

COMMERCIAL FOR SALE

264 North Street

Commercial - For Sale

264 North Street, Bridgewater, NS B4V 2V6

kW COMMERCIAL
ADVISORS®

TABLE OF CONTENTS

264 NORTH STREET

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Executive Summary	3
Property Photos	4
Building Overview	7
Location & Highlights	8
Location Maps	9
Zoning Information	10
Disclaimer	11

EXECUTIVE SUMMARY

264 NORTH STREET



OFFERING SUMMARY

Property Type:	Commercial Gas Bar
PID #:	60050457
Building Size:	3,520 SF
Lot Size:	57,064 SF (1.31 Acres)
Parking:	Paved Parking
Zoning:	C5 (General Commercial) Zone
Assessed Owner:	3256300 Nova Scotia Limited
Assessed Value:	\$480,000 (Commercial Taxable 2025)
List Price:	\$2,600,000

PROPERTY OVERVIEW

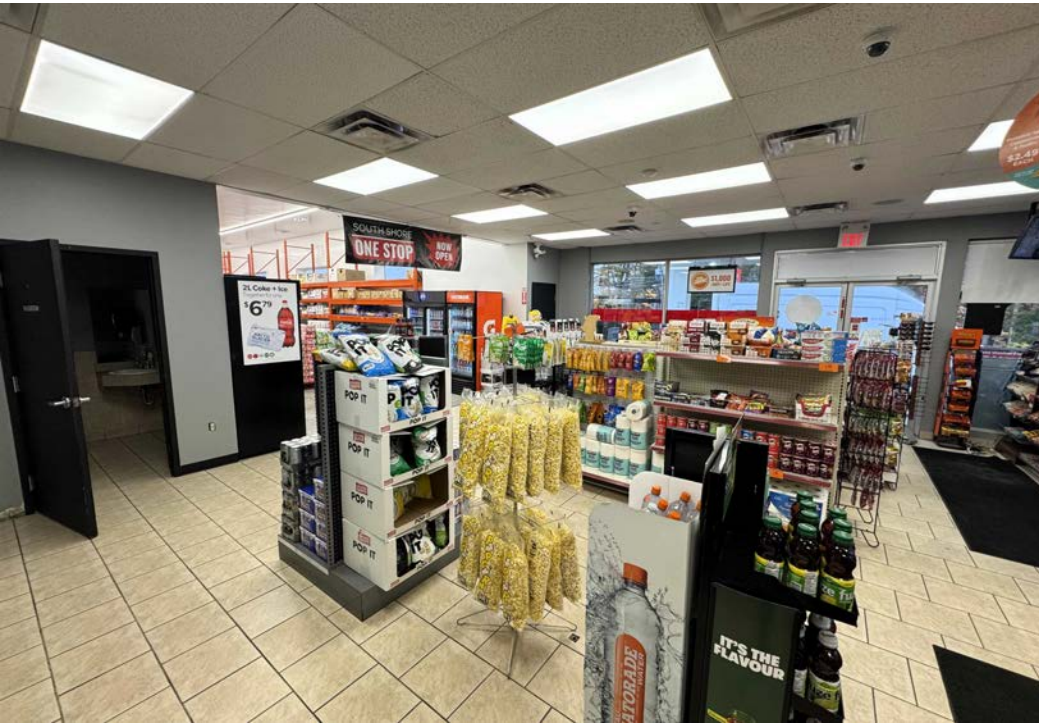
Offered as an asset sale or turn-key business, 264 North Street provides ample opportunity for owner-operators and investors. Currently operating as a Petro-Can, convenience store, Robin's and One Stop Kirkland wholesale. 3,520 SF building extensively renovated in 2023, situated on a 1.31 acre high profile parcel of land.

LOCATION OVERVIEW

The gas bar at 264 North Street in Bridgewater, NS, operates in a high-traffic commercial hub alongside a grocery outlet, Robin's Donuts, and Yogen Fruz, with nearby East Side Plaza and South Shore Centre offering major retail and dining options. It provides excellent South Shore connectivity, with Lunenburg 19 km (18 min) away, Liverpool 45 km (40 min), Chester 41 km (45 min), and Halifax 100 km (1 hour 20 min) via Highway 103.

PROPERTY PHOTOS

264 NORTH STREET



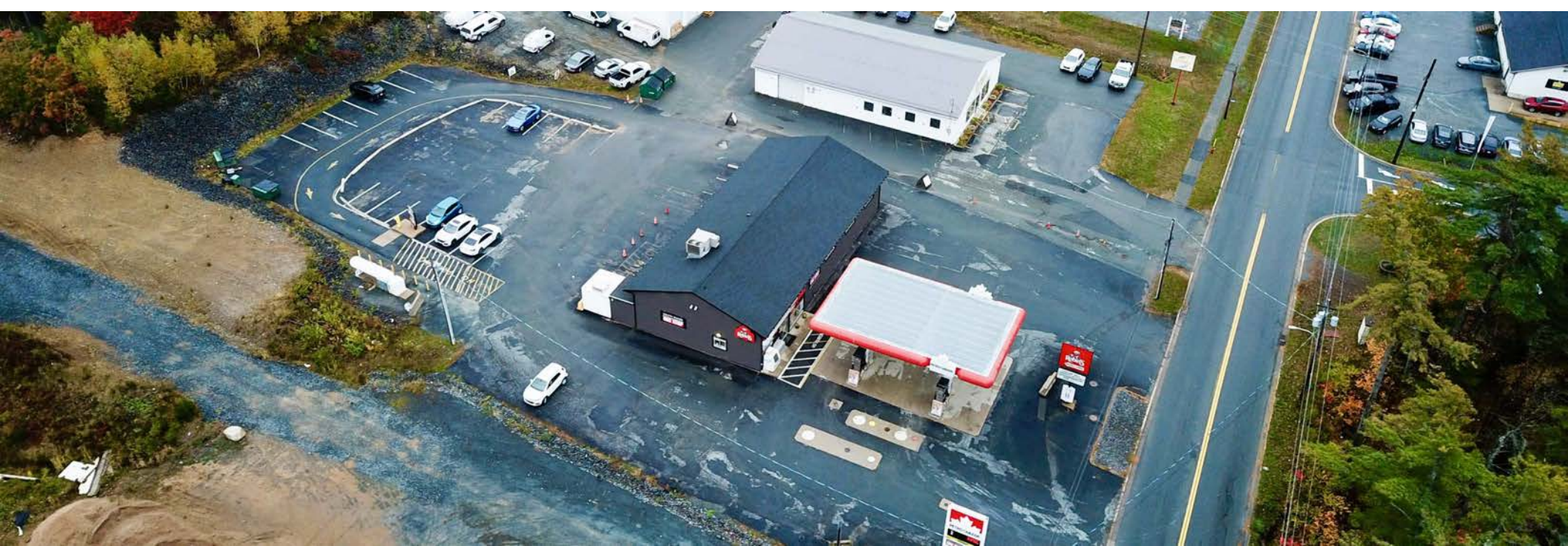
PROPERTY PHOTOS

264 NORTH STREET



PROPERTY PHOTOS

264 NORTH STREET



BUILDING OVERVIEW

264 NORTH STREET



BUILDING SPECIFICATIONS

Property Type:	Commercial Gas Bar
Building Size:	3,520 SF
Construction Type:	Wood Frame
Foundation:	Concrete
Roof Type:	Asphalt Shingle
Year Built:	1986
Fuel Type:	Electric
HVAC:	Ducted & Ductless Heat Pump
Lot Size:	57,064 SF (1.31 Acres)
Parking:	Paved Parking
Water & Sewer:	Municipal
Zoning:	C5 (General Business) Zone
List Price:	\$2,600,000

LOCATION & HIGHLIGHTS

264 NORTH STREET

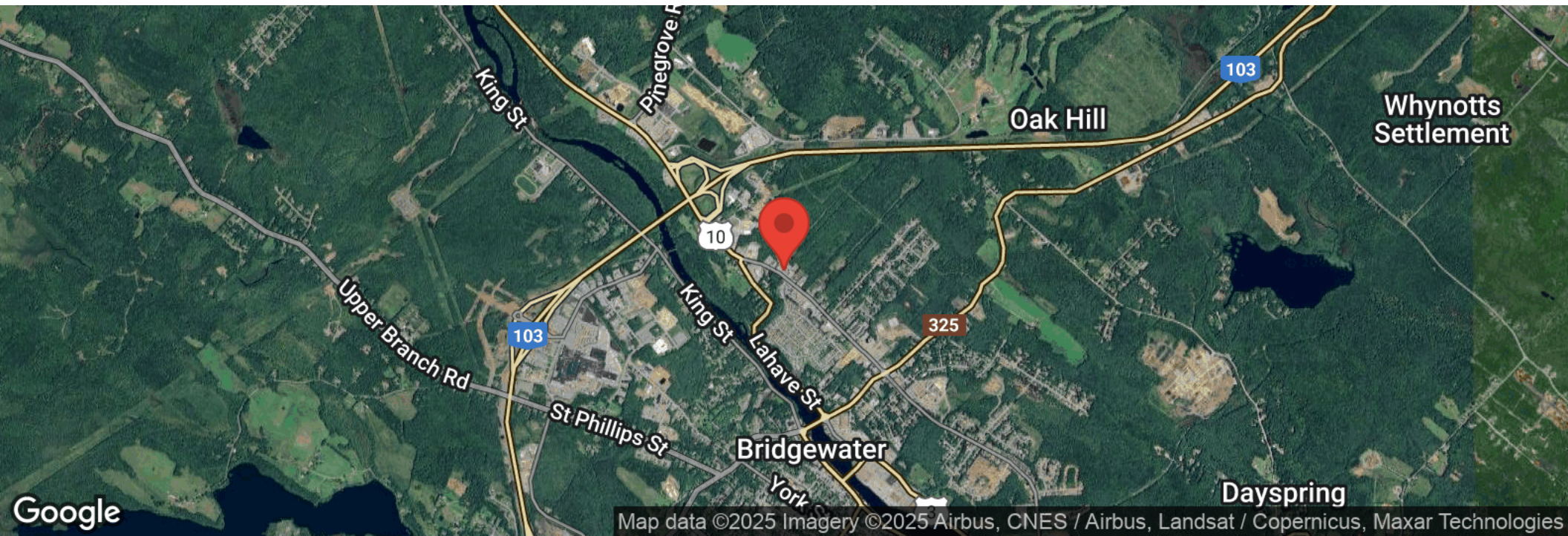
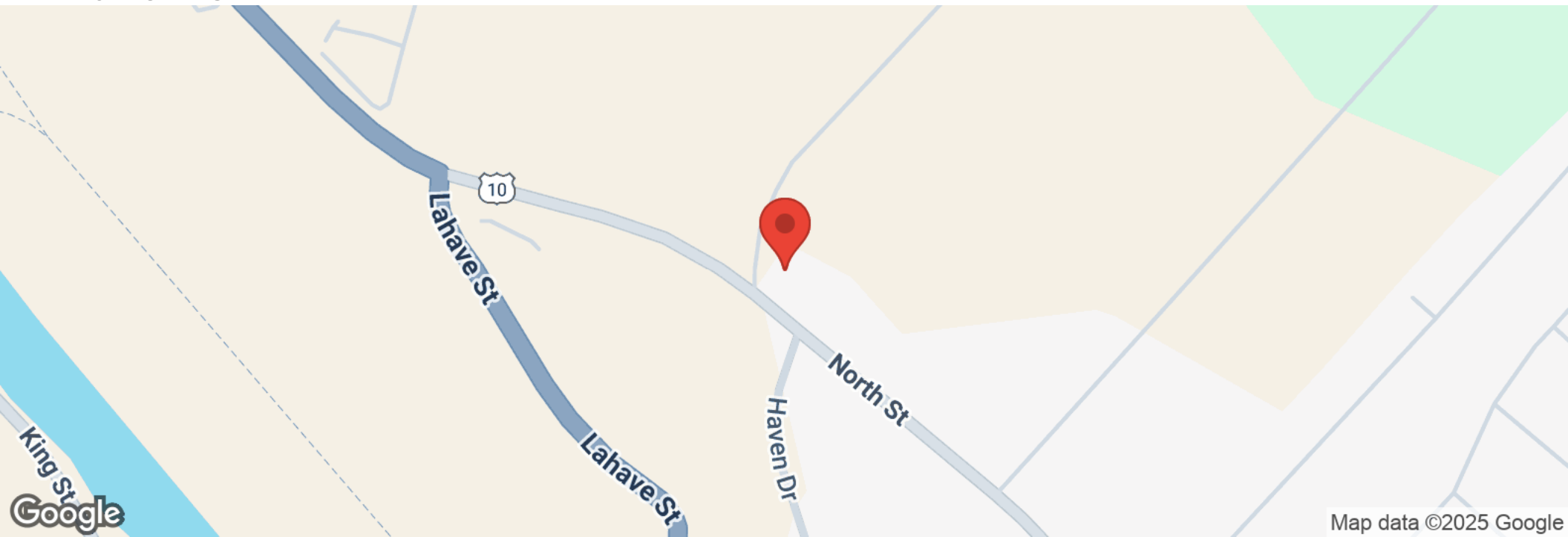


The gas bar at 264 North Street in Bridgewater, Nova Scotia, is strategically positioned in a vibrant commercial strip along the town's primary north-south corridor, benefiting from high visibility and foot traffic from complementary ventures such as the adjacent South Shore One Stop grocery outlet, Robin's Donuts for quick-service coffee and baked goods, and Yogen Früz for frozen treats—all under one roof to capture convenience-driven customers. Nearby, Bridgewater's East Side Plaza and South Shore Centre host a concentration of retail anchors including big-box stores, pharmacies, and dining options, fostering a robust local economy within a short walking distance. This prime spot offers excellent connectivity across Nova Scotia's South Shore, with Lunenburg's UNESCO World Heritage Site just 19 km (18 minutes) away, Liverpool's historic waterfront 45 km (40 minutes) to the southwest, Chester's upscale marinas 41 km (about 45 minutes) to the east, and the provincial capital of Halifax—complete with its international airport—reachable in approximately 100 km (1 hour 20 minutes) via Highway 103.



LOCATION MAPS

264 NORTH STREET



5.6 General Commercial (C5) Zone

5.6.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 4,645m² (49,998ft²) in gross floor area, shall be permitted as-of-right in the General Commercial (C5) Zone subject to the requirements of this By-law:

- Animal Hospitals & Veterinaries
- Automobile Repair Services
- Automobile Sales & Rental
- Building Supplies Stores
- Bus Terminals
- Car Wash Facilities
- Clinics
- Clubs & Fraternal Organizations
- Community Centres
- Distribution Centres
- Dog Grooming
- Dressmaking and Tailoring
- Drive-through Facilities
- Educational Uses
- Emergency Services
- Equipment Sales & Rental
- Funeral Homes
- Garden & Nursery Sales
- Garages
- Gas Stations
- Hotels
- Household Repair Services
- Laundromats & Dry Cleaners
- Manufactured Home Sales & Repair
- Motels
- Offices
- Parking Lots & Structures
- Personal Service Shops
- Places of Assembly
- Places of Entertainment
- Printing Establishments
- Restaurants
- Recycling Depots
- Research Facilities
- Retail Sales
- Self-Storage Facilities
- Studios
- Taxi Operations

- Telecommunication Towers
- Visitor Information Centres
- Warehouses, Depots & Storage Facilities
- Wholesale Establishments
- Wineries and Micro-Breweries

5.6.2 Developments by Development Agreement

The following developments shall be permitted by Development Agreement in the General Commercial (C5) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined in the Municipal Planning Strategy:

- a. All developments listed in LUB 5.6.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy CDA-1.

5.6.3 Zoning Standards

The following requirements apply to all developments permitted as-of-right or by site plan approval in the General Commercial (C5) Zone:

C5	General Commercial Zone
Minimum front yard	3m (10ft)
Minimum rear yard	5m (16ft)
Minimum side yard	4m (13ft)
Minimum flange yard	4m (13ft)
Maximum building height	14m (46ft)
Minimum lot area	650m ² (6,997ft ²)
Minimum lot frontage	12m (39ft)

5.6.4 Special Requirements

- a. Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36; and
- b. Development within the LaHave River Development Agreement Area, excluding parks, change of use and associated signage, additions less than 50m² (538ft²), and accessory buildings and structures less than 50m² (538ft²), shall only be permitted by development agreement, in accordance with MPS Policy LRDA-1.

DISCLAIMER

264 NORTH STREET

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