

MIXED-USE FOR SALE

**875 MAIN STREET**

875 MAIN STREET, DARTMOUTH, NS B2W 3V2

**kw** COMMERCIAL  
ADVISORS



**FOR SALE**

**KW COMMERCIAL ADVISORS**

1160 Bedford Highway, Suite 100  
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ADVISORS

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*PRESENTED BY:*

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Nova Scotia

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# SECTION I PROPERTY OVERVIEW





## OFFERING SUMMARY

<b>PID #:</b>	00619742
<b>PROPERTY TYPE:</b>	Mixed-Use Commercial/Industrial
<b>BUILDING SIZE:</b>	10,458 SF
<b>DIMENSIONS:</b>	70' x 120'
<b>YEAR BUILT:</b>	2015
<b>LOADING:</b>	3 - 10' x 10' Grade level
<b>LOT SIZE:</b>	101,494 SF
<b>CEILING HEIGHT:</b>	11' Clear (warehouse)
<b>PARKING:</b>	20+ Vehicles
<b>ZONING:</b>	C-4 (Highway Commercial)
<b>ASSESSED VALUE:</b>	\$1,767,900.00 (Commercial Taxable 2025)
<b>LIST PRICE:</b>	\$2,850,000

## PROPERTY OVERVIEW

- Main 2 level office area that is fully improved with finished offices with an open warehouse area across the back of the premises
- Geothermal heating system with in floor radiant heat
- 400 Amp / 3 Phase power
- 2 x Drilled wells
- Attic/storage mezzanine of approx. 5,000 SF
- Mostly above grade and sloping down from the rear boundary line
- Portion of property with 207' on MacLaughlin Road may be subdivided
- Occupancy: July 31, 2025

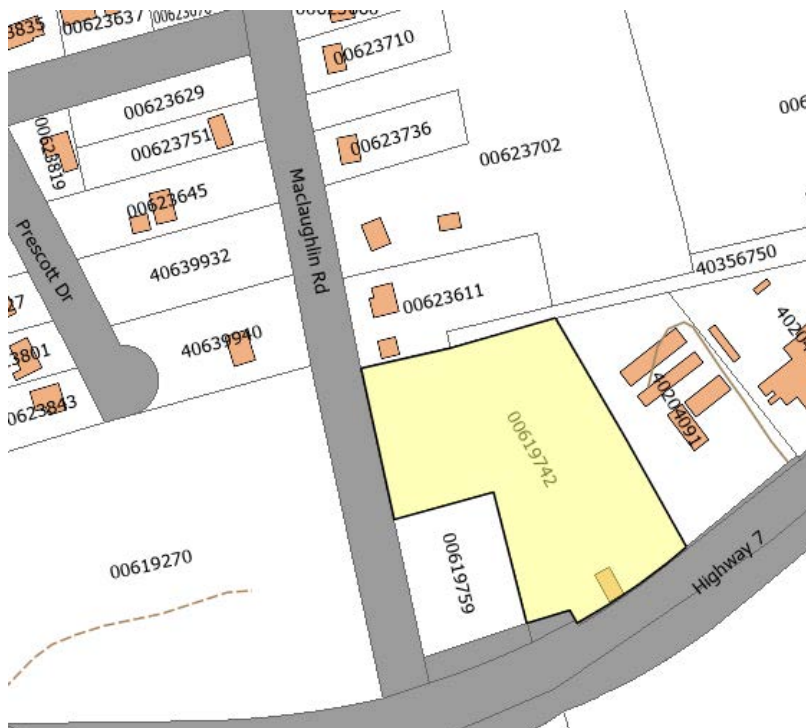
## LOCATION OVERVIEW

The property is located on a primary traffic artery in the community of Westphal on a high profile site with exposure to over 35,000 vehicles daily. The location offers excellent accessibility to Highway 107, highway 118 and other major arterial routes. The property is within close proximity to several Dartmouth bedroom communities including Westphal, Woodlawn, Cole Harbour and Porters Lake.



## BUILDING SPECIFICATIONS

PID:	00619742
Property Type:	Mixed-Use Commercial / Industrial
Year Built:	2015
Building Size:	70' x 120'
Construction Style:	ICF (Insulated Concrete Forms)
Exterior:	Stone composite
Interior:	Gyprock & wood
Roof:	Metal
Heating & Cooling:	Geothermal heating system with in-floor radiant heat
Fuel Type:	Electric
Electrical:	400 amp / 3 phase
Hot Water System:	Electric
Ceiling Height:	11' Clear (warehouse)
Loading:	3 - 10' x 10' Grade level loading
Storage:	Attic storage mezzanine of approximately 5,000 SF
Lot Size:	101,494 SF
Site Dimensions:	200' x 358' x 273' x 207' x 141' x 195'
Parking:	20+ Vehicles
Zoning:	C-4 (Highway Commercial)
Lot Features:	Mostly above grade and sloping down from the rear boundary line Great exposure to over 35,000 vehicles daily
List Price:	\$2,850,000





## PROPERTY PHOTOS

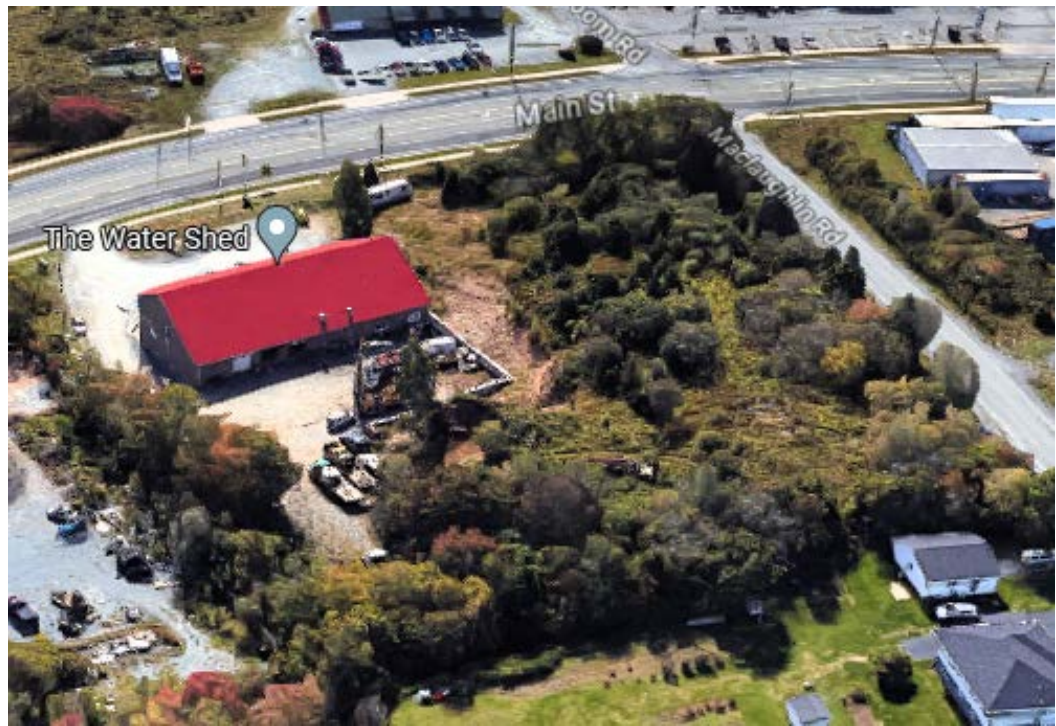
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## PROPERTY PHOTOS

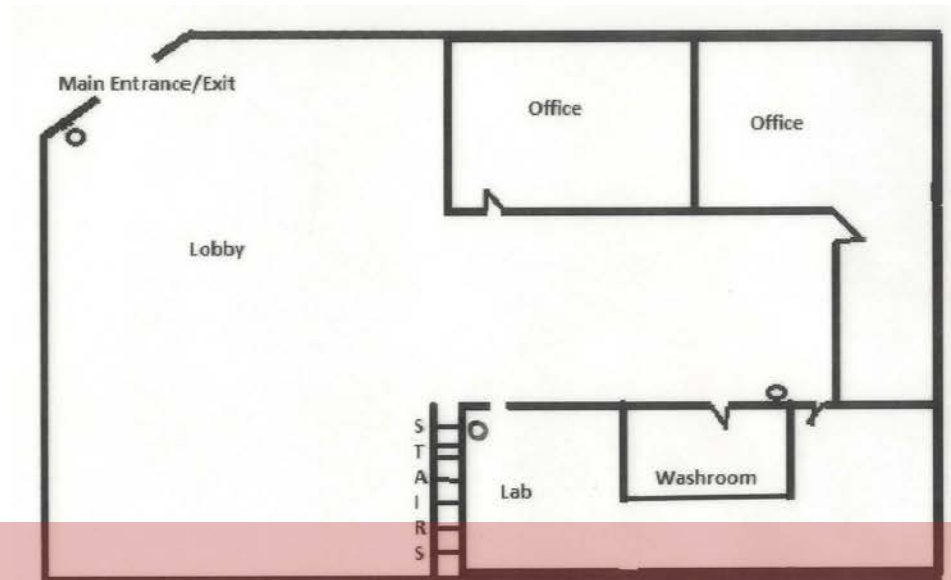
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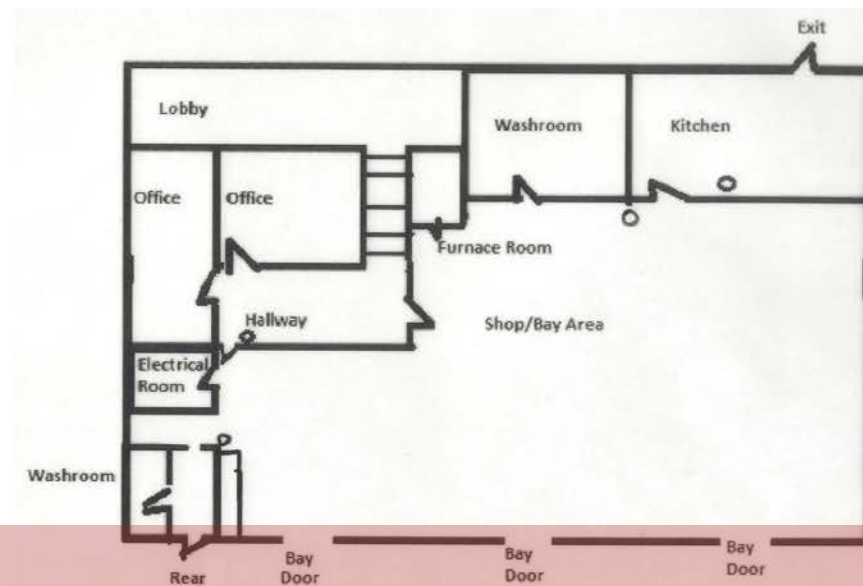


## FLOOR PLANS

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Level 1 - Main Entry



Level 2 - Main Entry

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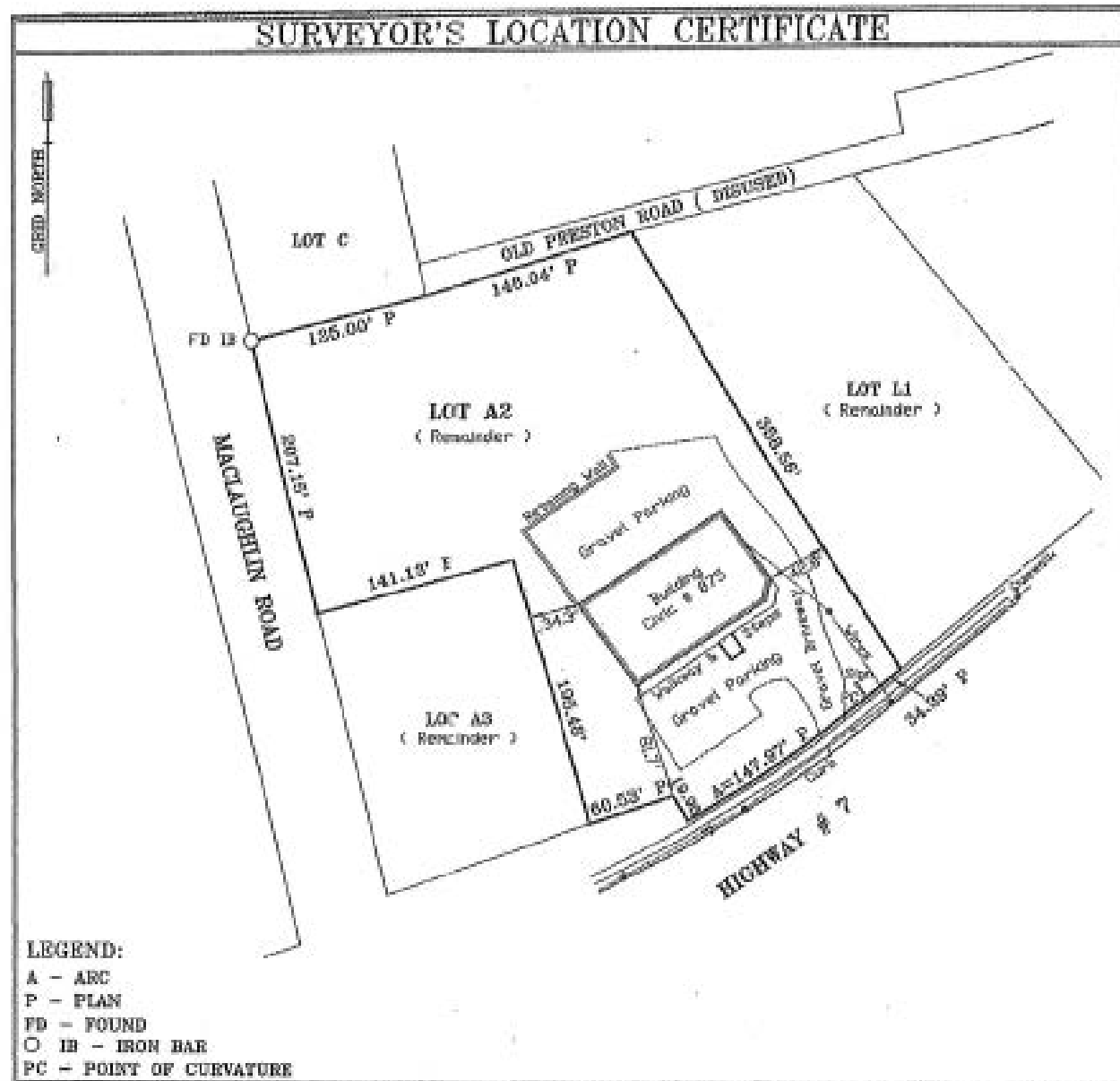
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## SECTION II LOCATION OVERVIEW





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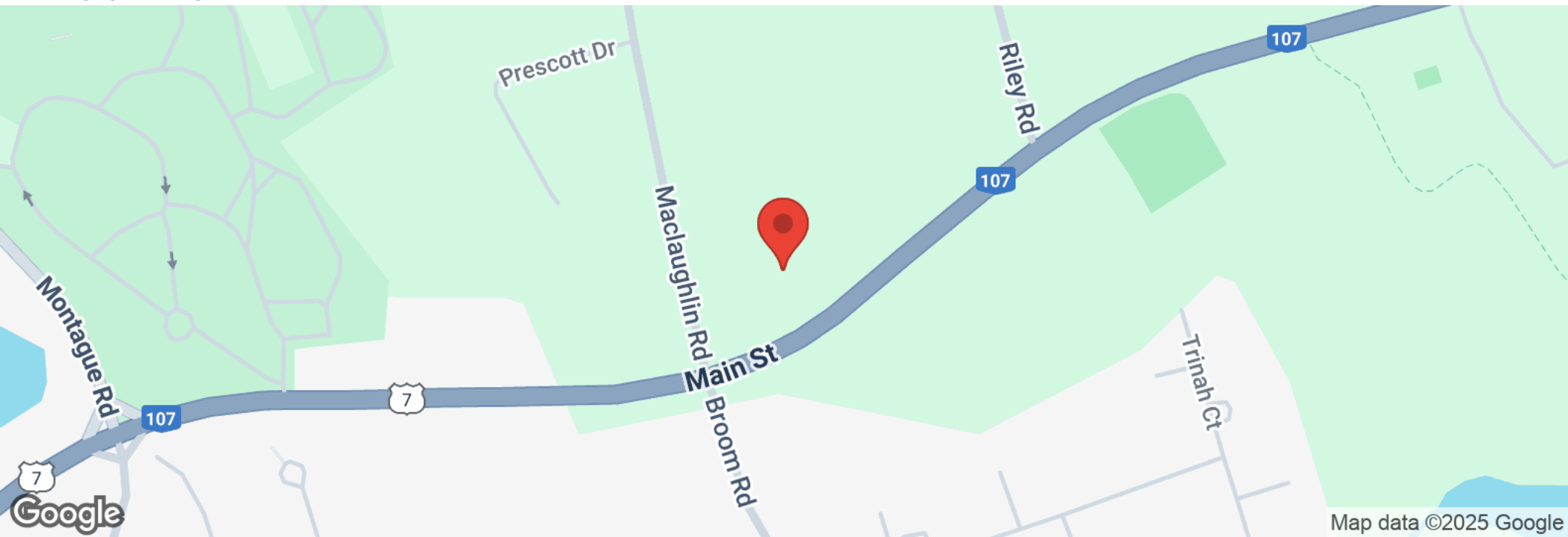
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## LOCATION MAPS

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### PART 18: C-4 (HIGHWAY COMMERCIAL) ZONE

#### 18.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

##### Commercial Uses

Retail stores;  
Food stores;  
Service and personal service shops;  
Banks and financial institutions;  
Restaurants;  
Outdoor display courts;  
Hotels, motels and motor inns;  
Indoor commercial recreation uses;  
Funeral establishments;  
Service stations;  
Taxi and bus depots;  
Parking lots;  
Greenhouses and nurseries;  
Veterinary hospitals and kennels;  
Re-cycling depots.

**Car Washes (HEMCC-Oct. 2/14; E-Nov 1/14)**

**Offices (RC-Aug 14/18; E-Sep 15/18)**

**Short-term rentals (RC-Feb 21/23; E-Sep 1/23)**

**Short-term bedroom rentals (RC-Feb 21/23; E-Sep 1/23)**

##### Commercial Uses permitted only on lands identified in Appendix "F"

**Automotive Repair**

**Self-storage facility**

**Warehousing, displaying, wholesaling and retailing of building materials, products or related machinery and equipment  
(RC-Aug 14/18; E-Sep 15/18)**

##### Community Uses

Open space uses;  
Institutional uses;  
Fraternal centres and halls.

##### Residential Uses

Existing dwellings

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

Minimum Lot Area:	central services - 10,000 square feet (929.0 m <sup>2</sup> ) on-site services - 20,000 square feet (1858.1 m <sup>2</sup> )
Minimum Frontage:	150 feet (45.7 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)
Maximum Lot Coverage	50 percent

#### 18.2A C-4 ZONE REQUIREMENTS: APPENDIX "F" (RC-Aug 14/18; E-Sep 15/18)

Notwithstanding Section 18.2, where C-4 uses are permitted on lands identified in Appendix "F", no development permit shall be issued except in conformity with the following:

Minimum Front or Flankage Yard	9.1 metres (30 feet)
Minimum Rear or Side Yard	6.1 metres (20 feet)
Minimum Distance Between Buildings	3.6 metres (12 feet)
Maximum Building Height	10.7 metres (35 feet)
Maximum Lot Coverage	50 percent

#### 18.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

- (a) No commercial buildings in any C-4 Zone shall exceed ten thousand (10,000) square feet (929 m<sup>2</sup>) of gross floor area.
- (b) Notwithstanding Subsection 18.3 (a), commercial buildings located on lands identified in Appendix "F" may exceed 929 square metres (10,000 square feet) of gross floor area, provided that the development meets the requirements of Section 18.2A. (RC-Aug 14/18; E-Sep 15/18)

#### 18.4 OTHER REQUIREMENTS: OPEN STORAGE AND DISPLAY

Where any portion of any lot in any C-4 Zone is to be used for open storage or outdoor display, the following shall apply:

- (a) Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any required front yard.
- (c) No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential zone or community uses zone, except where a fence or other visual barrier is provided.

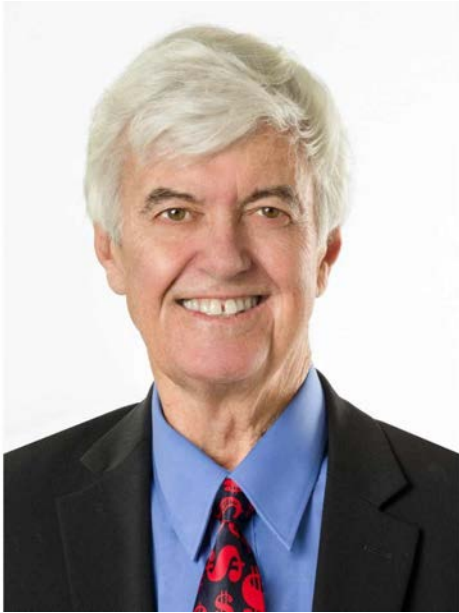




## SECTION III CONTACT INFORMATION

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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