of the building.
- (d) The yard area located between the street line and the minimum setback line shall be landscaped, and the entire site and all buildings maintained in a neat, tidy manner including the trimming and upkeep of landscaped areas.
- (e) Repealed (RC – Oct 26/21; E – Nov 27/21)
- (f) Maximum height of a main building shall be 12.2 metres (40 feet). (RC-May 23/24;E-Jun 13/24)
- (g) Lot frontage minimum - 15.24 metres. If a lot has the front lot line as a curved line, the lot frontage shall be measured along a horizontal line between the side lot lines at twenty (20) feet (6.1 m) from the front lot line. (RC-May 23/24;E-Jun 13/24)
- (h) Notwithstanding Paragraph (g), lot frontage minimum for a semi-detached dwelling - 7.62 metres. If a lot has the front lot line as a curved line, the lot frontage shall be measured along a horizontal line between the side lot lines at twenty (20) feet (6.1 m) from the front lot line. (RC-May 23/24;E-Jun 13/24)
- (i) Lot area minimum - 464.5 square metres (5,000 square feet). (RC-May 23/24;E-Jun 13/24)
- (j) Unit mix minimum - 25% of the total number of dwelling units must have 2 bedrooms or more in a dwelling unit. (RC-May 23/24;E-Jun 13/24)

## DISCLAIMER

LOT 2B BRUCE STREET

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