

INDUSTRIAL FOR SALE

145 Cow Bay Road

Industrial - For Sale

145 Cow Bay Road, Eastern Passage, NS B3G 1C2

kw COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

145 COW BAY ROAD



OFFERING SUMMARY

Property Type:	Commercial
PID #:	40709644
Building Size:	2,225 SF Over 2 levels
Ceiling:	12.8' Clear Under Beam to 14' at Ceiling in Shop
Loading:	12'10" Wide x 10' High Grade Loading
Lot Size:	24,199 SF (0.55 Acres, Lot 3-X-A2)
Zoning:	C-2 (General Business) Zone
Assessed Owner:	Kenneth Joseph Wells
Assessed Value:	\$100,200 (Commercial Taxable 2025)
List Price:	\$849,000

PROPERTY OVERVIEW

This commercial property spans two levels on a 24,199 SF (0.55-acre) lot, zoned C-2 (General Business). The wood and heavy steel frame building features a 975 SF automotive shop with a 12'10" x 10' grade loading door, 12.8'-14' ceiling heights, and a poured concrete foundation designed for heavy hoists. It includes municipal water/sewer, a wood-fired and electric boiler heating system, and 200-amp single-phase power. The ground floor houses an automotive shop, parts area, washroom, and boiler room, while the second floor offers a living room, two bedrooms, kitchen, dining room, bathroom, and laundry.

LOCATION OVERVIEW

Nestled in the coastal community of Eastern Passage, 145 Cow Bay Road is surrounded by a vibrant mix of local commercial businesses and service-oriented shops along Cow Bay Road. This C-2 zoned area benefits from proximity to CFB Shearwater Aviation Museum and nearby oil refineries, fostering a blend of retail, hospitality, and light industrial activity. Located just 10-15 minute drive to Burnside Business Park, 20 minutes to downtown Halifax, and about 25 minutes to Halifax Stanfield International Airport, offering seamless access across the Halifax Regional Municipality.

PROPERTY PHOTOS

145 COW BAY ROAD



Main Level - Automotive Shop & Parts Area

PROPERTY PHOTOS

145 COW BAY ROAD



PROPERTY PHOTOS

145 COW BAY ROAD



PROPERTY PHOTOS

145 COW BAY ROAD



BUILDING OVERVIEW

145 COW BAY ROAD

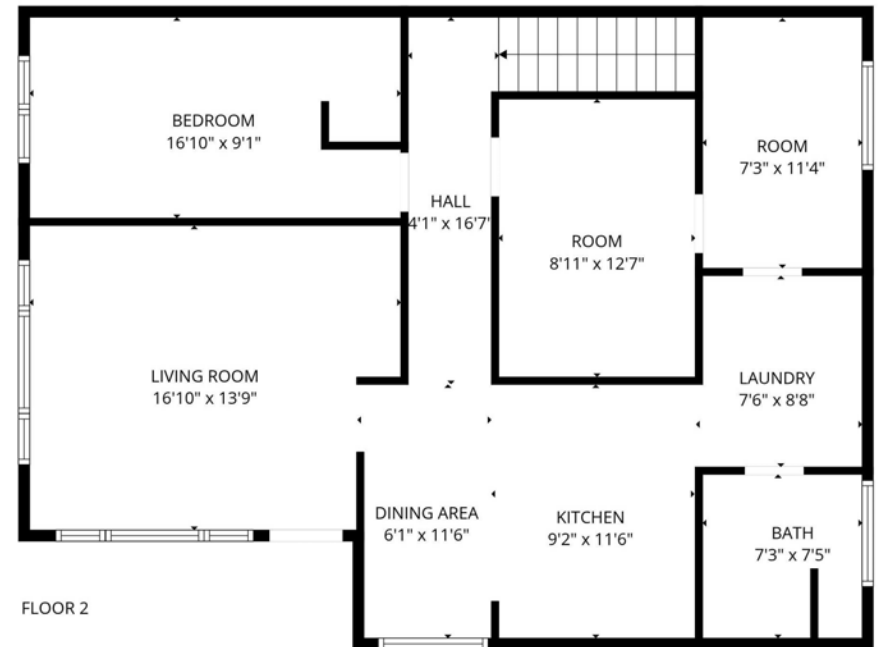
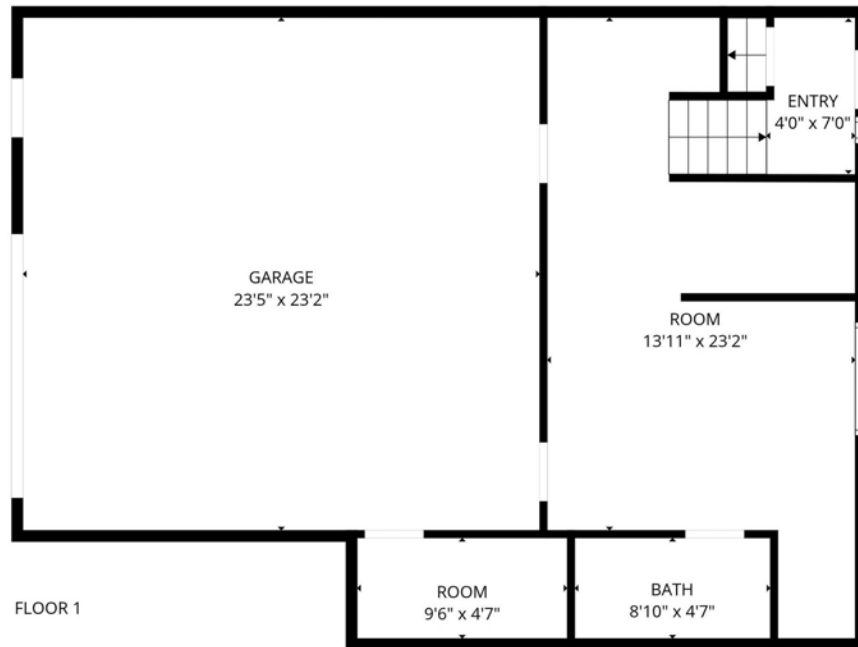


BUILDING SPECIFICATIONS

Property Type:	Industrial
PID #:	40709644
Building Size:	2,225 SF Over 2 Levels
Construction Type:	Wood Frame (2" x10" Walls) with Engineered Heavy Steel Frame, and Steel Floor Joists for 2nd Floor
Foundation:	Poured Reinforced Concrete with Footings for Heavy Hoists
Building Dimensions:	25' X 39' (975 SF) + 5.5' X 25' (137.5 SF)
Premises Layout:	Main Level: Automotive Shop + Parts Area, Washroom, Boiler Room & Front Entry 2nd Level: Living Room, 2 Bedrooms, Kitchen & Dining Room, Bathroom and Laundry
Ceiling Height:	12.8' Clear Under Beam to 14' at Ceiling in Shop
Loading:	12'10" Wide x 10' High Grade Loading Door
Heating:	Wood Fired Boiler & Electric Boiler to in Floor at Garage, and Hot Water Baseboard on 2nd Floor
Electrical:	120/240 Volt 200 Amp Single Phase Power
Lot Size:	24,199 SF
Parking:	Ample Gravel Graded
Water & Sewer:	Municipal Water & Sanitary Sewer
Zoning:	C-2 (General Business) Zone Eastern Passage / Cow Bay LUB
List Price:	\$849,000

FLOOR PLAN

145 COW BAY ROAD





LOCATION & HIGHLIGHTS

145 COW BAY ROAD



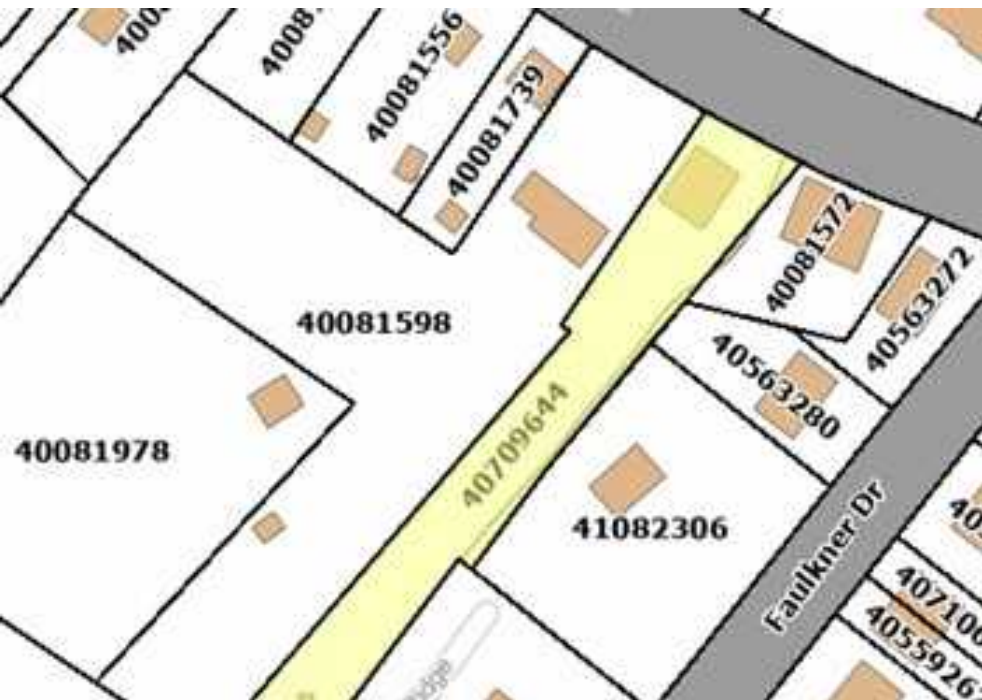
145 Cow Bay Road in the heart of Eastern Passage, Nova Scotia, this property is surrounded by a thriving coastal community known for its blend of commercial, industrial, and cultural vibrancy.

The area boasts a variety of local businesses along Cow Bay Road, including Seafarer's Pub, Keizer's Freshmart grocery, the Nova Scotia Liquor Corporation outlet, and an array of service-oriented shops such as barber shops, salons, and small retail outlets, catering to both residents and visitors.

Just minutes away, Fisherman's Cove, a historic waterfront destination, offers charming boutiques, seafood restaurants, and artisanal shops, drawing tourists and locals alike with its scenic boardwalk and maritime charm. The proximity to CFB Shearwater, home to the Shearwater Aviation Museum, adds a unique historical and military presence, while nearby oil refineries and light industrial operations contribute to a diverse economic base.

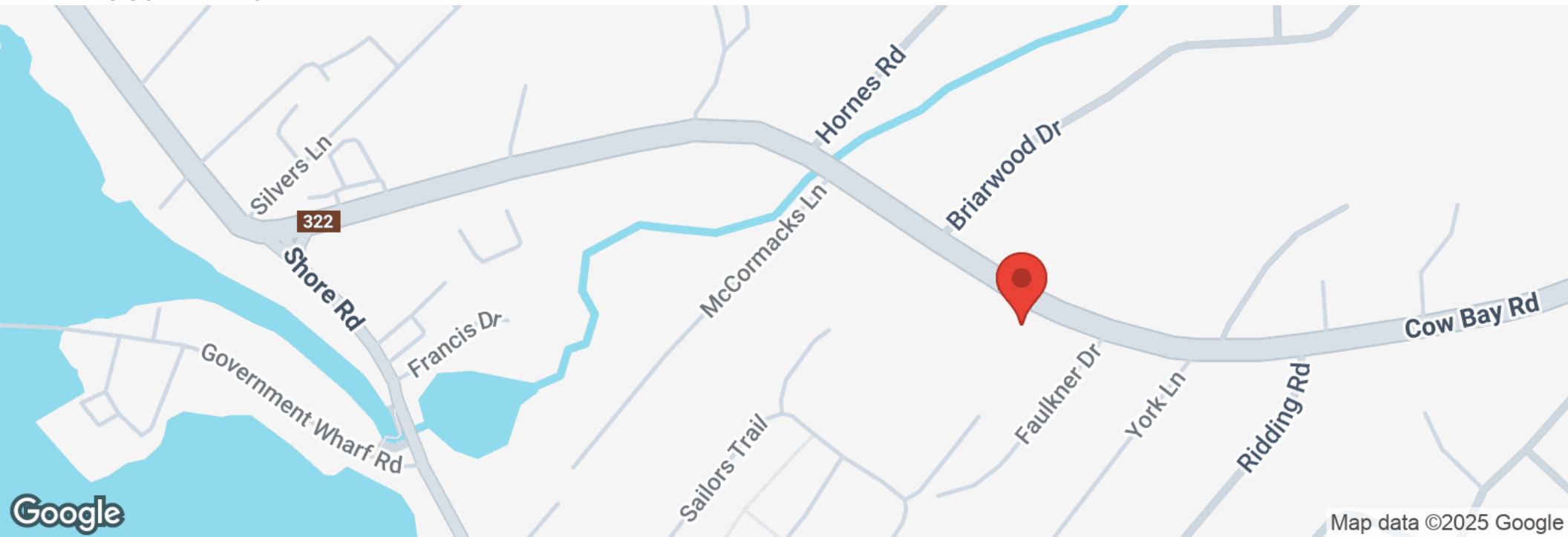
Eastern Passage's strategic location ensures excellent connectivity: it's a short 10-15 minute drive to Dartmouth's business district, 20 minutes to downtown Halifax's commercial and cultural core, and approximately 25 minutes to Halifax Stanfield International Airport, providing seamless access across the Halifax Regional Municipality.

With its dense residential community, vibrant local commerce, and industrial activity, this location is perfectly positioned for an automotive shop to thrive by serving the needs of Eastern Passage's growing population.



LOCATION MAPS

145 COW BAY ROAD



ZONING INFORMATION

145 COW BAY ROAD

PART 14: C-2 (GENERAL BUSINESS) ZONE

14.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Commercial Uses

Retail Stores
Art galleries, studios and workshops
Food, grocery and variety stores
Service and personal service shops
Offices
Commercial schools
Banks and other financial institutions
Restaurants, drive-ins, take-out restaurants, outdoor cafe and tea rooms
Entertainment uses to a maximum of 1600 square feet of floor area devoted to public use
Theatres and cinemas
Funeral parlours
Veterinary hospitals and kennels
Taxi and bus depots
Parking lots
Service stations
Re-cycling depots
Motels, inns, and tourist cottage developments (RC-Feb 21/23; E-Sept 01/23)
Day care facilities
Display courts
Shopping Plazas and Malls
Bicycle rental outlets
Fish markets
Tourist information centres
Mini-storage warehouse
Dwelling units located in the same building as commercial shall not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor
Boat charter service
Boat or yacht club
Marina
Small Scale Fishing Operations
Short-term Rentals (RC-Feb 21/23; E-Sept 01/23)
Short-term Bedroom Rentals (RC-Feb 21/23; E-Sept 01/23)

Residential Uses

Single unit dwellings
Two unit dwellings
Townhouse dwellings
Multiple unit dwellings (RC-May 23/24; E-Jun 13/24) up to a maximum of 12 dwelling units (RC-Mar 18/25; EFF Apr 23/25)
Shared housing use (RC-Aug 9/22; E-Sep 15/22)

Home business uses in conjunction with permitted dwellings

Community Uses

Institutional uses
Open space uses

14.2 LOT AND YARD REQUIREMENTS: COMMERCIAL AND INSTITUTIONAL USES, MULTIPLE UNIT DWELLINGS, AND SHARED HOUSING USES (RC-Aug 9/22; E-Sep 15/22)

Minimum Lot Area:	4000 square feet
Minimum Lot Frontage:	50 feet
Minimum Front / Flankage Yard:	4 feet except for 25 foot daylighting triangle on corner lots.
Minimum Rear Yard:	20 (RC-May 23/24; E-Jun 13/24) feet
Minimum Side Yard:	4 feet on one side, 20 feet on the other
Maximum Lot Coverage:	50 percent
Maximum Building Height:	46 (RC-May 23/24; E-Jun 13/24) feet
<i>(HECC-May 11/09; E-May 30/09)</i>	

14.3 BUILDING SIZE REQUIREMENTS

For any new, renovated or expanded commercial or institutional buildings in the C-2 Zone, the following shall apply:

Maximum Building Footprint: (RC-May 23/24; E-Jun 13/24)	7500 square feet
Maximum Gross Floor Area: (RC-Mar 18/25; EFF Apr 23/25)	15 000 square feet

14.4 OTHER REQUIREMENTS: COMMERCIAL USES

For any commercial uses permitted in the C-2 Zone, the following shall apply:

- (a) Any area devoted to open storage or outdoor display shall not exceed fifty (50) percent of the lot area.
- (b) No open storage or outdoor display shall be permitted within ten (10) feet (3 m) of any lot line.

14.4B OTHER REQUIREMENTS: RECYCLING DEPOTS

In any C-2 Zone, where recycling depots are permitted, no open storage related to the operation of a recycling depot shall be permitted.

14.5 LOT AND YARD REQUIREMENTS: SINGLE UNIT DWELLINGS *(HECC-May 11/09; E-May 30/09)*

DISCLAIMER

145 COW BAY ROAD

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS

Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.