

MIXED-USE COMMERCIAL FOR SALE

1105 Bedford Highway



Commercial / Residential - For Sale

1105 Bedford Highway, Bedford, Nova Scotia B4A 1B7

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ADVISORS®

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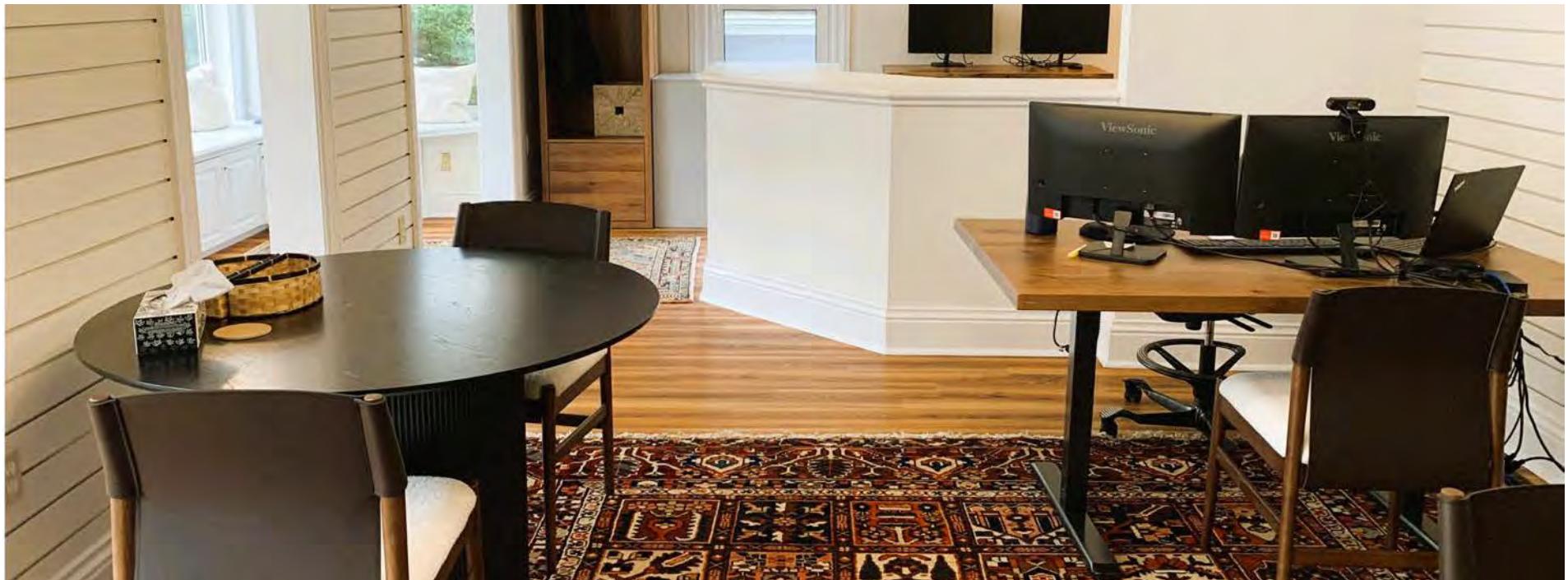
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1160 Bedford Highway, Suite 100

Bedford, NS B4A 1C1

PROPERTY SUMMARY

1105 BEDFORD HIGHWAY



PROPERTY SUMMARY

Property Type:	Mixed-Use
# Stories:	1.5 + Basement
# Units:	2
Building Size:	4,112 SF (excl. basement)
Construction Type:	Wood Frame
Year Built:	1939 with rear addition in 1985
Lot Size:	6,844 SF (PID 00434688) 2,955 SF (PID 40022394) 9,799 SF (Combined Total)
Parking:	6
Zoning:	CMC - Mainstreet Commercial
Assessed Owner:	MacGillivray Properties Limited
Assessed Value:	\$474,500 (Commercial Taxable 2025)
List Price:	\$1,695,000

PROPERTY OVERVIEW

Meticulously maintained 2 level, 2 unit mixed-use commercial / residential building. A large 2-bedroom apartment is located to the rear on the 2nd level containing approx. 1,318 SF. with a large walk out raised deck offering an attractive water view. This self-contained rental suite has its own private access and provides the opportunity for an owner occupier to have a live-in suite or rental income to offset expenses.

The original front cape cod portion was built in 1939 and updated with exterior insulation, flooring and bathrooms in 1990, 2005 & 2019. The back portion was built in 1985 and updated in 1990, 2010 and 2022. The building is in immaculate condition throughout.

The 9,799 SF lot is attractively landscaped with a large backyard and a paved parking lot at the front for up to 6 vehicles. Commercial zoning is suitable for a wide variety of space users.

LOCATION OVERVIEW

With a traffic count of 22,000 + cars per day, the location offers excellent exposure and signage opportunities to the Bedford Highway. This property is ideally suited for a variety of office and retail professional uses. It is also located on a public transit route.

PROPERTY DESCRIPTION

1105 BEDFORD HIGHWAY

BUILDING DETAILS

Property Type:	Mixed-Use Commercial and Residential
# Levels:	Front Section: 2 storey plus basement Rear Section: 2 storey on a concrete slab
Year Built:	Original front section built in 1939. Rear expansion built in 1985
Foundation:	Concrete and poured slab
Structure:	Wood frame
Roof:	Asphalt Shingles (replaced in 2020) by GAF Fibreglass Architectural and come with a lifetime warranty
Siding:	Cedar shakes and imitation vinyl cedar shakes
Windows:	Mix of wood and vinyl thermopane
Interior Walls:	Painted plaster & gyproc walls and ceilings
Doors:	Entrance doors are insulated steel. Interior doors are a mix of older style wood doors, french doors & 800 series doors
Flooring:	Mixture of hardwood, softwood, ceramic tile and cushion floor
Heating System:	3 Electric heat pumps with supplemental electric heat in rear section and supplemental oil fired forced air in original section
Electrical:	Lighting is both fluorescent and incandescent. Emergency lighting for fire safety. 200 Amp main service entrance
Plumbing:	1 x Full bathroom in 2-bedroom apartment with washer/dryer. 3 x 2 piece washrooms servicing the commercial areas Washer/dryer hookup in the lower level production shop area
Fire Safety:	Emergency lighting and smoke detectors throughout with carbon monoxide detector in 2-bedroom apartment
Special Features:	Security system, central vac, two fireplaces. double lined fibreglass oil tank (909 litres)
Decks:	3 Wooden decks (front, back and side)

PROPERTY PHOTOS

1105 BEDFORD HIGHWAY



Main Entrance



Reception & Open Workspace



PROPERTY PHOTOS

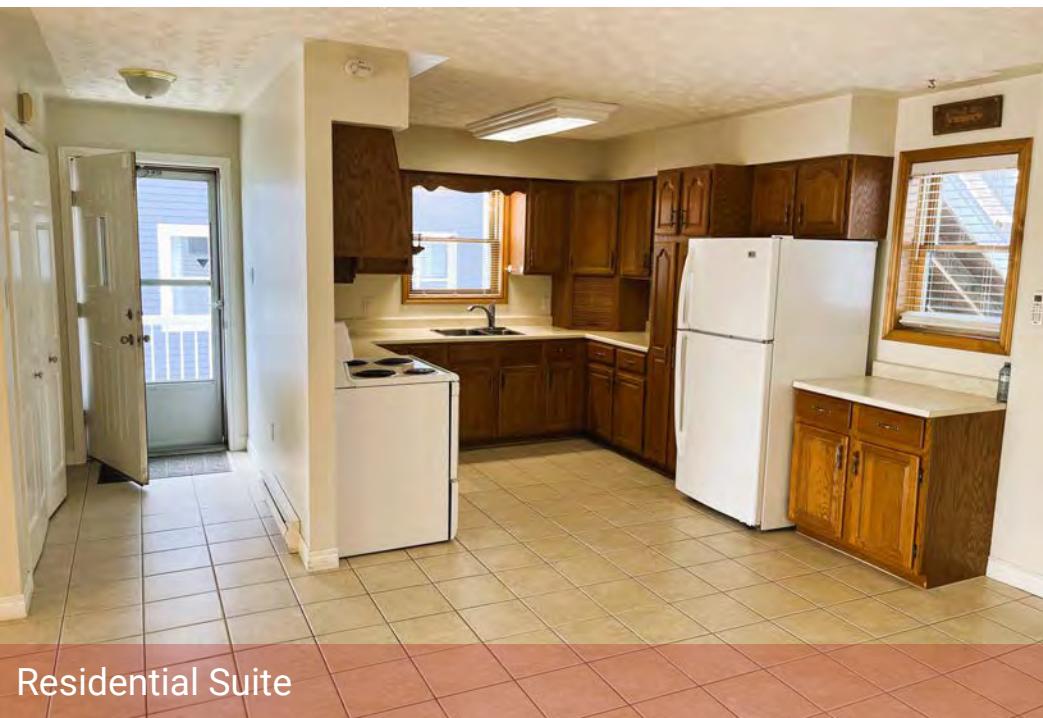
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Kitchenette

PROPERTY PHOTOS

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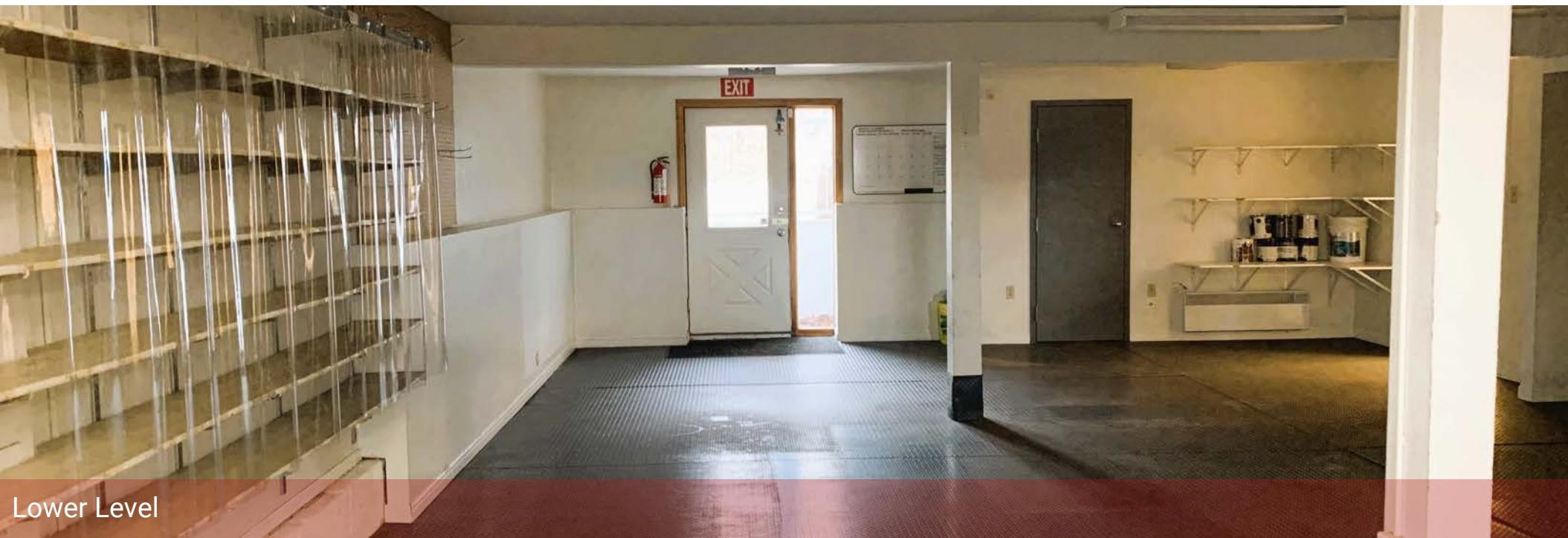


Residential Suite

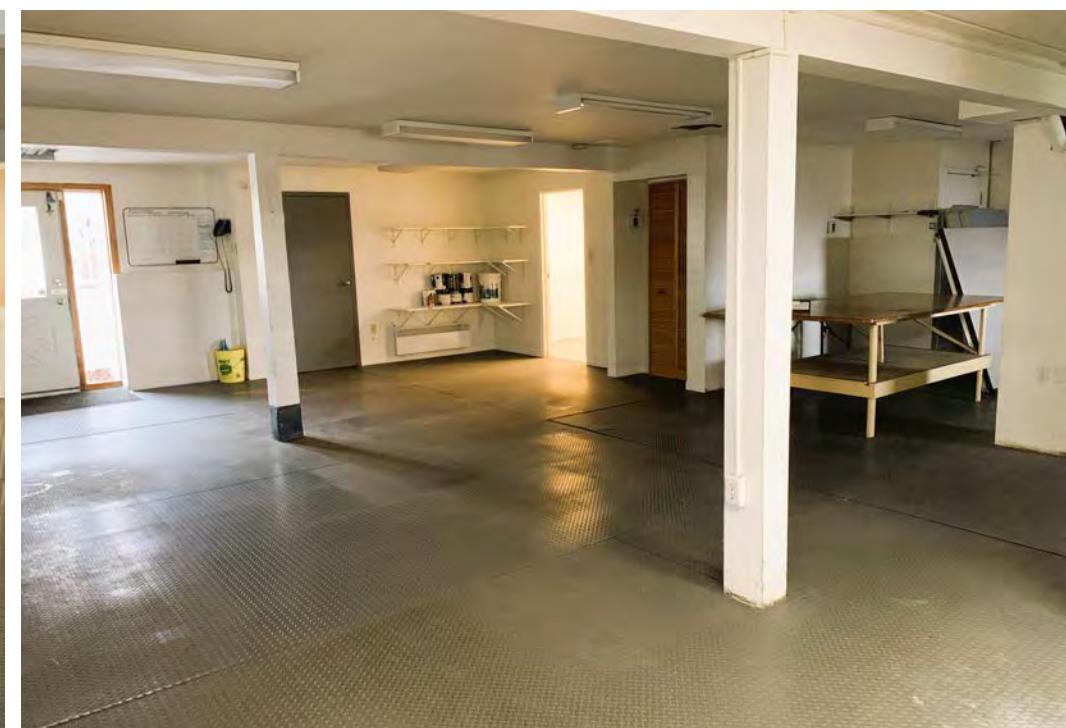


PROPERTY PHOTOS

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Lower Level



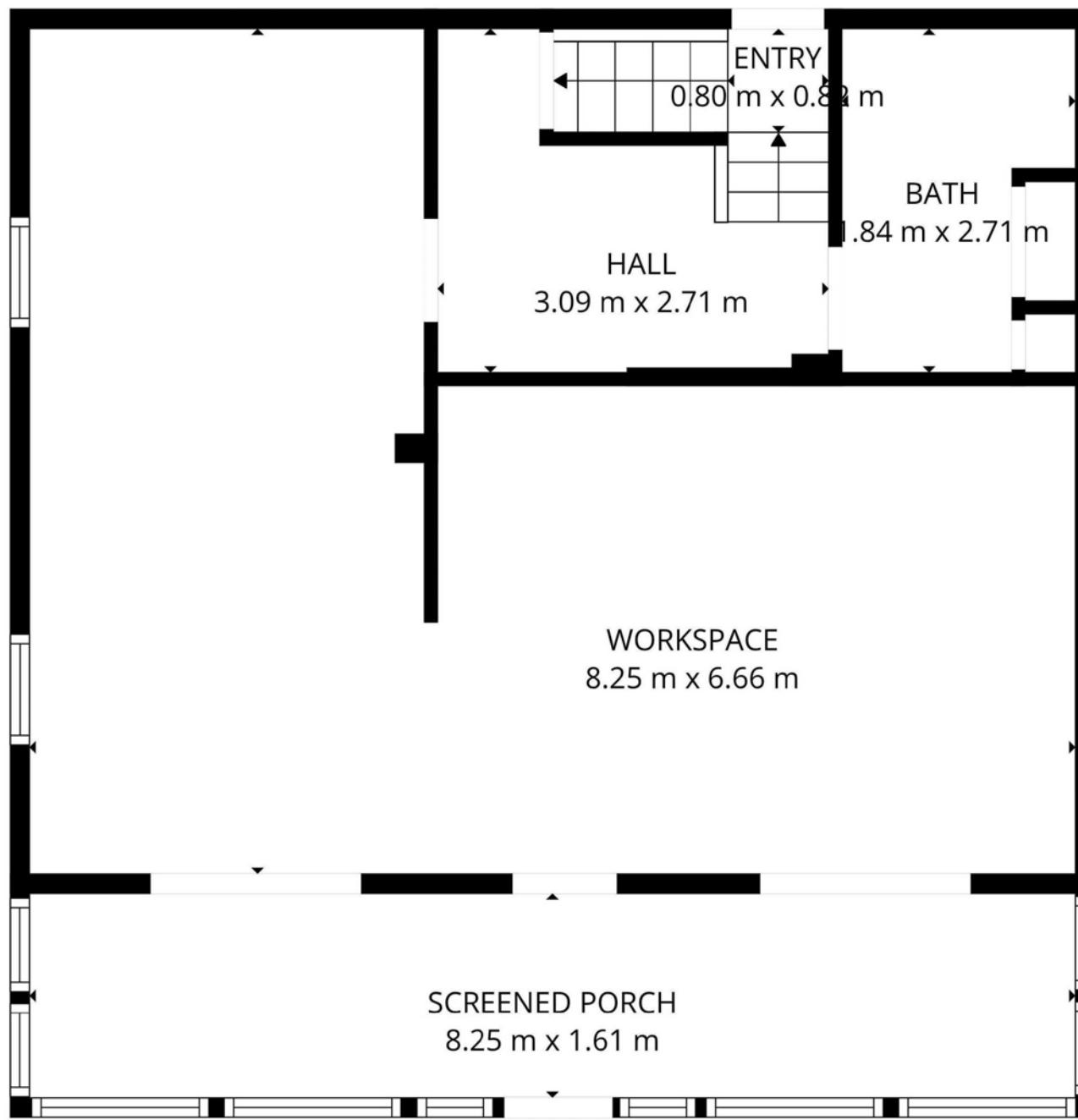
PROPERTY PHOTOS

1105 BEDFORD HIGHWAY



FLOOR PLAN - MAIN LEVEL

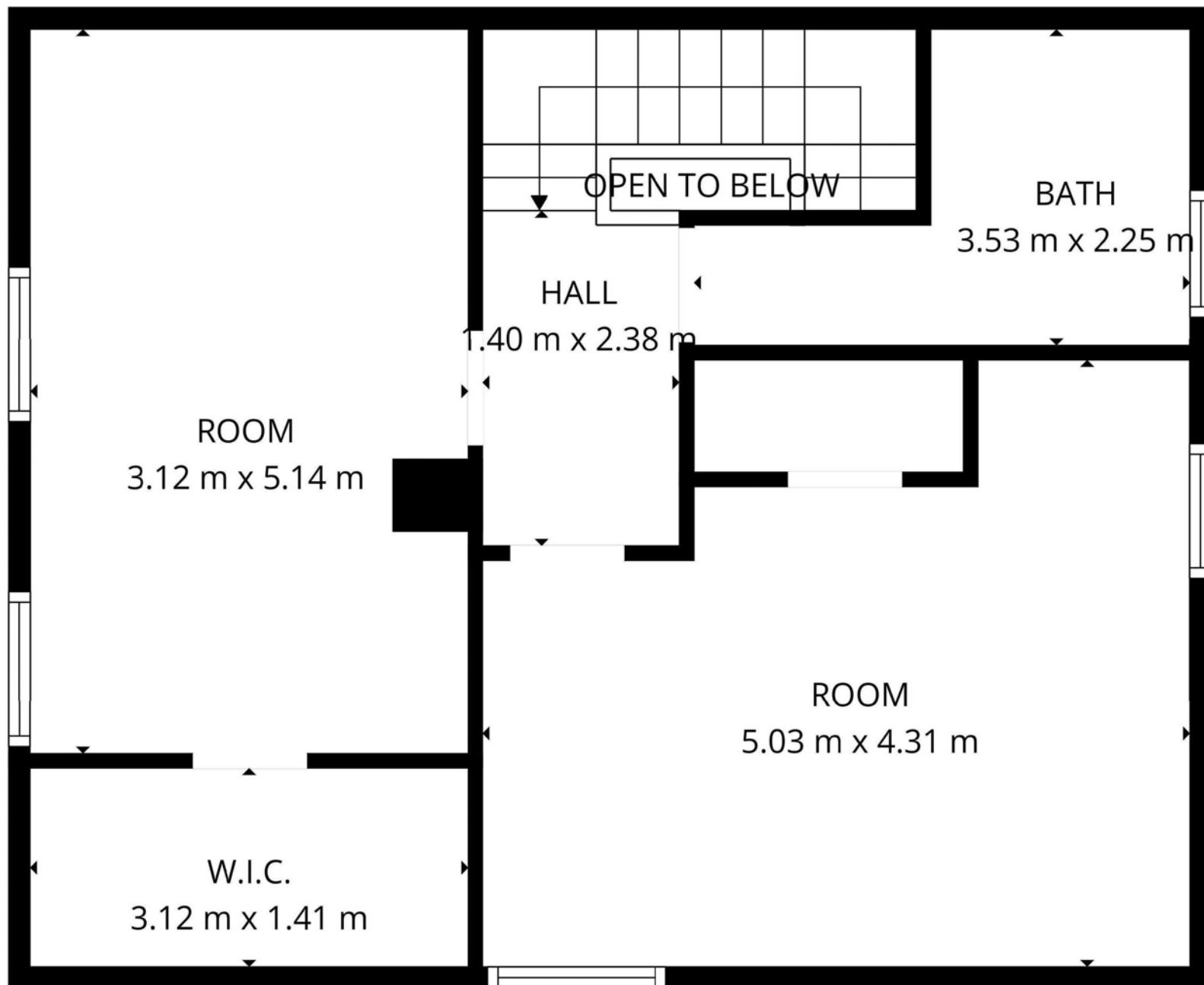
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FLOOR PLAN - 2ND LEVEL

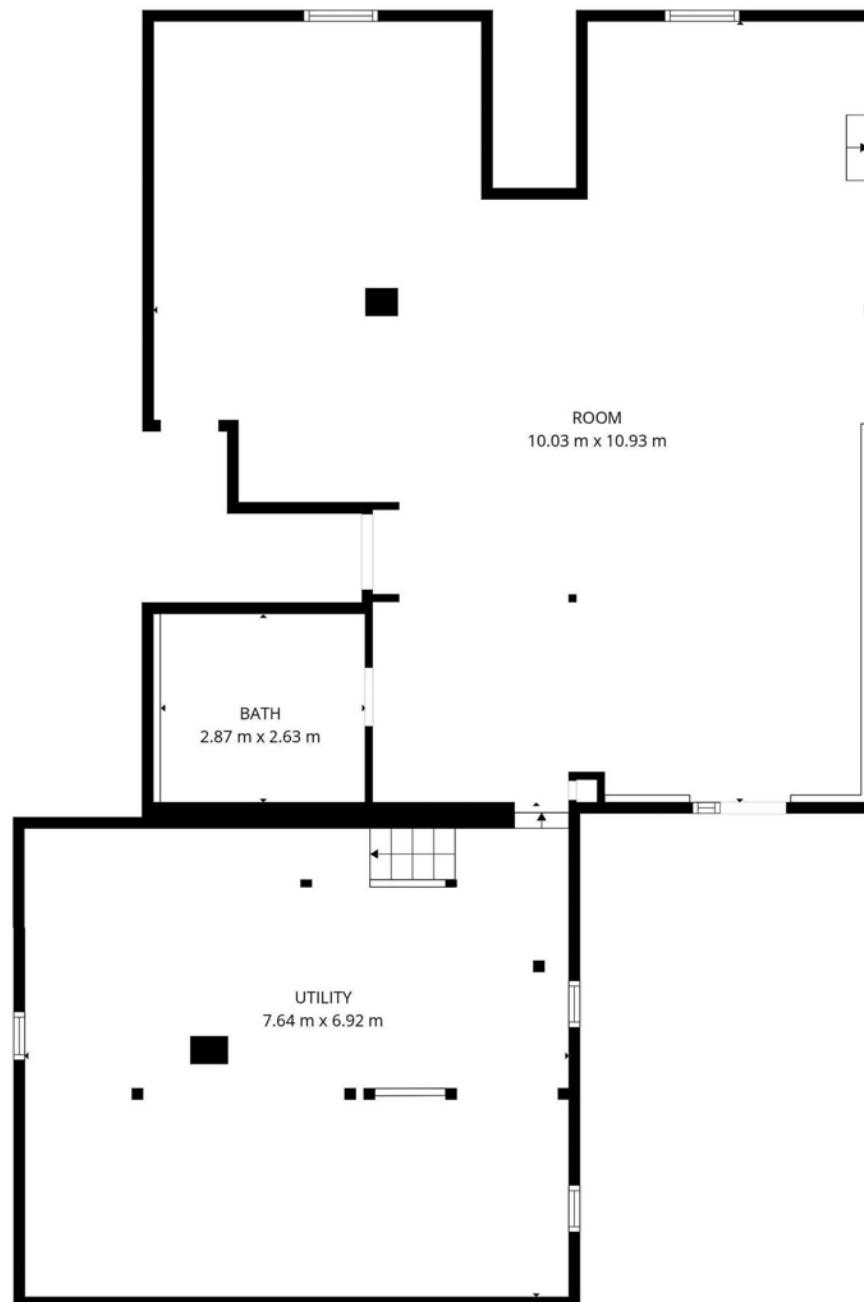
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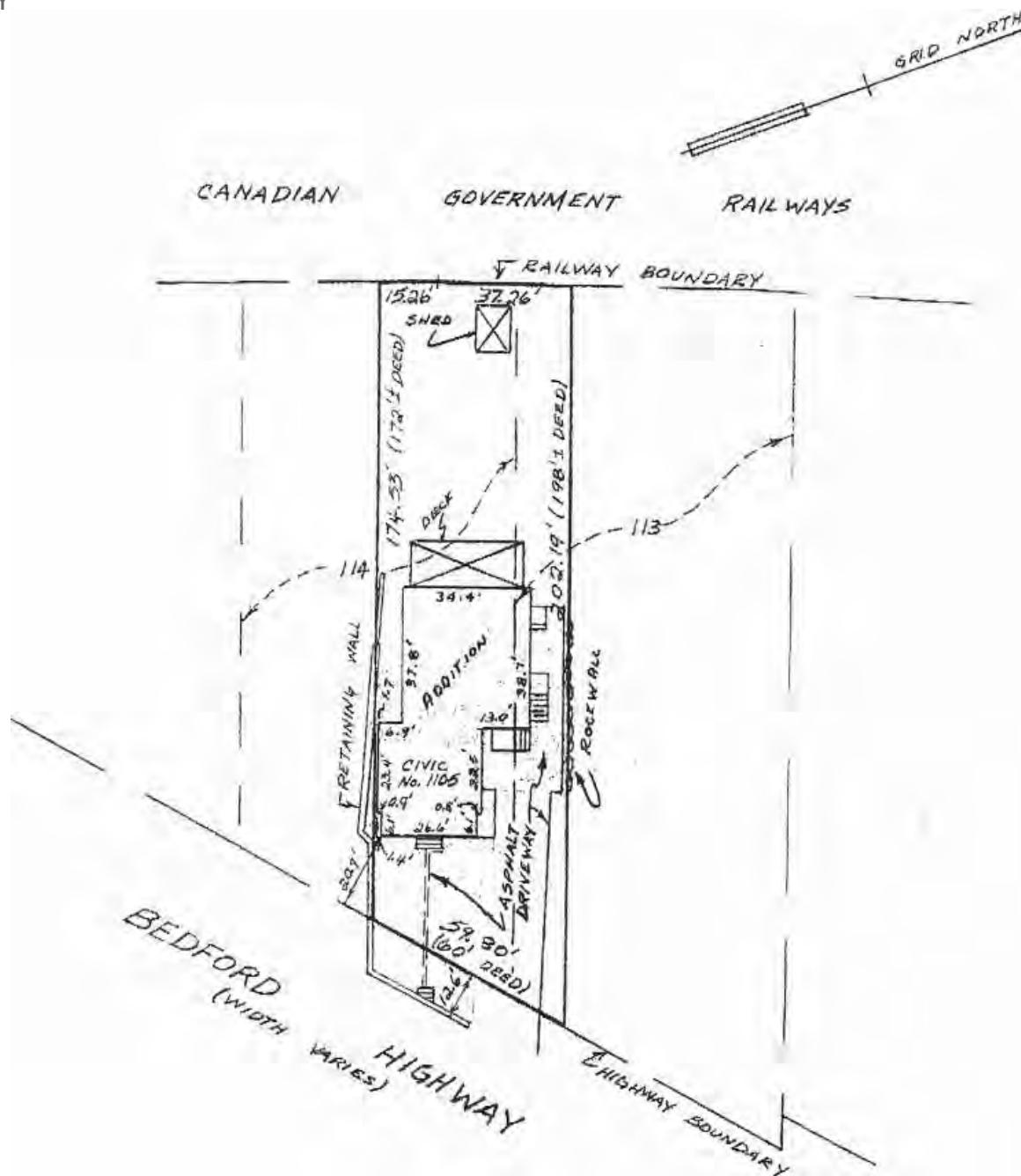
FLOOR PLAN - LOWER LEVEL

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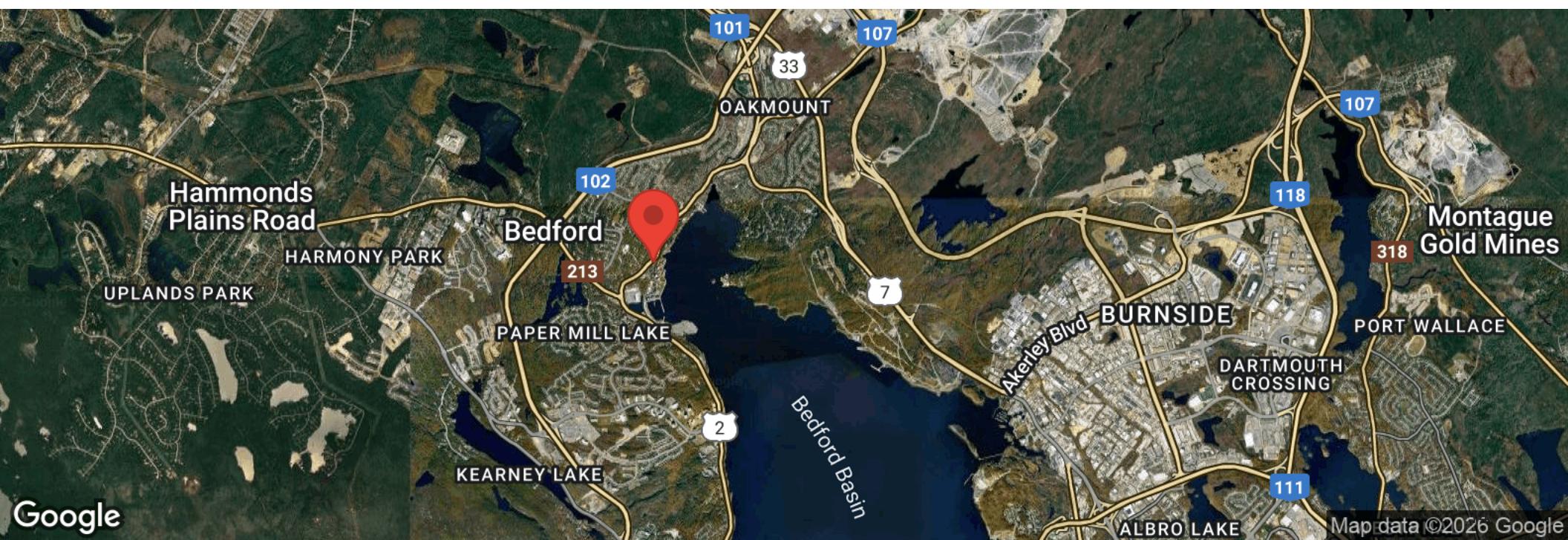
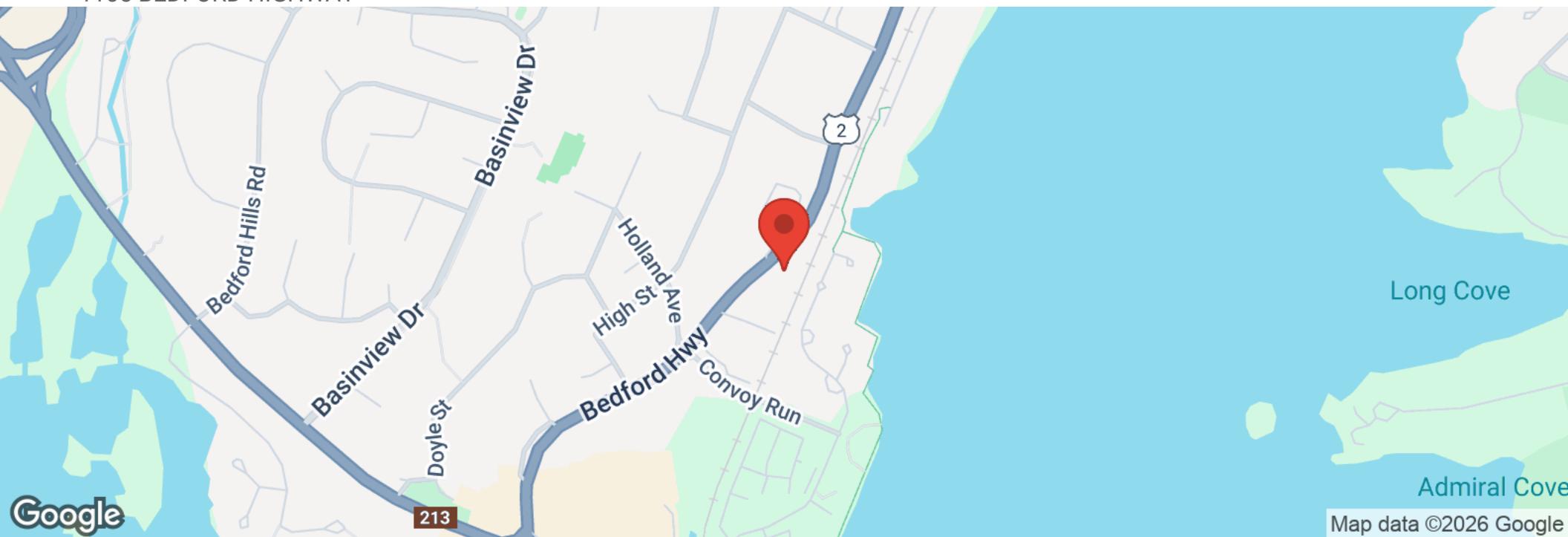
SURVEY PLAN

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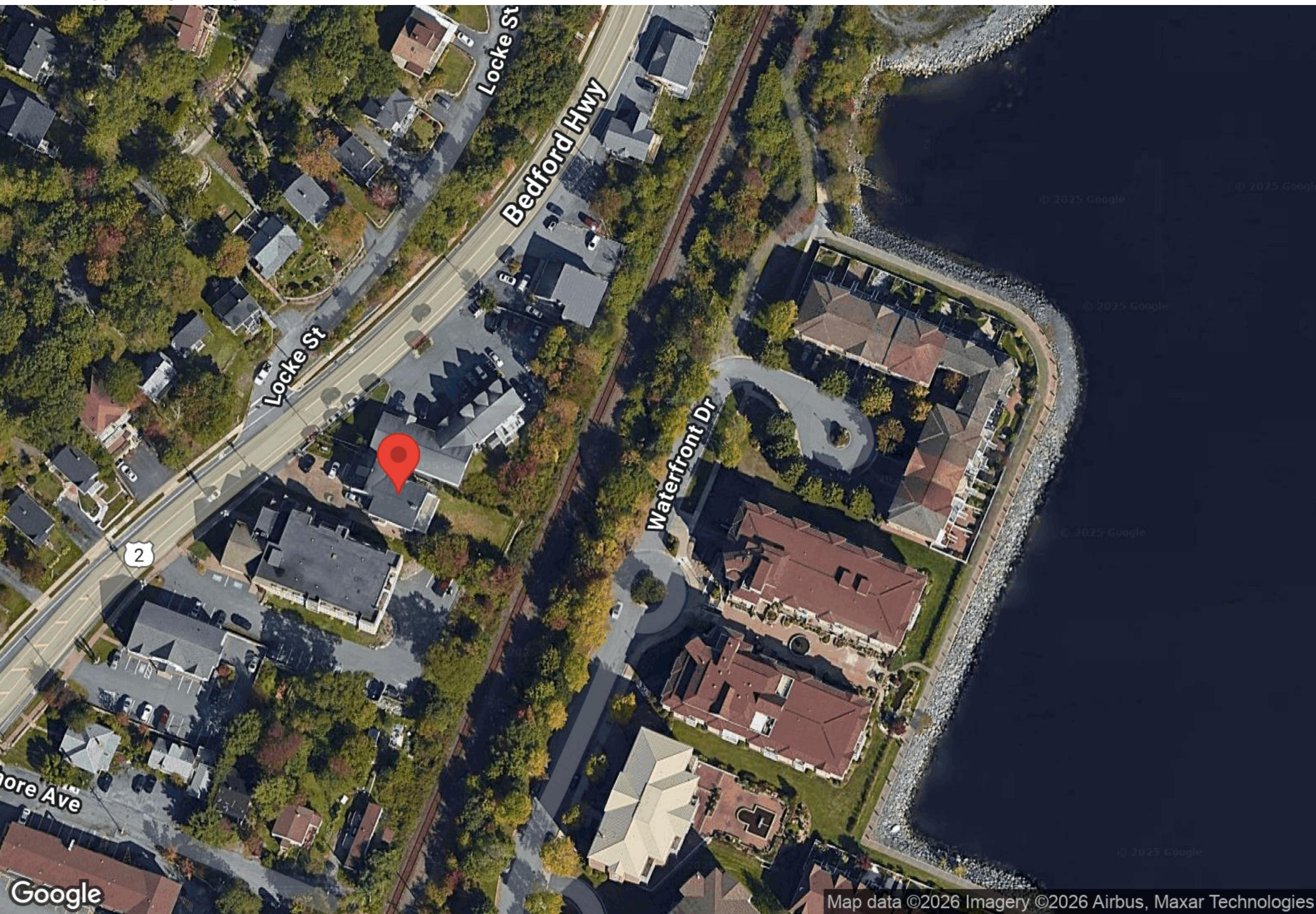
LOCATION MAPS

1105 BEDFORD HIGHWAY



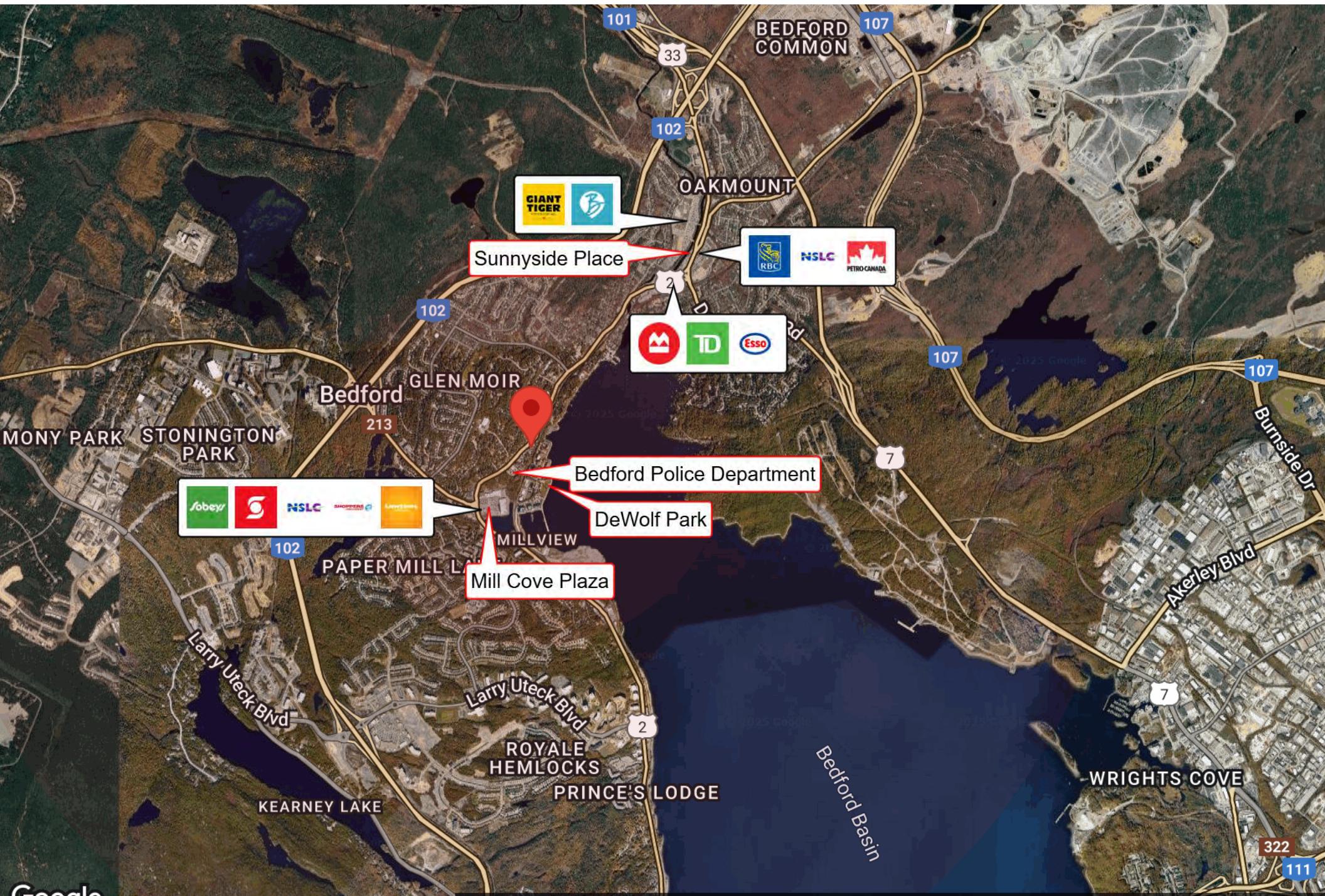
AERIAL MAP

1105 BEDFORD HIGHWAY



BUSINESS MAP

1105 BEDFORD HIGHWAY



PART 14 MAINSTREET COMMERCIAL (CMC) ZONE

No development permit shall be issued in a Mainstreet Commercial (CMC) Zone except for one or more of the following uses:

- a) dwelling units not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor
- b) day care facilities (RC-Mar 3/09;E-Mar 21/09)**
- c) business and professional offices
- d) medical, veterinary, and health service clinics; (NWCC-Nov 25/10;E-Dec 11/10)**
- e) bed and breakfast/guest home establishments not exceed three (3) units per establishment
- f) inn and country inn establishments not exceed ten (10) units per establishment
- g) full Service Restaurant
- h) food stores not to exceed 5,000 sq.ft. per business
- i) post office
- j) general retail stores not to exceed 5,000 square feet per business (excluding mobile home dealers)
- k) personal and household service shops (exclusive of massage parlours)
- l) banks and financial institutions
- m) commercial parking lots
- n) pub, lounge to a maximum of 800 sq. feet devoted to public use
- o) all age/teen clubs
- p) recycling depots
- q) drycleaning depots
- r) notwithstanding a) seniors residential complexes by development agreement in accordance with Policy R-19A
- s) uses accessory to the foregoing uses
- t) existing residential uses
- u) existing motel, inn, hotel uses
- v) funeral homes
- w) existing uses located at 1067, 1111, 1180, 1189, 1239, 1312 and 1350 Bedford Highway as described in Appendix B
- x) Ice cream stands (NWCC-Jul 7/05;E-Dec 5/05)**

* FOR ADDITIONAL ZONING AND SITE DEVELOPMENT INFORMATION, PLEASE SEE THE HALIFAX LAND USE BY-LAW FOR BEDFORD, NOVA SCOTIA

DISCLAIMER

1105 BEDFORD HIGHWAY

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