

OFFICE / RETAIL FOR LEASE

1423 Fall River Road

Office / Retail - For Lease

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1423 Fall River Road, Fall River, NS B2T 1J1

kw COMMERCIAL
ADVISORS[®]

EXECUTIVE SUMMARY

1423 FALL RIVER ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Office
AVAILABLE SPACE:	1,108 SF (Unit 3)
HVAC:	Yes
PARKING:	7 Paved parking
LEASE RATE:	\$13.00 PSF
CAM & TAX:	\$12.12 PSF
UTILITIES:	Not Included

PROPERTY OVERVIEW

1423 Fall River Road is a 2 level wood frame commercial / residential building originally built circa 1970 with a 3 level addition in 2014 and recent renovations as of 2025. The lower level space is 1,108 SF built out with 3 generously sized offices, reception and waiting area, washroom with a shower, and two entrances.

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

1423 FALL RIVER ROAD



FLOOR PLAN (UNIT 3)

1423 FALL RIVER ROAD



LOCATION MAPS

1423 FALL RIVER ROAD



PART 14C: VMS (VILLAGE MAIN STREET) ZONE (RC-Oct 23/12;E-Jan 12/13)

14C.1 USES PERMITTED

No development permit shall be issued in any VMS (Village Mainstreet) Zone except for the following:

Commercial Uses

Retail Stores
Service and Personal Service Uses
Offices
Wellness Centres
Banks and Financial Institutions,
Restaurants -Full Service, Take-out and Drive-in
Existing Service Stations pursuant to Section 4.6 (j)
Funeral Establishments, excluding crematoriums
Greenhouses and Nurseries
Medical, Dental and Veterinarian Clinics, outdoor kennels associated with veterinary clinics are prohibited
Garden Centre
Pub, Tavern, lounge
Craft Shops

Residential Uses

Single unit dwellings
Two unit dwellings
Bed and Breakfast
Home Businesses

Community Uses

Open space uses
Institutional uses
Fraternal Halls and Centres
Transit Facilities

14C.2 VMS ZONE REQUIREMENTS: RESIDENTIAL USES

In any VMS Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	10,000 square feet (929 m ²) where central sewer services are provided 40,000 square feet (3716 m ²) where no central sewer services are provided
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Minimum Frontage:	75 feet (22.9 m) where central services are provided 100 feet (30.4 m) where no central sewer services are provided
Minimum Front or Flankage Yard:	30 feet (9.1 m)
Minimum Side Yard:	8 feet (2.4 m) where central sewer services are provided 8 feet (4.5 m) where no central sewer services are provided
Minimum Rear Yard:	15 feet (4.5 m)
Maximum Lot Coverage:	35 per cent
Maximum Impervious Surface Coverage:	50 percent
Maximum Height of Main Building:	10.7 metres (35 ft.)
Maximum Building Width:	60 feet (18.2 m)
Minimum Landscaped Area:	25 percent

14C.3 OTHER REQUIREMENTS: COMMERCIAL USES

In any VMS Zone, where uses are permitted as Commercial Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	10,000 square feet (929 m ²) where central sewer services are provided 40,000 square feet (3716 m ²) where no central sewer services are provided
Minimum Frontage:	75 feet (22.9 m) where central services are provided 100 feet (30.4 m) where no central sewer services are provided
Minimum Front or Flankage Yard:	30 feet (9.1 m)
Minimum Side Yard:	15 feet (4.5 m) where no central sewer services are provided 8 feet (2.4 m) where central sewer services are provided
Minimum Rear Yard:	15 feet (4.5 m)
Maximum Lot Coverage:	35 per cent
Maximum Impervious Surface Coverage:	50 percent
Maximum Height of Main Building:	10.7 metres (35 ft.)
Maximum Building Width:	60 feet (18.2 m)
Minimum Landscaped Area:	25 percent

14C.4 OTHER REQUIREMENTS - FLOOR AREA

- (a) The gross floor area of the main building on a lot in any VMS Zone, shall not exceed 8,000 square feet (743.2 m²). In addition, no main building footprint shall exceed 4,000 square feet (371.6 m²).

DISCLAIMER

1423 FALL RIVER ROAD

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