

### **EXECUTIVE SUMMARY**

# COMMERCIAL ADVISORS

1423 FALL RIVER ROAD



### **OFFERING SUMMARY**

PROPERTY TYPE: Mixed-Use

**BUILDING SIZE**: 4,436 SF

# **OF UNITS**: 2 Commercial + 2 Residential

**CONSTRUCTION:** Wood frame

YEAR BUILT: Circa 1970

2014 (Addition) | 2025 (Renovation)

**HEATING:** Heat pumps & electric baseboards

**LOT SIZE**: 17,596 SF

PARKING: 13 Paved parking at rear

**ZONING:** VMS (Village Main Street)

ASSESSED VALUE: \$240,900 (Resource Taxable 2025)

\$593,300 (Commercial Taxable 2025)

**LIST PRICE**: \$1,255,000

### **PROPERTY OVERVIEW**

2 Level wood frame commercial / residential originally built circa 1970 with a 3 level addition in 2014 and recent renovations as of 2025. The lower level features 1,108 SF office space with access from rear parking lot, along with a small 1 bedroom apartment with 650 SF. The 3rd level includes a 2-bedroom apartment containing 886 SF.

#### LOCATION OVERVIEW

Fall River is a growing suburban Halifax community located 10 minutes from the Halifax Airport and the neighbouring communities of Bedford and Sackville. The Fall River area serves as a hub for several nearby subdivisions including Schwartzwald, Fall River Village, Capilano Estates, Fall Rivers Estates, St. Andrew's Village. Area population exceeds 57,000 of which over 17,000 are 55 years and older with above average income. Nearby business service and amenities include: Sobeys Shopping Centre, medical offices, a recreational centre, 2 golf courses (Ashburn and Oakfield), a community centre and fast food outlets, etc.

## PROPERTY PHOTOS











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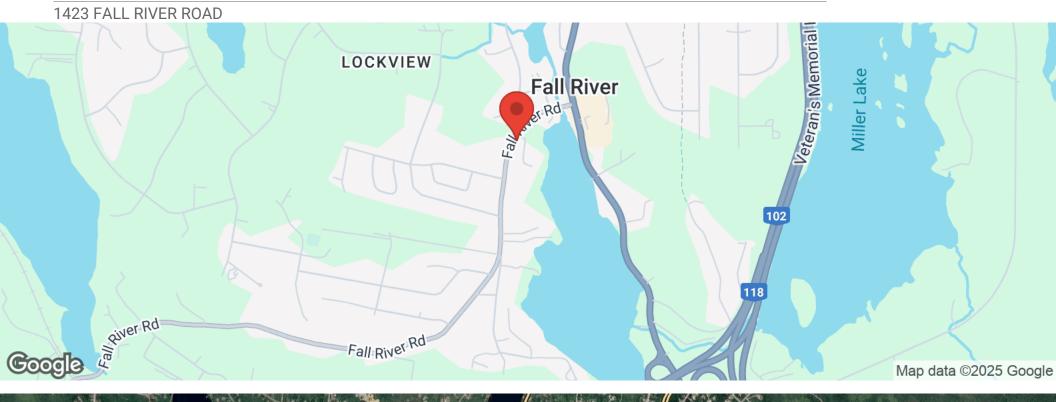






### **LOCATION MAPS**







### **DISCLAIMER**

### 1423 FALL RIVER ROAD



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