

COMMERCIAL FOR SALE

7589 Highway 14



Commercial - For Sale

7859 Nova Scotia Trunk 14, Windsor, NS B0N 2T0



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Executive Summary



OFFERING SUMMARY

PID #:	45017027
Current Use:	Dental Clinic
Building Size:	2,300 SF over 2 levels 331 SF Unfinished space
Building Dimensions:	25' x 46'
Electrical:	120/240 Volt 150 Amp Single Phase
Heating:	Kerr oil fired forced air heat (200 gallon 2024 oil tank)
Hot Water:	175 Liter hot water tank
Lot Size:	1.09 Acres
Zoning:	LC (Local Commercial) Zone
Water Source:	Drilled well with water purification
Sanitary Service:	Septic
List Price:	\$549,000

PROPERTY OVERVIEW

2,300 SF Commercial property at 7859 Highway 14, Windsor, Nova Scotia, situated on 1.09 acres in the LC (Local Commercial) zone. This 25' x 46' two-level building, with a current use of a Dental Clinic, and ideal for continued use as a dental clinic, or alternate commercial use, such as a daycare. Includes 331 SF of unfinished space, a drilled well with water purification, septic system, Kerr oil-fired forced air heat (2024 200-gallon oil tank), and a 175-liter electric hot water tank. The property features 120/240V 150A single-phase electrical service, ideal for commercial or mixed-use development in West Hants.

LOCATION OVERVIEW

The subject property is located at 7859 Highway 14, Windsor, Nova Scotia. Strategically located in the heart of West Hants, offering excellent visibility and accessibility along a key commercial route. 500 Meters from Petro Canada on the corner of Glooscap Trail & Highway 14, and 750 meters from Brooklyn District Elementary School and West Hants Middle School, and 650 Meters from Brooklyn Home Hardware, and 4.2KM from the Coyote Hill Golf Course & Driving Range. The 1.09-acre lot provides ample space for parking or future expansion, with easy access to major highways connecting to Halifax and the Annapolis Valley.

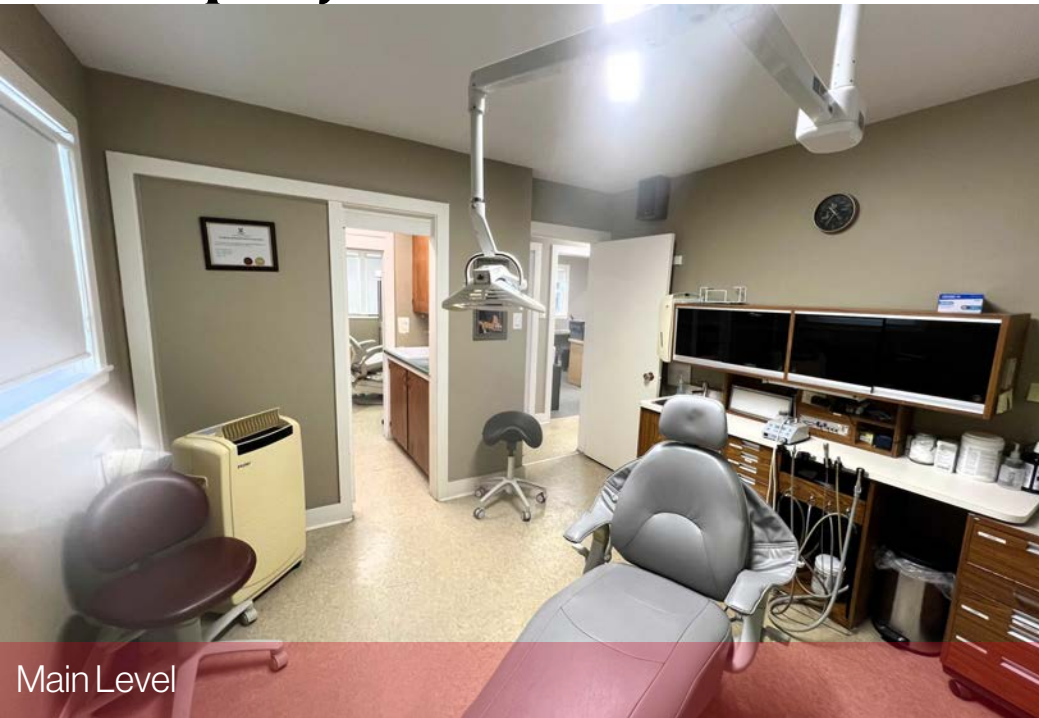
Property Photos



Main Level



Property Photos



Main Level



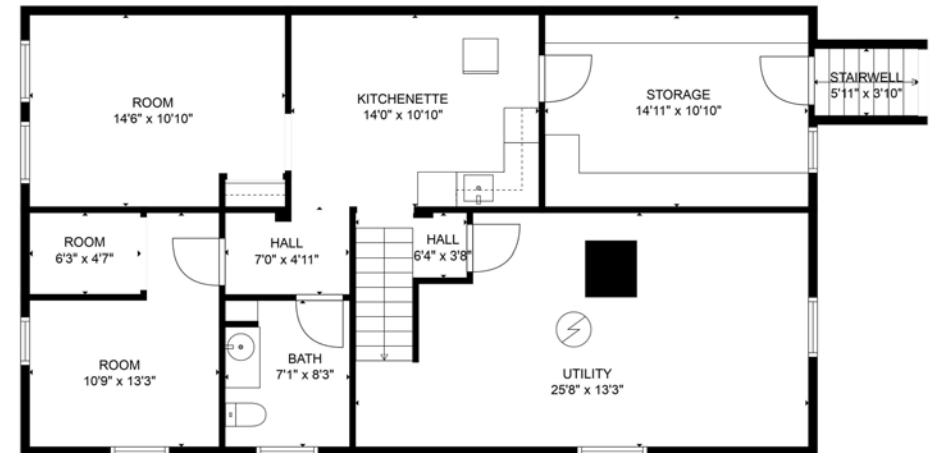
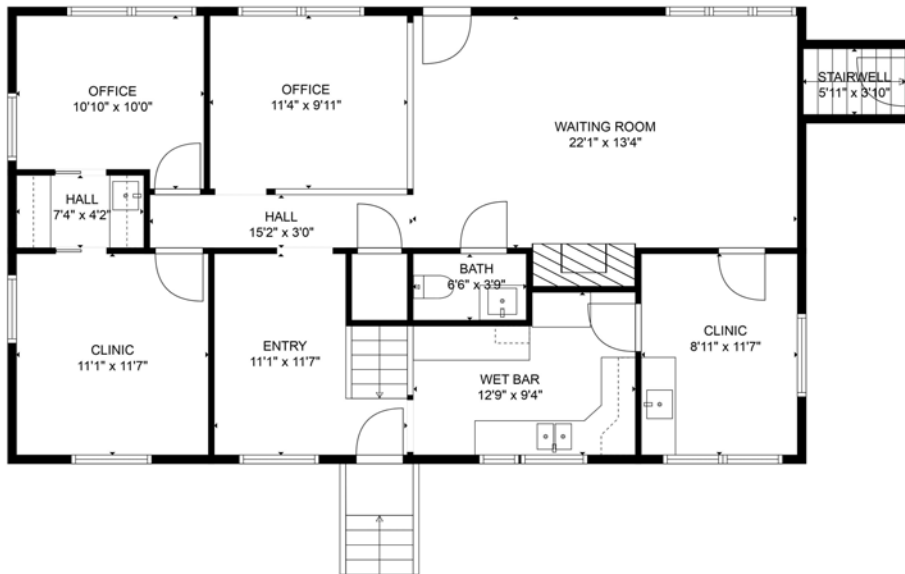
Lower Level





Property Photos

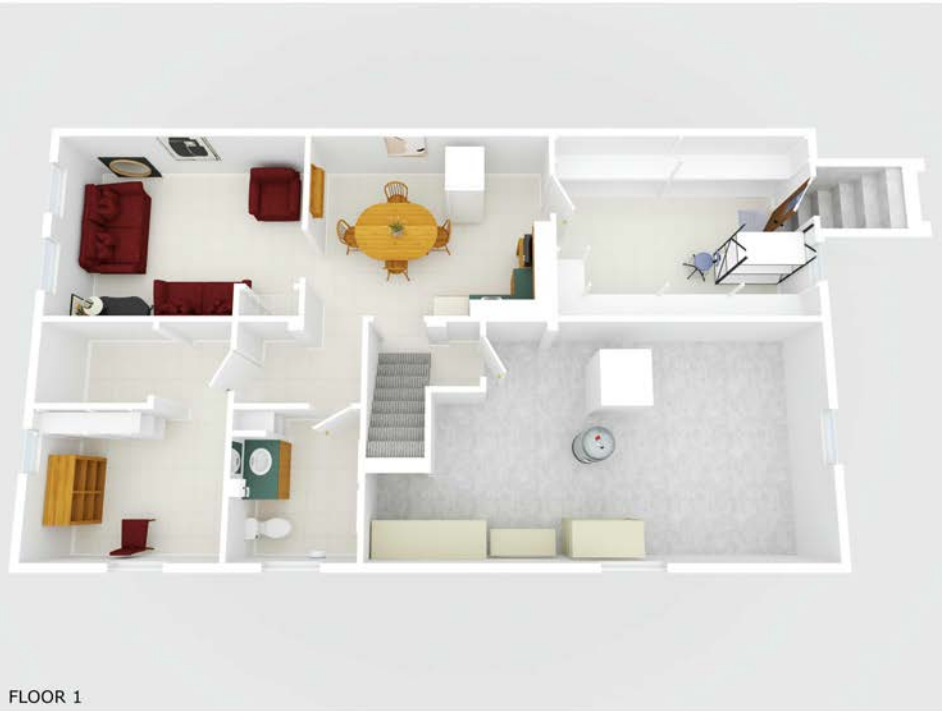




Main Level

Lower Level

3D Floor Plan Renderings



Main Level

Lower Level

Location Maps





LC (Local Commercial) Zoning

Land Use By-law

15.0 LOCAL COMMERCIAL (LC)

Permitted Uses

15.1 The following uses shall be permitted in the Local Commercial (LC) zone:

- Arts, crafts, gifts and antique shops
- Clubs
- Convenience stores
- Country inns with fewer than 10 rooms
- Florists
- Day care centres, licensed or non-licensed
- Offices
- One dwelling unit in conjunction with a permitted commercial use, either located in the same building or as a single unit dwelling on the same lot
- Personal service shops
- Restaurants, excluding drive-through restaurants
- Uses permitted in the R-1 zone subject to the R-1 zone requirements

LC Zone General Requirements

15.2 In the LC zone, no development permit shall be issued except in conformity with the following:

	with municipal services	with on-site services
Minimum lot area	7,000 ft ² (650.30 m ²)	29,000 ft ² (2,694.10 m ²)
Minimum lot frontage	70 ft (21.34 m)	100 ft (30.48 m)
Minimum front yard	25 ft (7.62 m)	
Minimum rear yard	25 ft (7.62 m)	
Minimum side yard	one side	8 ft (2.44 m)
	other side	15 ft (4.57 m)
Maximum height of main building	35 ft (10.67 m)	

Maximum Commercial Floor Area

15.3 With the exception of country inns, the commercial floor area for a business in the LC zone shall not exceed 1,000 ft² (92.90 m²).

Abutting

15.4 Where a LC zone abuts a lot in a residential zone, the minimum side yard requirement for the commercial use from the abutting lot line shall be 20 ft (6.10 m).

Land Use By-law

Open Storage and Outdoor Display

15.5 No open storage or outdoor display shall be permitted in the LC zone.

Lot Access

15.6 Entrance to and exit from properties zoned LC shall be restricted to not more than two driveways on any street or road. On a corner lot, access shall be restricted to not more than three driveways to the lot. Driveways shall meet Nova Scotia Department of Transportation and Public Works requirements for commercial access.

R-1 (Use Allowed in LC Zone)

Land Use By-law

- 5.39 Semi-detached and townhouse dwellings may be subdivided into separate lots provided each dwelling unit has separate service connections and provided all applicable provisions of the West Hants Subdivision By-law and this By-law are observed. No side yard shall be required along the common lot boundary.

Separation from Intensive Livestock Operation

- 5.40 No new dwelling shall be constructed with 1,000 ft (304.80 m) of an existing intensive livestock operation. This provision shall not apply to accessory farm dwellings.

Setback for Flanking Yard

- 5.41 (a) Notwithstanding anything else in this By-law, on a corner lot in any residential zone, the minimum yard requirement for the flanking yard shall be 15 ft (4.57 m) *(as amended by File #23-21 effective May 13, 2025)*
- (b) No accessory building or structure shall be permitted within the required flanking yard.

Side Yard Waiver

- 5.42 Notwithstanding anything else in this By-law, where buildings on adjacent lots share a common wall, the applicable side yard requirement will be zero along the common lot line.

Telecommunications Towers

- 5.43 Telecommunications towers shall be permitted in any industrial, resource or agricultural zone subject to the following requirements:
- (a) the minimum setback from any lot line for the tower base shall be the greater of:
- (i) the minimum yard requirement of the zone for main buildings; or
 - (ii) the height of the tower plus 25 ft (7.62 m);
- (b) the tower base, accessory building and any guy wire anchors shall be enclosed by fencing; and
- (c) the lot shall be landscaped to reduce the impact on adjacent uses.

Temporary Uses, Building and Structures Permitted

- 5.44 (a) Nothing in this By-law shall prevent the temporary use of land, buildings or structures incidental to a construction project provided that a development permit has been issued for the main construction project and the temporary use is discontinued and removed within 30 days of the completion of the main construction project.

Land Use By-law

- (b) A building or structure may be erected, or an area of land used, for a special occasion or holiday provided that no such building or structure shall be erected more than 10 days prior to the event or remain in place for more than 14 consecutive days after the close of the event.
- (c) Nothing in this By-law shall prevent the use of a lot containing a dwelling for a yard sale, auction or other temporary sale of personal possessions belonging to the occupant, provided the use does not continue for more than five days per month.
- (d) No development permit shall be required for a temporary use.

Through Lots

- 5.45 Notwithstanding anything else in this By-law, on a through lot, a building may be erected facing either street and, for the purpose of determining yard standards, the front yard standard shall apply on both streets.

Truck, Bus and Coach Bodies

- 5.46 No truck, bus, coach or structure of any kind other than a dwelling unit erected and used in accordance with this and all other By-laws of the Municipality shall be used for human habitation in excess of 60 days, whether or not same is mounted on wheels.

Utilities

- 5.47 Notwithstanding anything else in this By-law, public and private utilities less than 100 ft² (9.29 m²) in floor area shall be permitted in any zone and no yard requirement shall apply.

Variance

- 5.48 (a) Notwithstanding the general requirements set out for each zone in this By-law, the Development Officer may grant a variance from one or more of the following subject to the requirements of the *Municipal Government Act*:
- (i) minimum lot area and frontage;
 - (ii) minimum yard dimensions;
 - (iii) percentage of land that may be built upon;
 - (iv) number of parking and loading spaces required;
 - (v) height of a structure;
 - (vi) floor area occupied by a home-based business; and
 - (vii) height and area of a sign.
- (b) The Development Officer may also grant a variance in a development agreement for the items specified in subsection (a) where the development agreement clearly provides for the granting of a variance.
- (c) Where a variance is granted or refused, the appeal and the notice provisions of the *Municipal Government Act* shall be complied with and the applicant shall pay the Municipal Clerk the cost of notifying affected property owners.

Contact Information



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