

COMMERCIAL / MIXED-USE FOR SALE

98 Lakecrest Drive

Commercial / Mixed-Use For Sale

98 Lakecrest Drive, Lot 9R, Dartmouth, NS B2W 5G3

kw COMMERCIAL
ADVISORS®

TABLE OF CONTENTS

98 LAKECREST DRIVE, LOT 9R

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SECTION I - PROPERTY OVERVIEW

Executive Summary	4
Property Photos	5
Floor Plan	9
Floor Plan Renderings	10
Site Plan	11

SECTION II - POTENTIAL SITE PLANS

Small Car Dealership Site Layout	13
Office Building Site Layout	14
Office Building Floor Plans	15
Multi-Unit Residential Site Plan	16
Multi-Unit Residential Floor Plans	17

SECTION III - LOCATION OVERVIEW

Location Maps	19
Business Map	20
Aerial Map	21
Zoning	22
zoning	23

SECTION IV - CONTACT INFORMATION

Contact Information	26
Disclaimer	27

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SECTION I PROPERTY OVERVIEW

EXECUTIVE SUMMARY

98 LAKECREST DRIVE, LOT 9R



OFFERING SUMMARY

PROPERTY TYPE:	Commercial / Mixed-Use
PID #:	00191585
BUILDING SIZE:	525 SF
YEAR BUILT:	1953
LOT SIZE:	5,552 SF
POWER:	100 Amp 120/240 Volt 3 Phase
ZONING:	C-2 (General Business) Zone Current zoning permits the operation of car dealerships, offices, or multi-family
ASSESSED OWNER:	T.A. Scott Holdings 2021 Ltd.
ASSESSED VALUE:	\$205,600 (Commercial Taxable 2025)
PRICE:	\$549,000

LOCATION OVERVIEW

Located just off Main Street in Dartmouth, the 5,552 SF commercial/mixed-use lot at 98 Lakecrest Drive features a 525 SF building constructed in 1953, zoned C-2 (General Business).

Its strategic position near NSCC Akerley Campus, Sobeys, fast food, restaurants, banks, and other amenities ensures high visibility and accessibility, making it ideal for businesses aiming to thrive in a vibrant community or developers seeking to capitalize on multi-family residential growth.

PROPERTY PHOTOS

98 LAKECREST DRIVE, LOT 9R



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PROPERTY PHOTOS

98 LAKECREST DRIVE, LOT 9R



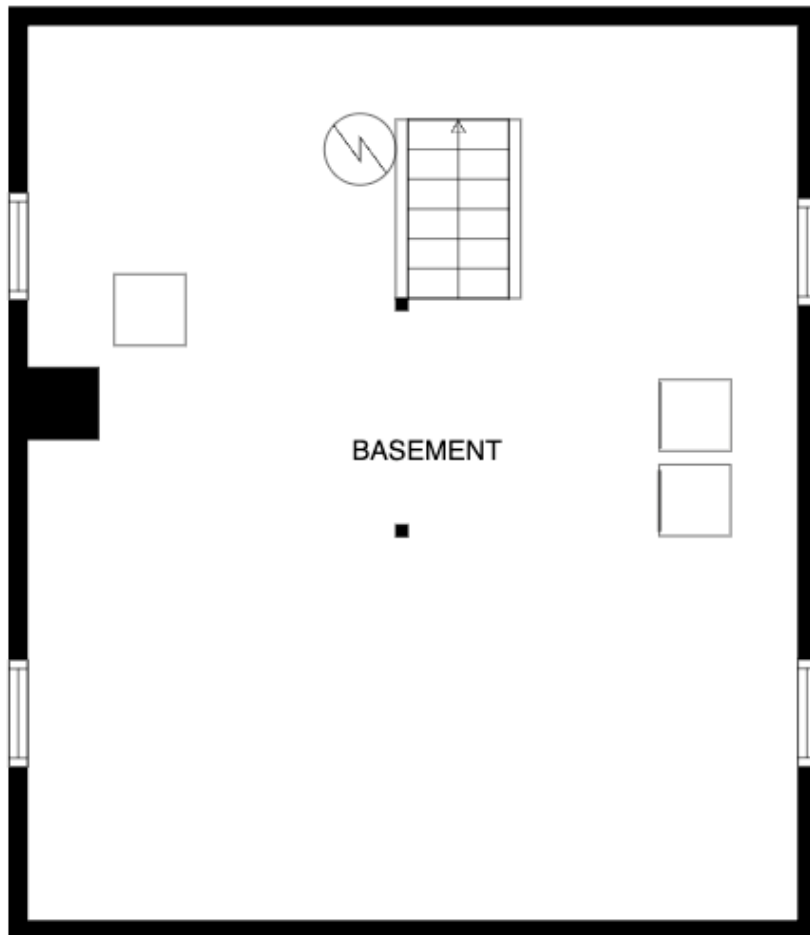
PROPERTY PHOTOS

98 LAKECREST DRIVE, LOT 9R

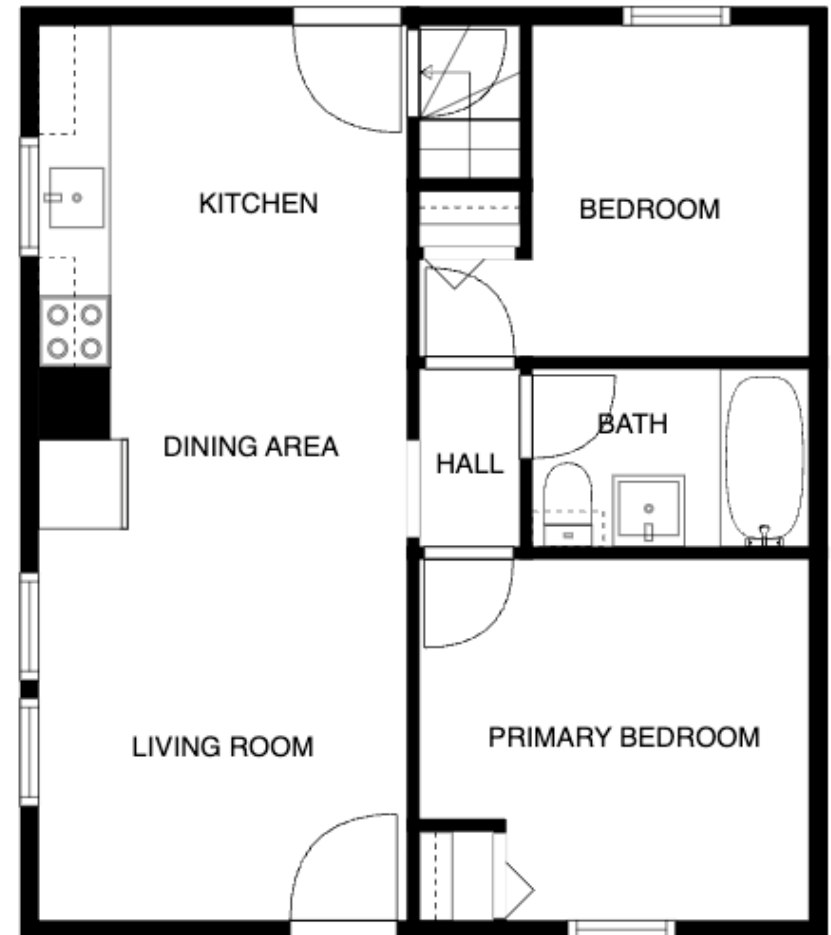


FLOOR PLAN

98 LAKECREST DRIVE, LOT 9R



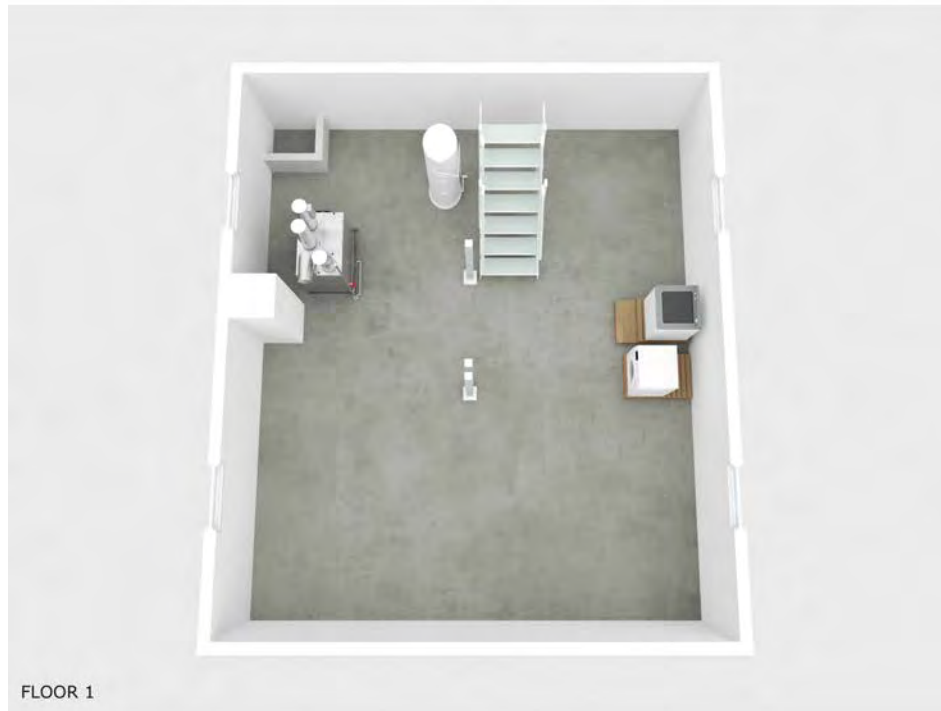
FLOOR 1



FLOOR 2

FLOOR PLAN RENDERINGS

98 LAKECREST DRIVE, LOT 9R



SITE PLAN

98 LAKECREST DRIVE, LOT 9R



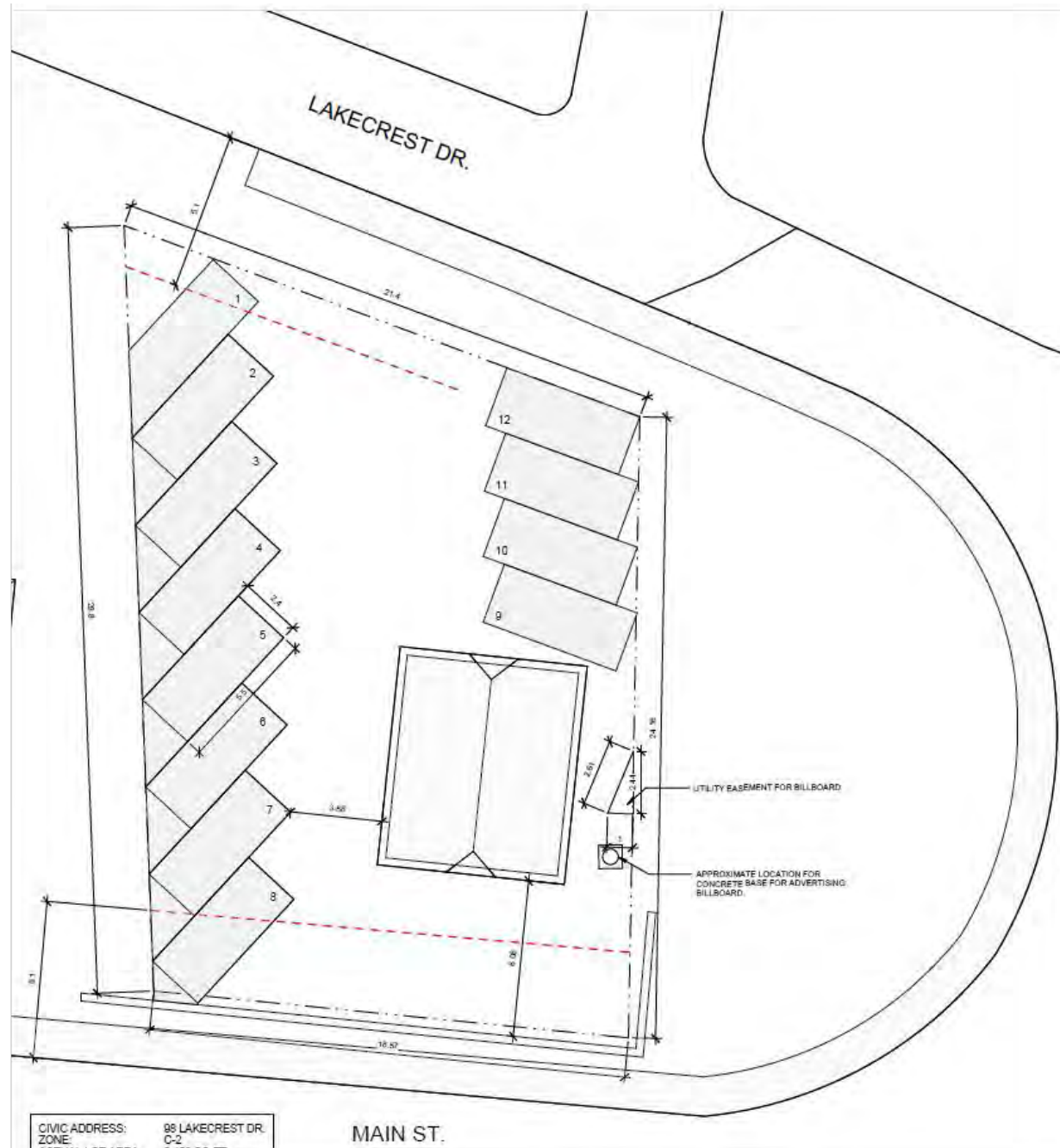


SECTION II POTENTIAL SITE PLANS



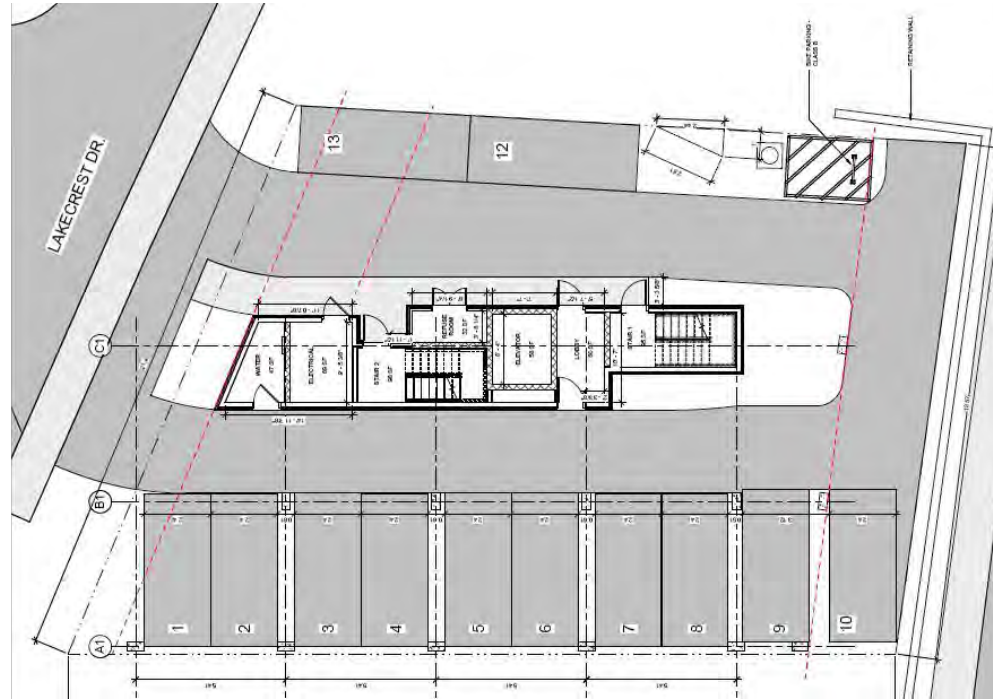
SMALL CAR DEALERSHIP SITE LAYOUT

98 LAKECREST DRIVE, LOT 9R



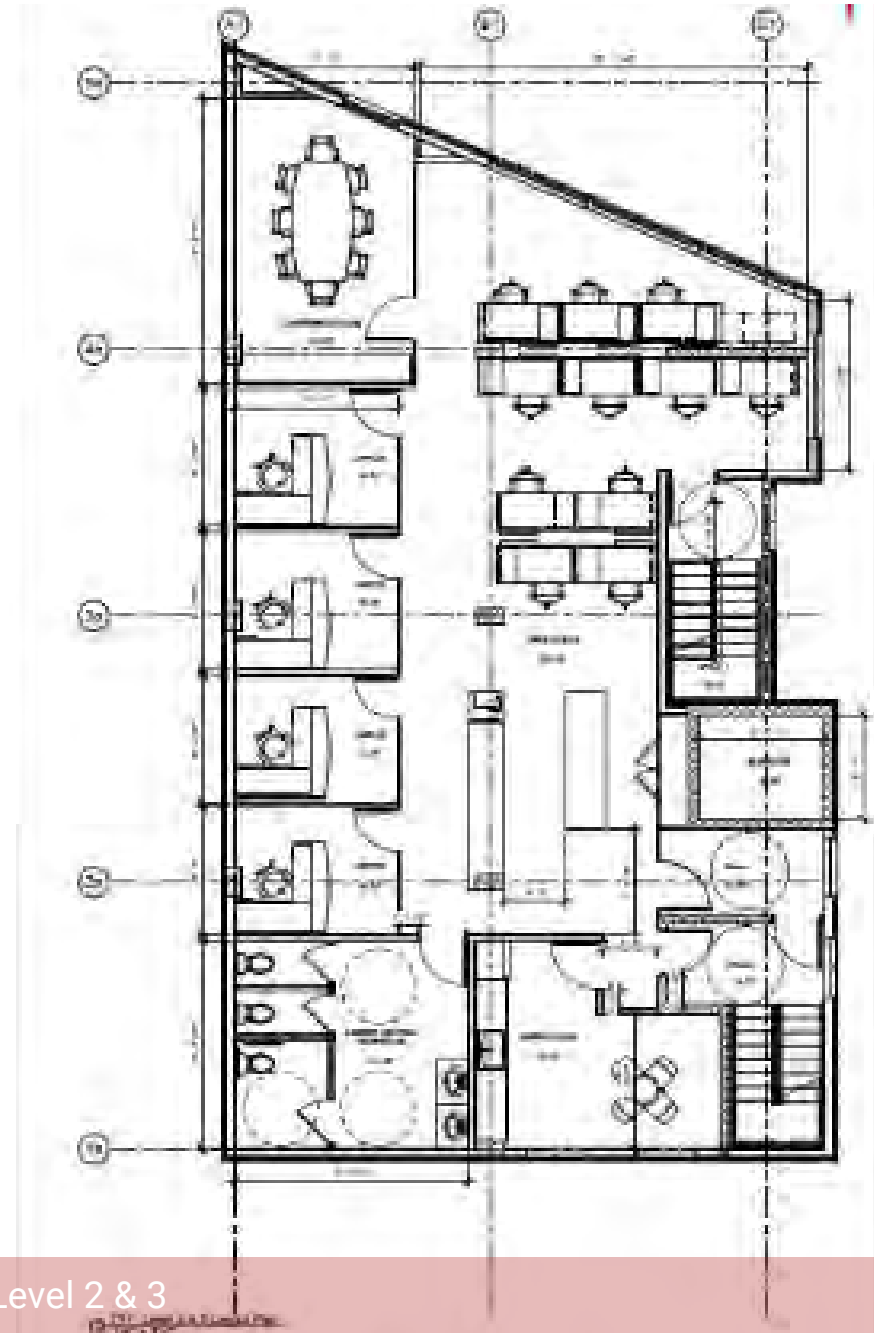
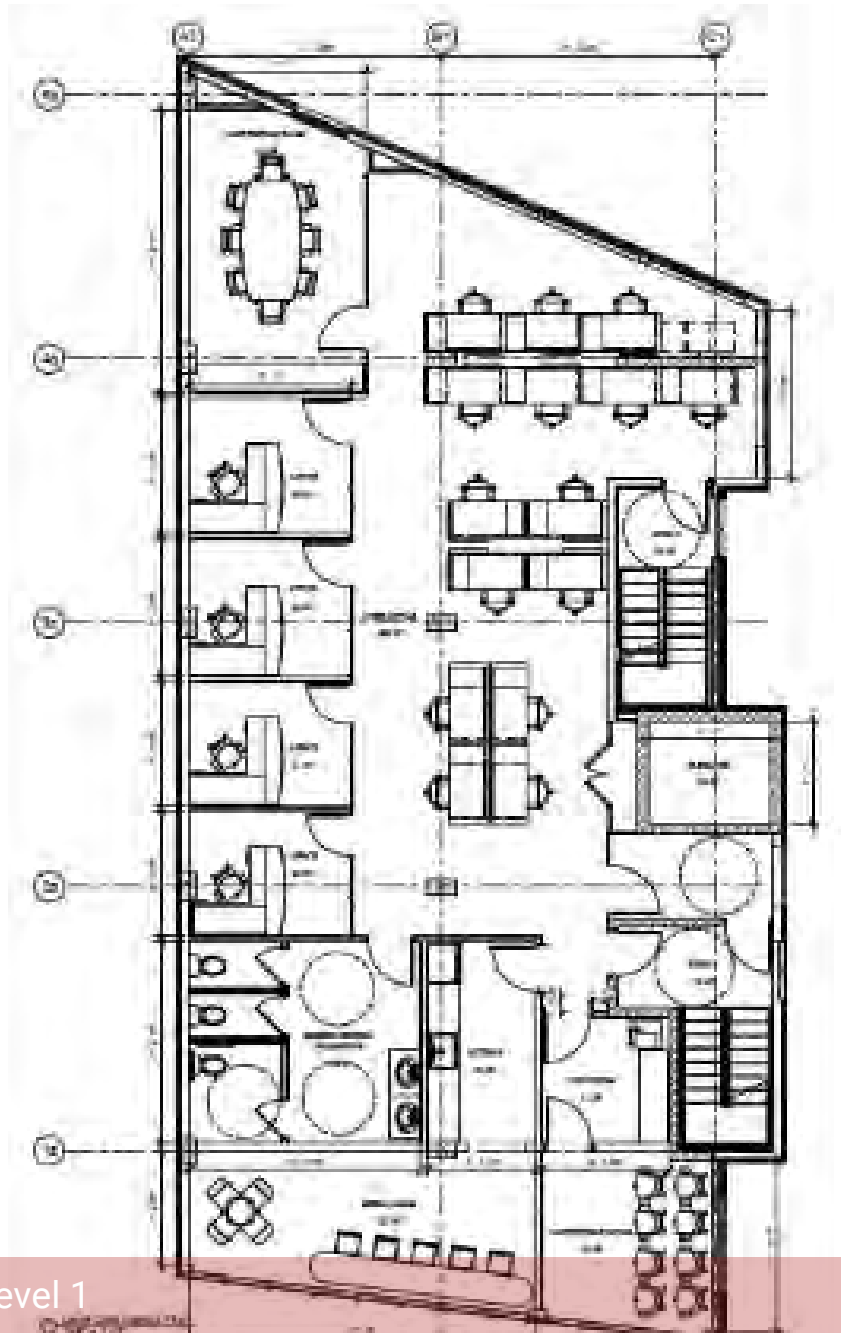
OFFICE BUILDING SITE LAYOUT

98 LAKECREST DRIVE, LOT 9R



OFFICE BUILDING FLOOR PLANS

98 LAKECREST DRIVE, LOT 9R



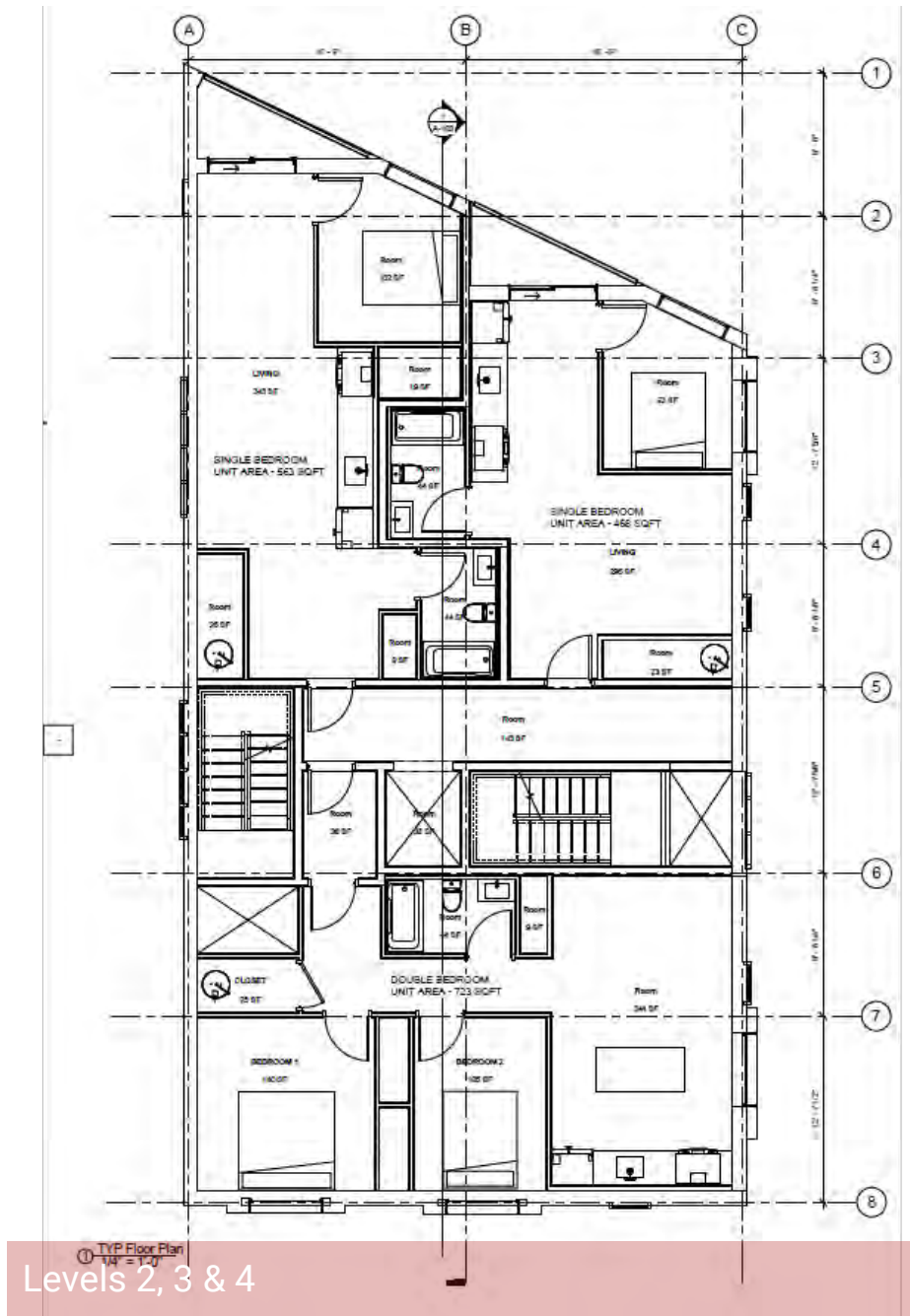
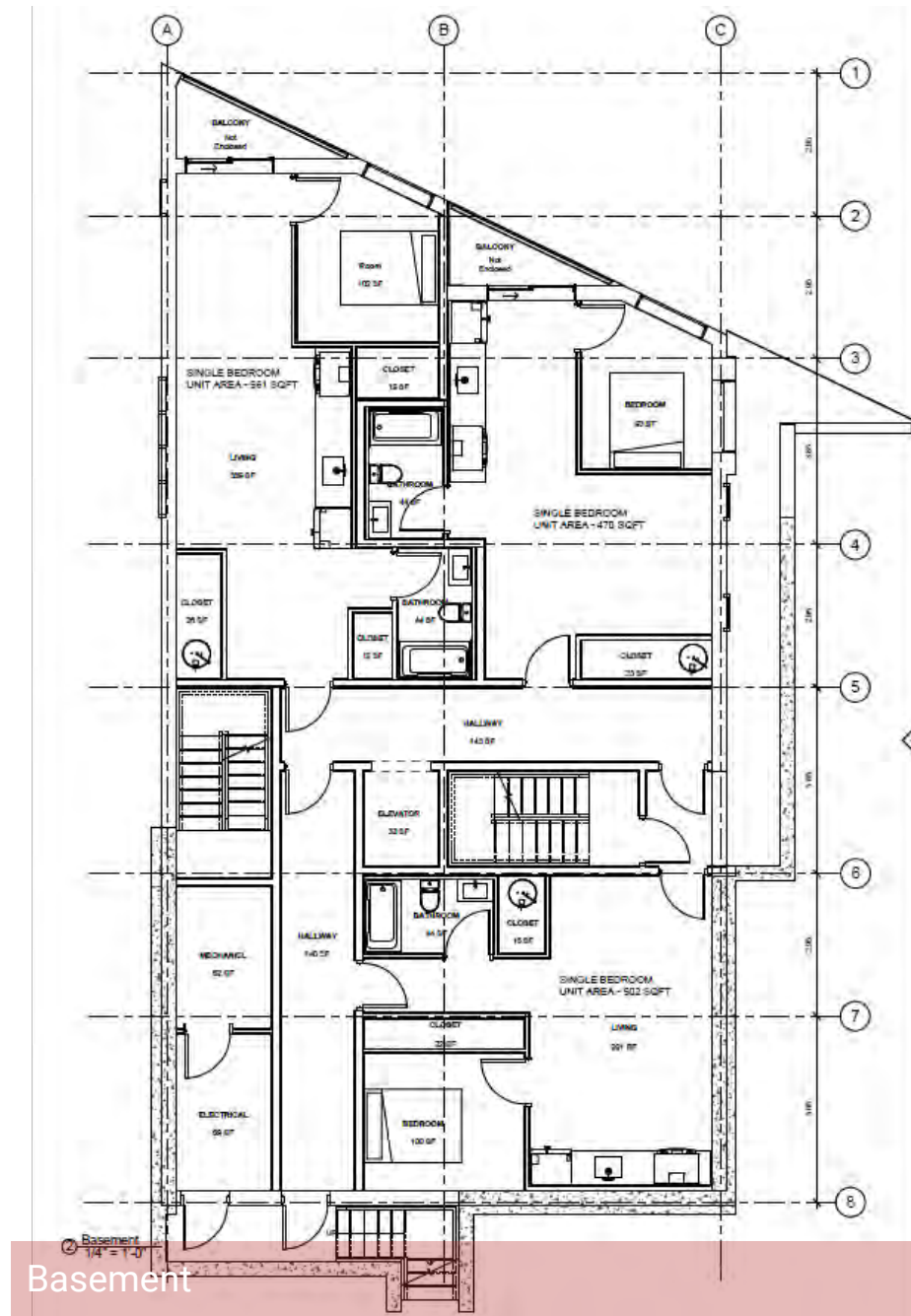
MULTI-UNIT RESIDENTIAL SITE PLAN

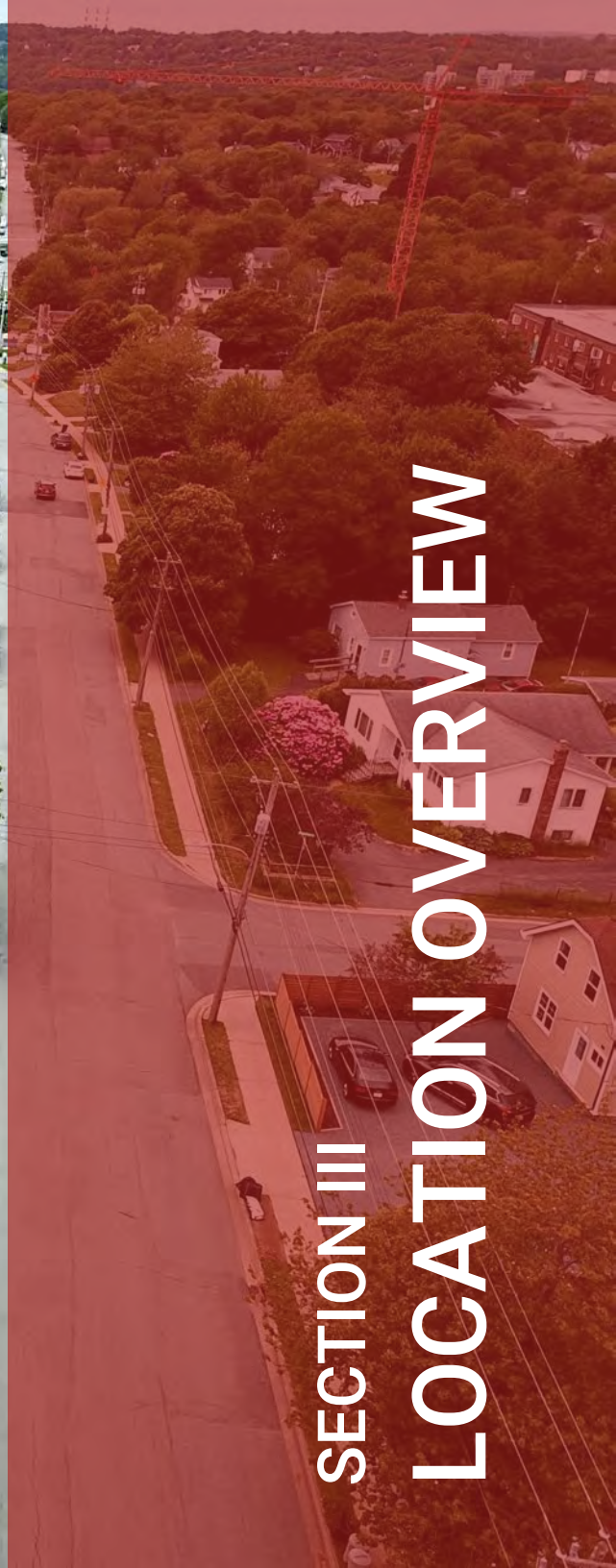
98 LAKECREST DRIVE, LOT 9R



MULTI-UNIT RESIDENTIAL FLOOR PLANS

98 LAKECREST DRIVE, LOT 9R

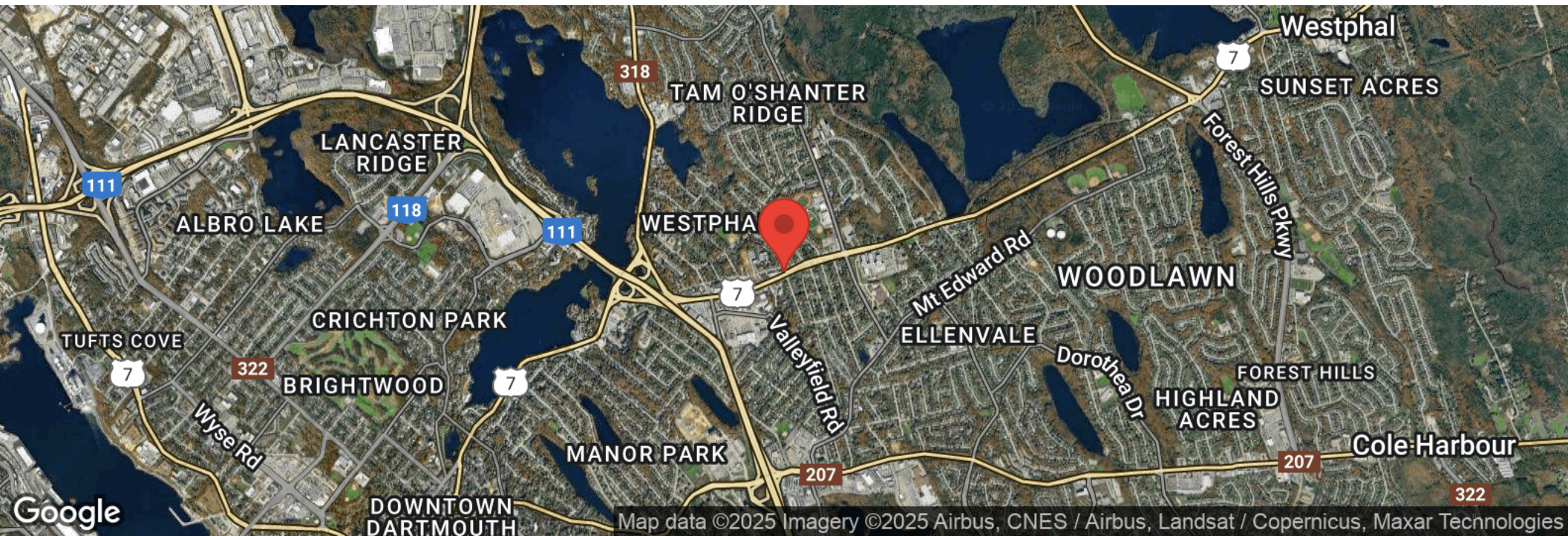
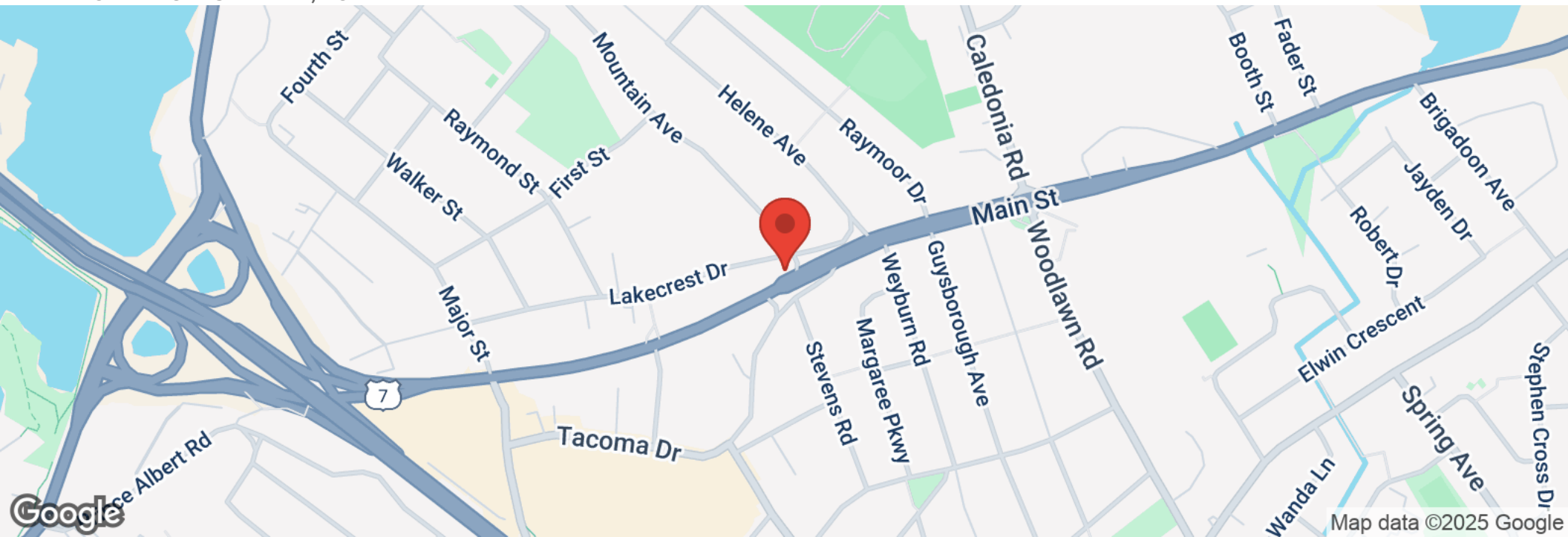




SECTION III LOCATION OVERVIEW

LOCATION MAPS

98 LAKECREST DRIVE, LOT 9R



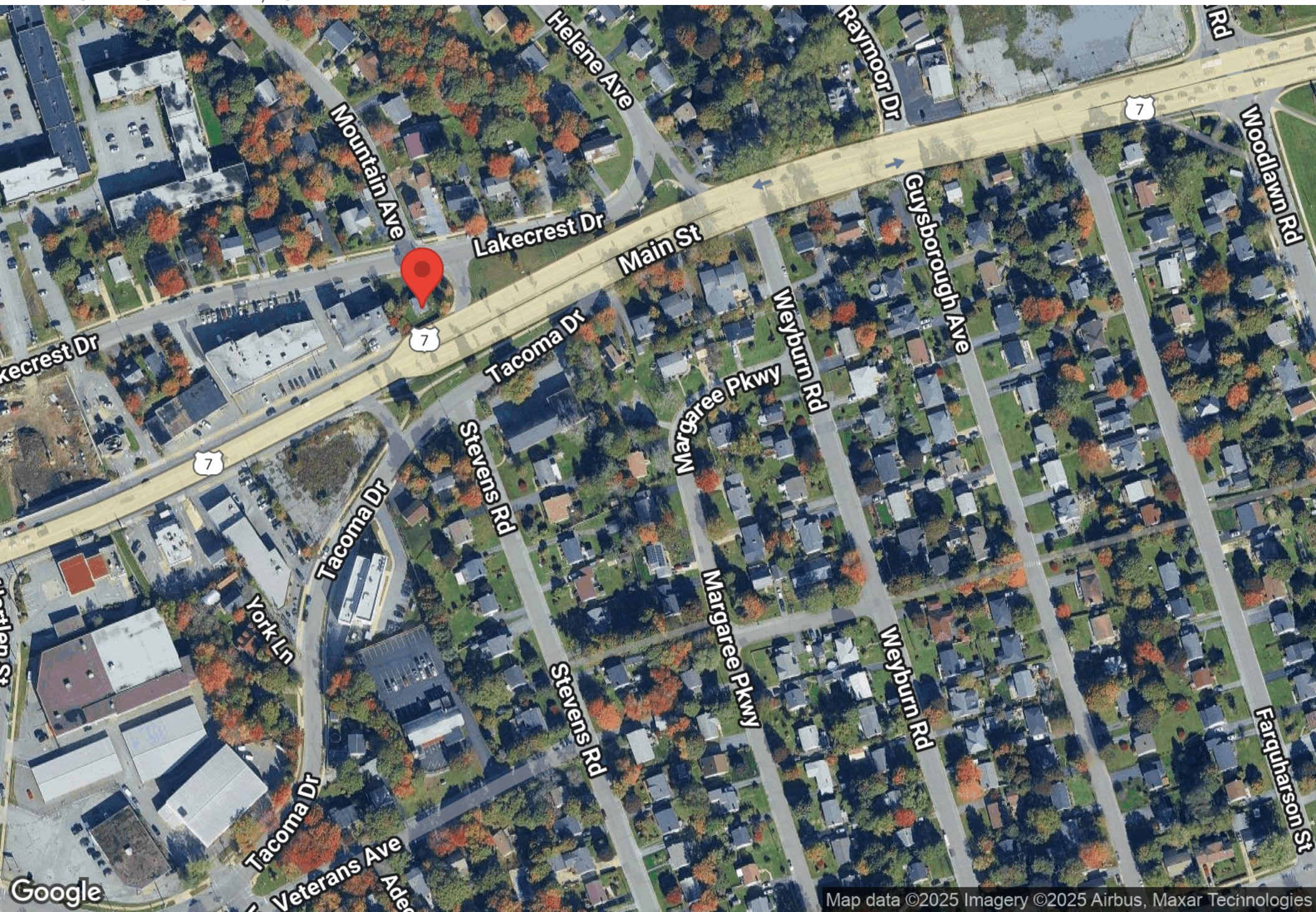
BUSINESS MAP

98 LAKECREST DRIVE, LOT 9R



AERIAL MAP

98 LAKECREST DRIVE, LOT 9R



C-2 (General Business) Zone

PART 9: C-2 (GENERAL BUSINESS) ZONE

39(1) The following uses only shall be permitted in a C-2 Zone:

- (a) R-1, R-2, R-3, C-1 and TH uses as herein set out;
- (b) Business or commercial enterprises except:
 - (i) obnoxious uses and uses creating a hazard to the public and
 - (ii) offices other than those permitted in the C-1 Zone
 - (iii) **except Adult Entertainment uses (RC-Jan 31/06; E-Mar 16/06)**
 - (iv) cabarets (HECC- Dec 4/08; E-Dec 27/08)
 - (v) pawn shops
- (ba) **Within the Main Street Designation, R-1 and R-2 (RC-May 23/24; E-Jun 13/24) uses are not permitted (RC-Sep 10/13; E-Nov 30/13);**
- (bb) **Within the Main Street Designation a drive-through is not a permitted main use (RC-Sep 10/13; E-Nov 30/13);**
- (bc) **Within the Main Street Designation, general office uses shall be permitted to occupy a maximum of 3 storeys (RC-Sep 10/13; E-Nov 30/13);**
- (c) Uses accessory to the foregoing uses.
- (d) **Deleted (RC-Aug 9/22; E-Sep 15/22)**

39(2) **Except within the Main Street Designation, buildings (RC-May 23/24; E-Jun 13/24) used for R-1, R-2, R-3, C-1 and TH uses in a C-2 Zone shall comply with the requirements of an R-1, R-2, R-3, C-1 or TH Zone respectively.**

39(3) Buildings used for C-2 uses in a C-2 Zone shall comply with the following requirements:

- (a) Lot area minimum - 5,000 sq. ft.
- (b) Height maximum - 3 storeys for a building with an office function as its primary function.
- (ba) **Within the Main Street Designation, permissible residential uses along the ground floor façades of a building shall be grade-related dwelling unit uses, entrance lobbies, common areas and accessory uses. (RC-Sep 10/13; E-Nov 30/13) (RC-May 23/24; E-Jun 13/24)**
- (c) Maximum Lot coverage - **Except within the Main Street Designation, (RC-May 23/24; E-Jun 13/24) 100% if the requirements for 100% lot coverage in the Building Bylaws of the City of Dartmouth are met, except that a motel building or buildings shall occupy surface area of not more than one-third of the total area of the building lot.**
- (d) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building Bylaws of the City of Dartmouth.
- (da) **Within the Main Street Designation, where the yard abuts any R-1, R-1A or R-2 zone, a minimum 6.1 metre (20 ft.) side and rear yard is required. (RC-Sep 10/13; E-Nov 30/13)**
- (e) **Repealed (RC – Oct 26/21; E – Nov 27/21)**
- (f) **Within the Main Street Designation, the maximum height shall be as identified on Schedule AF. (RC-Sep 10/13; E-Nov 30/13)**

39(4) **Within the Main Street Designation, retail fuel outlets and accessory uses shall be**

prohibited except where the main building is located between the sidewalk and the fuel pumps, which building shall have at least one facade parallel and adjacent to the front lot line, with a display window and a full-length canopy or awning extending out at least 1.5 metres [5 ft] in front of the façade. (RC-Sep 10/13; E-Nov 30/13)

39(5) **Building walls and roofs facing an adjacent Residential Zone shall be finished with the same siding and roof cladding as predominate on the facade. (RC-Sep 10/13; E-Nov 30/13)**

39(6) **Within the Main Street Designation, utility connections, fill pipes, exhaust vents and ventilators on facades shall be screened from the view of pedestrians by landscaping, solid board fencing, a decorative wall or an architectural feature. (RC-Sep 10/13; E-Nov 30/13)**

39(7) **Within the Main Street Designation, no illuminated sign, no outdoor loudspeaker, nor any drive-through lane, shall be located less than 6 metres (20ft) from any adjacent residentially zoned property. (RC-Sep 10/13; E-Nov 30/13)**

39(8) **Within the Main Street Designation no drive-through lane, no drive-through window, nor any surface parking shall be located between the building and the street. (RC-Sep 10/13; E-Nov 30/13)**

39(9) **Notwithstanding Sections 15(fa) and 28(3A)(a) and (c), on lands shown on Schedule "AH" – Gordon Avenue and Tacoma Drive Development Agreement Lands, front yard setbacks exceeding the maximum set forth in this by-law may be considered only by development agreement in accordance with Policy C-51 of the Municipal Planning Strategy. (RC-Sep 10/13; E-Nov 30/13)**

C-1 (Local Business) Zone permitted in C-2

PART 8: C-1 (LOCAL BUSINESS) ZONE

38(1) The following uses only shall be permitted in C-1 Zone:

- (a) R-1, R-2, and TH uses are herein set out;
- (b) food and grocery stores,
- (c) local offices including offices of professional people providing personal services,
- (d) public offices,
- (e) **personal service shops, (As amended by By-law C-464, Sep 26/82)**
- (f) restaurants,
- (fa) **veterinary clinics without outdoor runs, (RC-Sep 8/09;E-Nov 14/09)**
- (g) uses accessory to any of the foregoing uses.

38(2) Buildings used for R-1, R-2 and TH uses in a C-1 Zone shall comply with the requirements of an R-1, R-2, TH Zone respectively.

38(3) Buildings used for C-1 uses in a C-1 Zone shall comply with the following requirements:

- (a) Lot area minimum - 5,000 square feet.
- (b) Height maximum - 2 storeys
- (c) Lot coverage maximum - 50%
- (d) Floor area maximum for local offices 5,000 square feet or 25% of the total building area, the larger prevailing.
- (e) Side and rear yards shall be provided on each side and at the rear of buildings as specified in the Building By-laws of the City.

R-3 (Multiple Family Residential) Zone permitted in C-2

PART 4: 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) lodging houses (As amended by By-law C-657, Feb 2/89)
- (e) A group home for not more than 12 residents, provided that the subject property does not abut a property that is zoned R-1 or R-2. (HECC-Nov 4/10; E-Nov 27/10)
- (f) day care facility within the Main Street Designation. (RC-Sep 10/13;E-Nov 23/13)

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 respectively.

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

- (a) Lot coverage, maximum = 25%.
- (b) Area of site required per dwelling unit;

Type of dwelling unit	Area of site required per dwelling unit
One bedroom and bedsitting room	1,300 sq. ft.
Two or more bedrooms	1,800 sq. ft.

Provided that where the site area is greater than one acre, the area of the site required per dwelling unit shall be:

Type of dwelling unit	Area of site required per dwelling unit
One bedroom and bedsitting room	1,000 sq. ft.
Two or more bedrooms	1,350 sq. ft.

- (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 rear yards 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) Height Maximum -35 feet on all parcels of land situated within the "Lake Bannock Canoe Course Area" as identified on Schedule "W". (RC-Feb 8/05; E-Apr 23/05)

34(3A) Notwithstanding subsections 34(3) and 34(4), within the Main Street Designation no development permit shall be issued for an apartment building or a day care facility except in conformity with the following:

Minimum lot area	372 square m [4000 sq. ft.]
Minimum frontage	14 m [46 ft], except for a flag lot, in which case the minimum lot frontage shall be not less than 9.1 m [30 ft] and the building shall be located within the widest portion of such lot
Minimum Front or Flankage Yard	6.1 metres [20 ft]
Minimum Rear Yard	12.2 metres [40 ft] for any portion of the Rear Yard abutting an R-1, R-1A or R-2 Zone
Minimum Side Yard	12.2 metres [40 ft] for any portion of the Side Yard abutting an R-1, R-1A or R-2 Zone
Maximum Lot Coverage	60 %
Maximum Height of Main Building	Refer to Schedule "A"
(RC-Sep 10/13;Nov 23/13)	

34(3B) Within the Main Street Designation an apartment building along the south side of Lakecrest Drive or the west side of Valleyfield Road shall have the appearance of Townhouse Dwellings. (RC-Sep 10/13;Nov 23/13)

34(3C) Within the Main Street Designation, with the exception of driveway access, required yards shall be landscaped. (RC-Sep 10/13;Nov 23/13)

34(4) No uses other than those permitted in R-1 and R-2 shall be permitted unless the lot area is equal to or greater than ten thousand square feet and unless the street frontage is equal to or greater than one hundred feet.

34(5) All developments including three or more dwelling units shall provide, in addition to the site requirements set out in sub-section (3) of this section, amenity areas of not less than one hundred square feet for each bedsitting room or one bedroom dwelling unit, three hundred square feet for each two bedroom dwelling unit and 500 square feet for each three or more bedroom dwelling units. An amenity area shall be a space set aside for recreational purposes such as communal play areas, recreational room, roof decks, balconies, swimming pools and tennis courts. An amenity area shall have no dimension less than thirty feet.

34(6) Buildings used for lodging house uses shall comply with the requirements of the Lodging House By-law of the City of Dartmouth, (As amended by By-law C-657, Feb 2/89)

34(7) KUHN ROAD DESIGNATION - OTHER REQUIREMENTS

- (a) Notwithstanding subsections 34(3) and 34(4), within the Kuhn Road Designation as shown on Schedule A1, no development permit shall be issued for an apartment building or townhouse dwelling in the R-3 (Multiple Family Residential) Zone except by development agreement in accordance with Policy C-66 of the Dartmouth Municipal Planning Strategy.



SECTION IV
CONTACT INFORMATION

CONTACT INFORMATION

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