

OFFICE FOR LEASE

409 BLUEWATER ROAD

409 BLUEWATER ROAD, BEDFORD, NS B4B 1J7

kw COMMERCIAL
ADVISORS®



KW COMMERCIAL ADVISORS

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

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ADVISORS®

Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Property Type: Office (Front Building)
Office (Back Building)

Available Space: 750 SF (Front Building)
1,240 SF (Back Building)

Parking: Gravel graded

Zoning: ILI (Light Industrial)

Lease Rate: \$27.00 Semi-Gross, Utilities Included
(Front Building)
\$22.00 Semi-Gross + Electricity
(Back Building)

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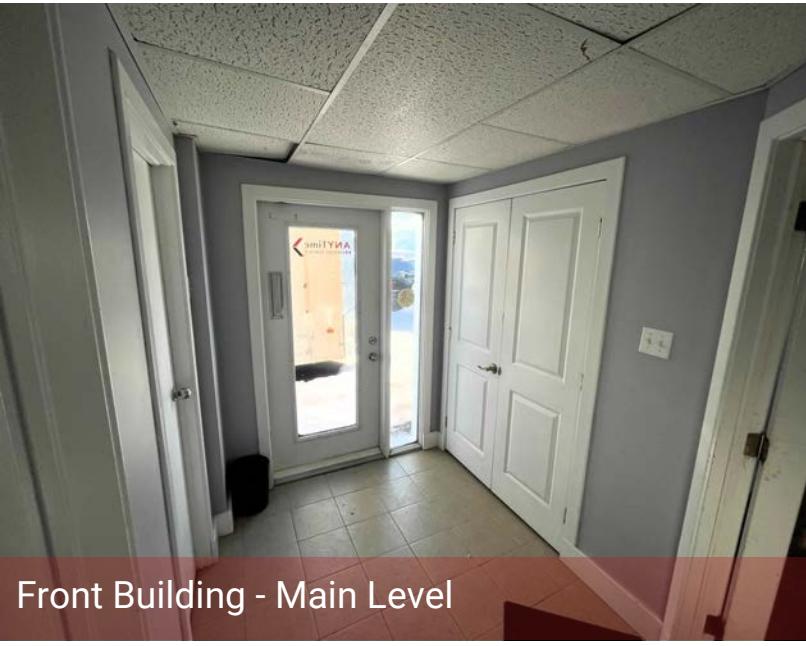
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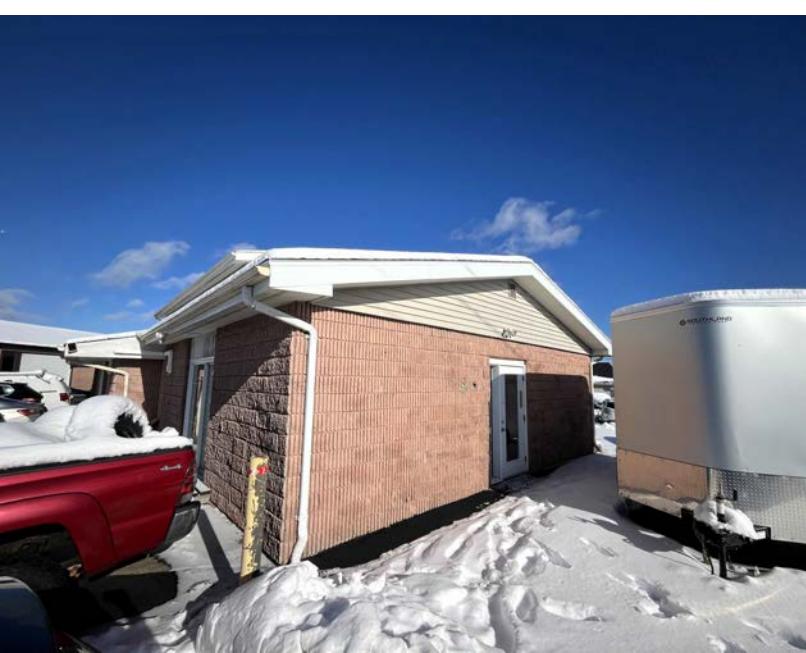
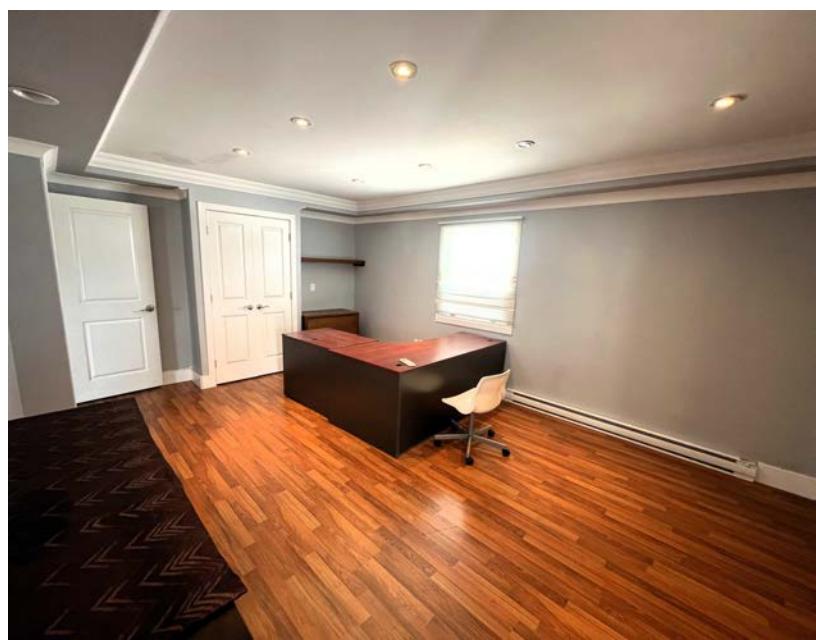
PROPERTY PHOTOS

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Front Building - Main Level



PROPERTY PHOTOS

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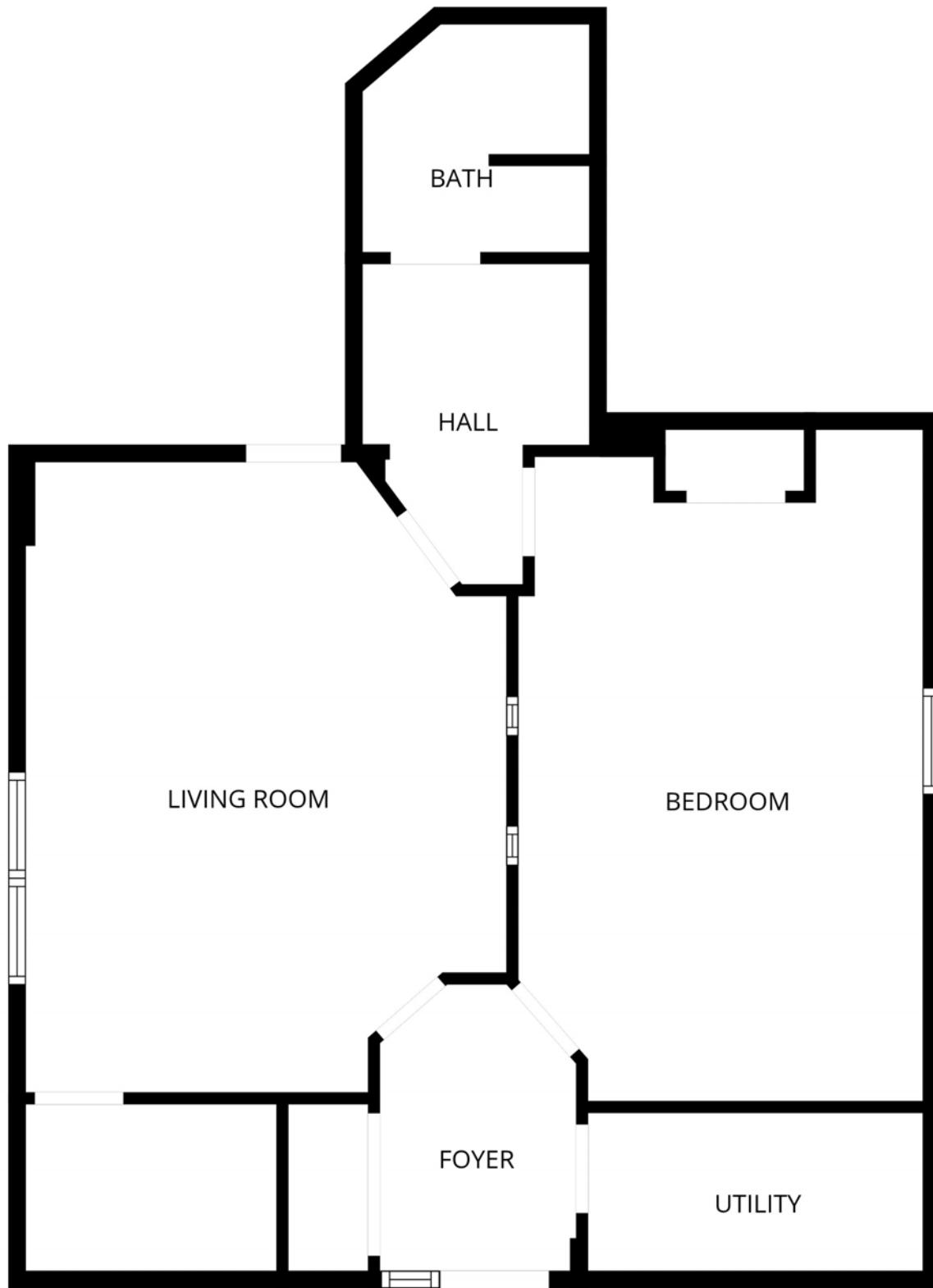
Back Building - 2nd Floor



FLOOR PLAN - FRONT BUILDING

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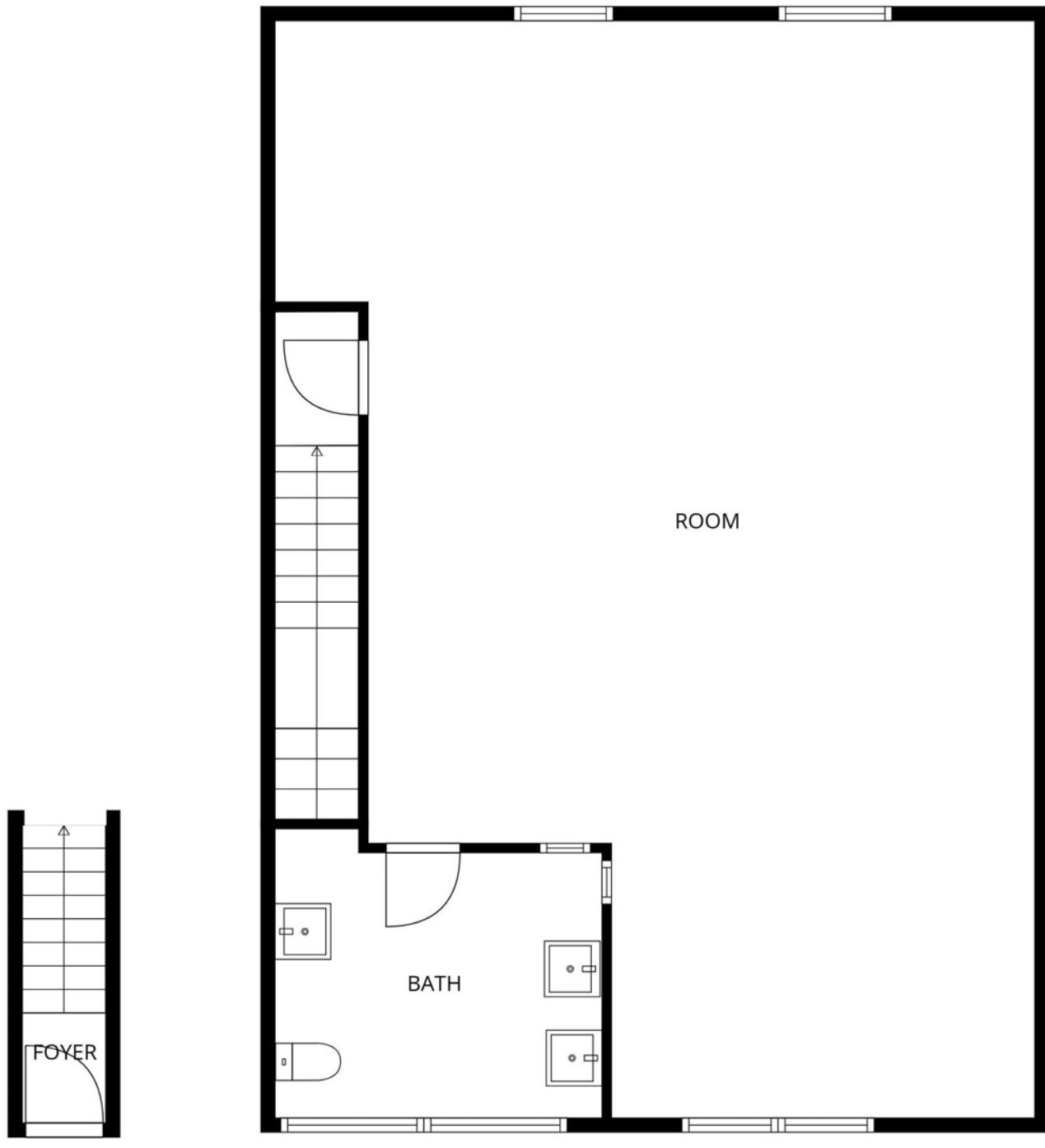
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FLOOR PLAN - BACK BUILDING

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Basement 1

1st floor

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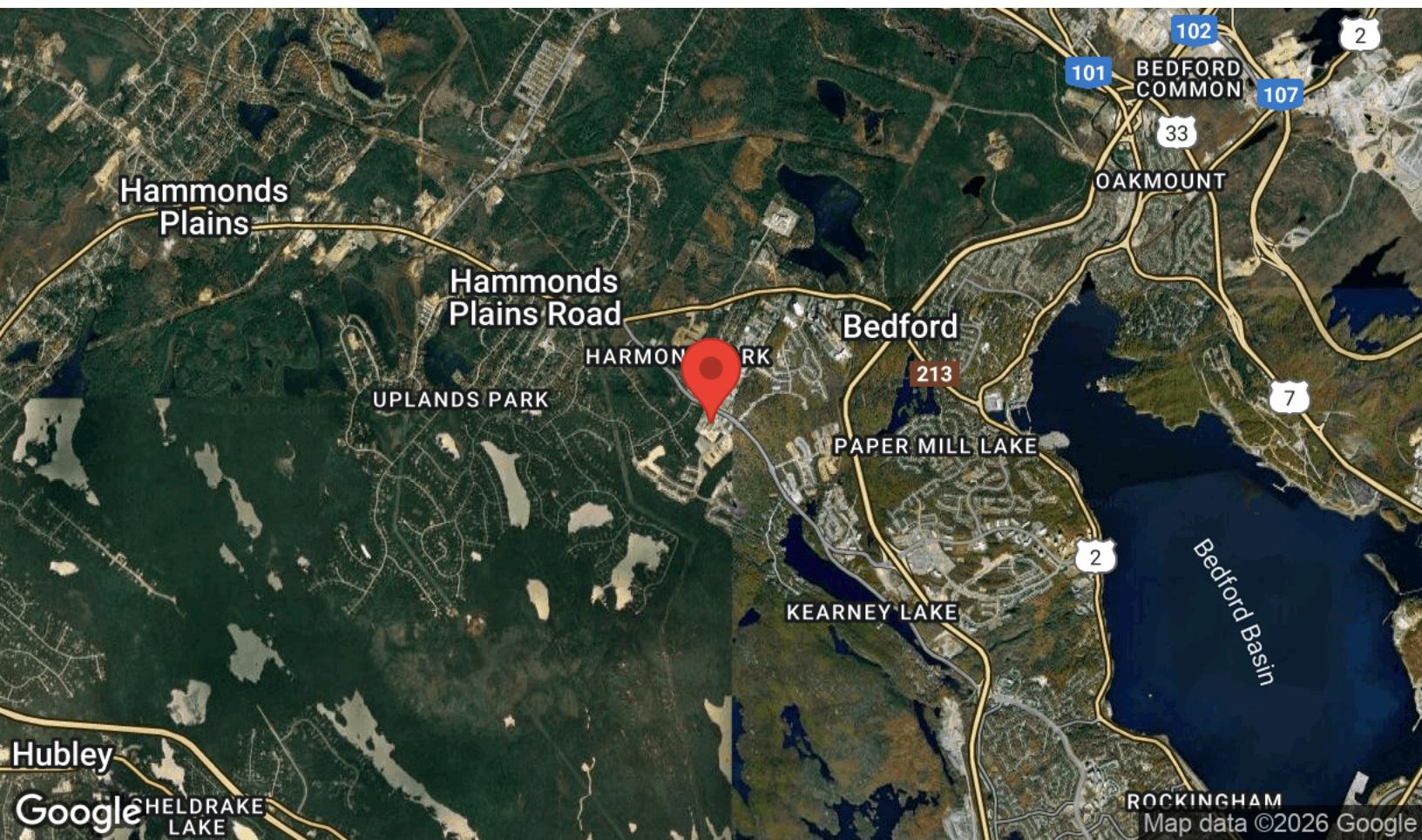
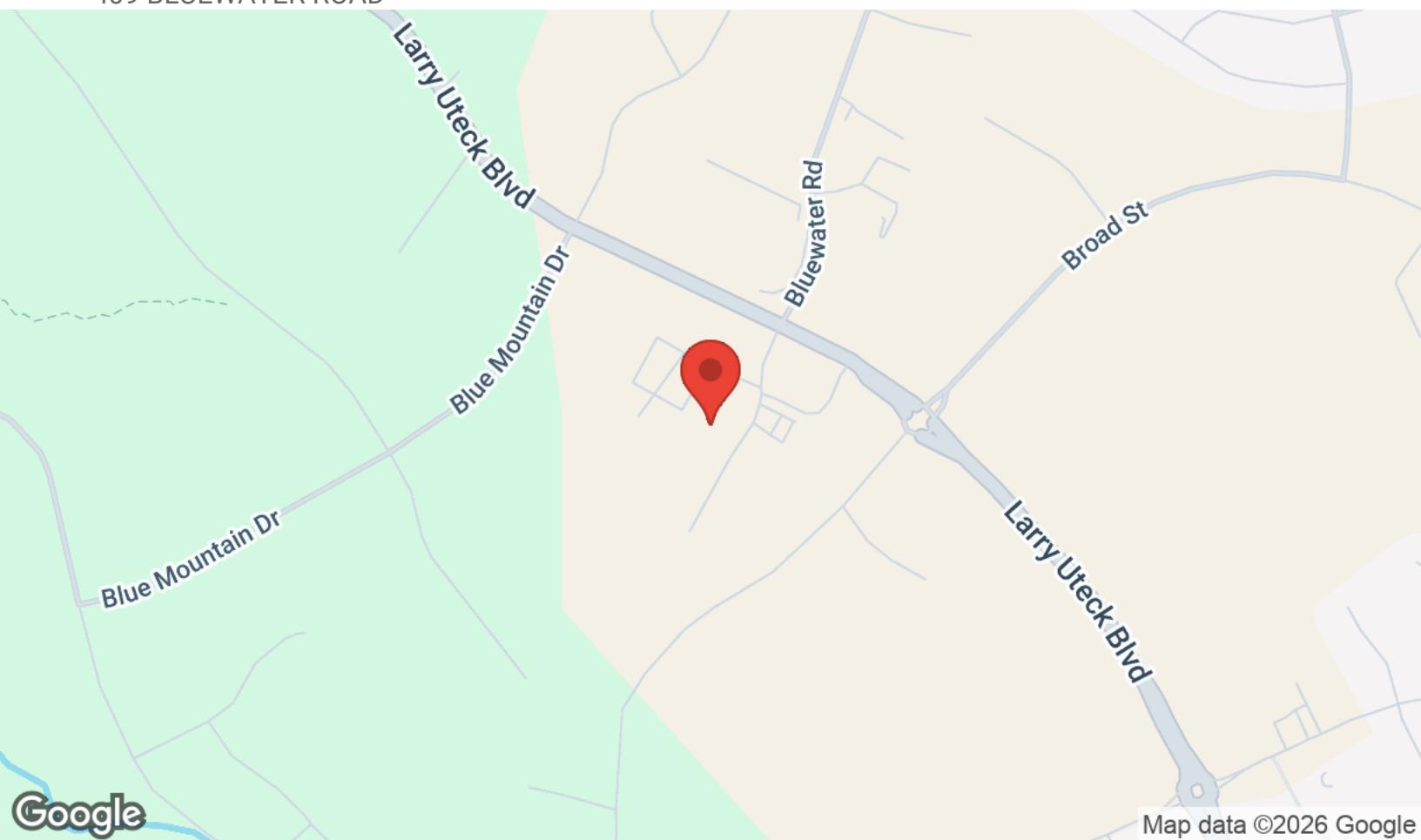
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LOCATION MAPS

409 BLUEWATER ROAD



PART 17: LIGHT INDUSTRIAL (ILI) ZONE

No development permit shall be issued in a Light Industrial (ILI) Zone except for one or more of the following uses:

- a) warehouses and storage and distribution centres
- b) manufacturing, processing, assembly, recycling, or warehousing operations which are not objectionable uses;
- c) parking and or storage of industrial or heavy commercial vehicles, equipment and similar goods;
- d) trade centres
- e) building supplies sales
- f) auto service and supplies centres/outlets
- g) uses permitted in the Shopping Centre Zone (CSC);
- h) wholesalers
- i) full service and take-out restaurants
- j) furniture stores
- k) uses permitted in the CGB Zone, except office buildings, subject to CGB Zone provisions
- l) **day care facilities; (RC-Mar 3/09;E-Mar 21/09)**
- m) dry cleaning depot
- n) recycling depot
- o) uses permitted in the SU Zone
- p) bingo halls
- q) billiard/snooker club
- qa) Auto body repair shops on properties identified on Schedules C-1 and C-2
(NWCC-Mar 21/16; E-Apr 2/16)
- qb) Service stations and gas bars on properties identified on Schedule C-3
(RC-Sep 5/17;E-Oct 21/17)
- qc) cannabis production facilities **(RC-Sep 18/18;E-Nov 3/18)**
- r) any uses accessory to the foregoing uses.

ZONE REQUIREMENTS ILI

In any Light Industrial (ILI) Zone no development permit shall be issued except in conformity with the following requirements:

| | |
|---------------------------------|---|
| Minimum Lot Area | 5,000 sq. ft. |
| Minimum Lot Frontage..... | 50 ft. |
| Minimum Front Yard..... | 30 ft. setback |
| Minimum Rear Yard..... | 0 ft. except 40 ft. where abutting a residential zone |
| Minimum Side Yard | 0 ft. except 40 ft. where abutting a residential zone |
| Maximum Height of Building..... | 52 ft. |
| Maximum Lot Coverage..... | 70% |

SPECIAL REQUIREMENTS: LANDSCAPING/ OUTDOOR DISPLAY AND STORAGE

- a) There shall be a landscaped area of at least 15 feet in depth running the length of and directly abutting the front lot line. This landscaped area shall extend the length of the front lot line

CONTACT INFORMATION

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