

DEVELOPMENT LAND

910 Main Street, Highway 7

Development Land - For Sale

910 HWY-7,
Halifax, NS B2W 3V3

910 HWY-7,
Halifax, NS B2W 3V3

910 Main Street, Dartmouth, NS B2W 3V4

kw COMMERCIAL
ADVISORS

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910 MAIN STREET

PAUL PETTIPAS, LLB, MICP

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 497-9636

C: (902) 497-9636

paul.pettipas@kw.com

Nova Scotia

PHIL BOLHUIS

COMMERCIAL REAL ESTATE ADVISOR

O: (902) 407-2854

C: (902) 293-4524

philbolhuis@kwcommercial.com

KW COMMERCIAL ADVISORS

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

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EXECUTIVE SUMMARY

910 MAIN STREET



OFFERING SUMMARY

Property Type:	Residential & Commercial Land
PID #:	00619734 (Lot 200-A)
Lot Size:	8.3 Acres (361,548 SF)
Frontage:	+/- 885' to HWY 7 (Main Street)
Zoning:	C-4 (Highway Commercial)
Water & Sewer:	Municipal Water Onsite Septic
Assessed Owner:	Hoyco Holdings Limited
Assessed Value:	\$511,800 (Commercial Taxable 2026) \$17,200 (Resource Taxable 2026)
List Price:	\$4,150,000

PROPERTY OVERVIEW

This 8.3-acre commercial lot is mostly level and partially cleared with approximately 885' of frontage on Main Street with additional frontage on Broom Road. One of the few large parcels on a main thoroughfare available in HRM. Zoned C-4 which allows for a variety of uses including retail stores, food stores, service stations and indoor commercial recreation uses. Serviced by municipal water, the property presents a versatile development opportunity in a well-established area.

LOCATION OVERVIEW

The property is located on a primary traffic artery in the community of Westphal on a high profile site with exposure to over 35,000 vehicles daily. The location offers excellent accessibility to Highway 107, highway 118 and other major arterial routes. The property is within close proximity to several Dartmouth bedroom communities including Westphal, Woodlawn, Cole Harbour and Porters Lake.

PROPERTY PHOTOS

910 MAIN STREET



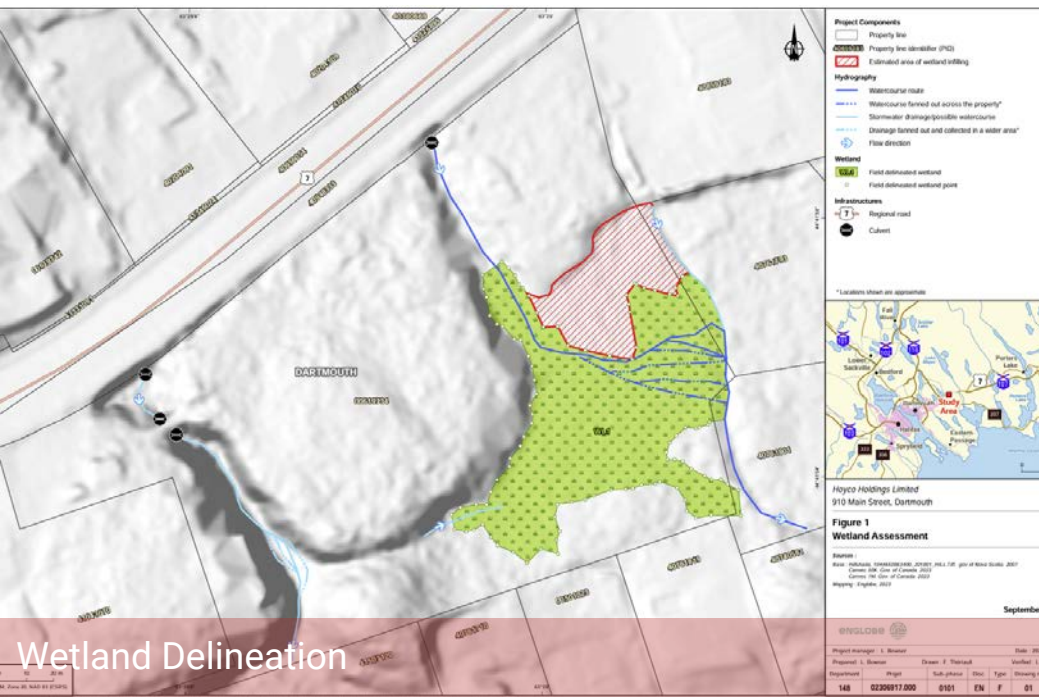
PROPERTY PHOTOS

910 MAIN STREET



PROPERTY DESCRIPTION

910 MAIN STREET

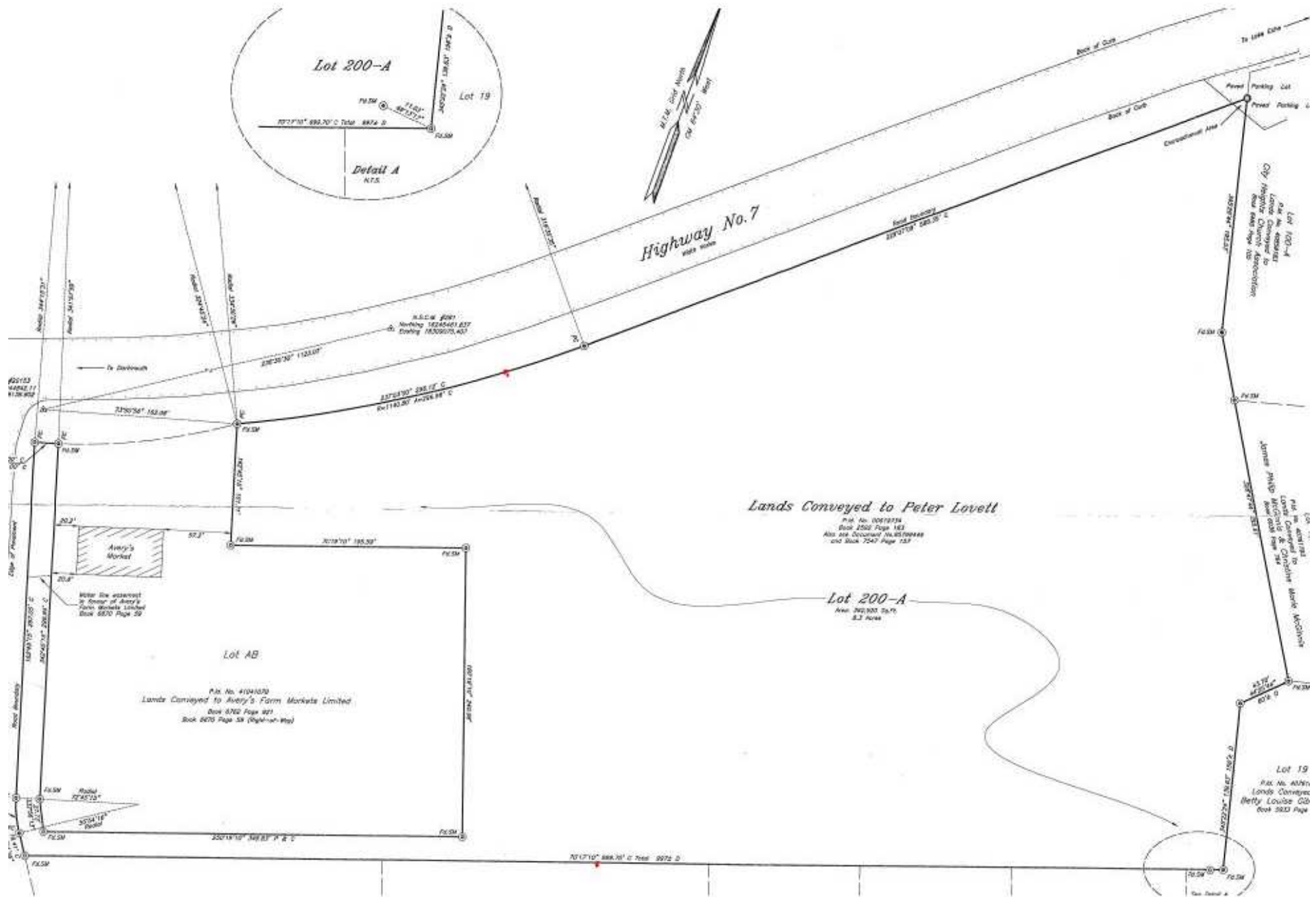


910 Main Street in Dartmouth benefits from a strong commercial and residential community within the Halifax Regional Municipality. The property is only a short drive to Burnside Business Park – Atlantic Canada’s largest business park – approximately 5–10 minutes away, offering direct access to major employers and logistics facilities. It’s roughly 12 km (about 15–20 minutes) to Halifax Stanfield International Airport, ~12 km (about 15–20 minutes) to Downtown Halifax, and just under 90–95 km (about 1 hour) northeast of Truro along Highway 102, providing excellent regional connectivity for commerce and residents alike.

The location also benefits from nearby retail and service hubs such as Dartmouth Crossing and Mic Mac Mall. Nearby housing projects and planning initiatives are adding a mix of market-rate, affordable, and supportive residential units throughout Dartmouth, reflecting strong demand and population growth, enhancing its appeal for commercial and mixed-use development.

SITE PLAN

910 MAIN STREET



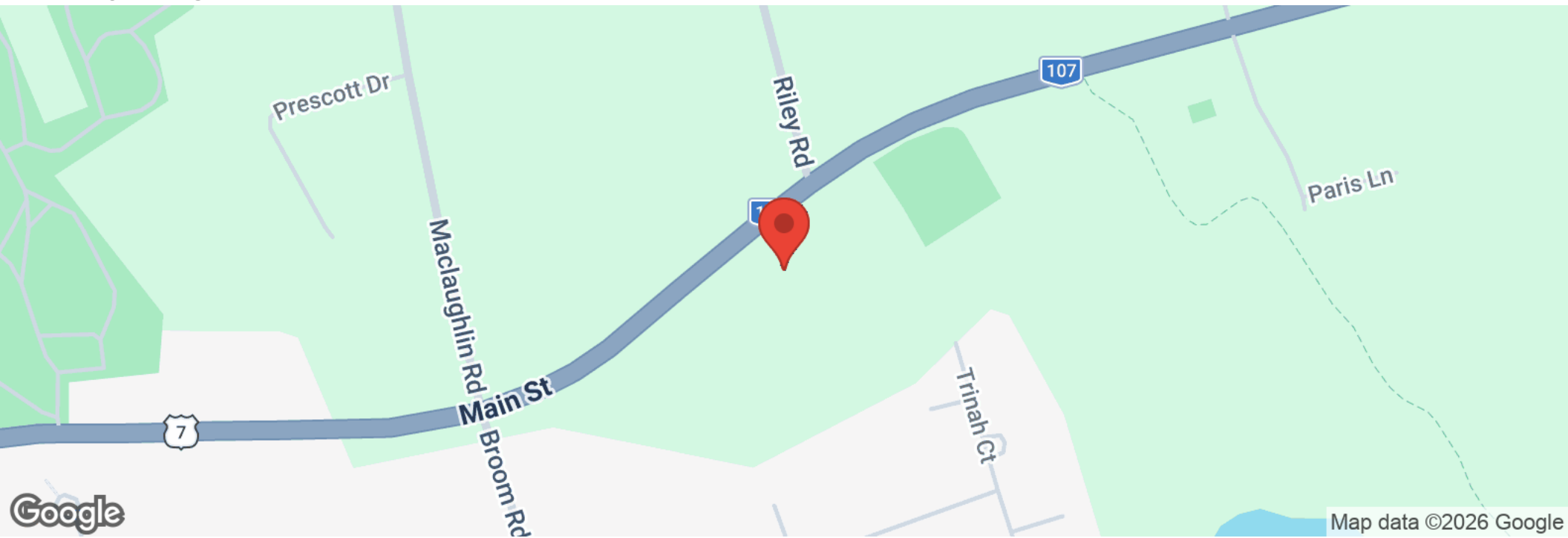
SITE DIMENSIONS

910 MAIN STREET



LOCATION MAPS

910 MAIN STREET



PART 18: C-4 (HIGHWAY COMMERCIAL) ZONE

18.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

Commercial Uses

Retail stores;
Food stores;
Service and personal service shops;
Banks and financial institutions;
Restaurants;
Outdoor display courts;
Hotels, motels and motor inns;
Indoor commercial recreation uses;
Funeral establishments;
Service stations;
Taxi and bus depots;
Parking lots;
Greenhouses and nurseries;
Veterinary hospitals and kennels;
Re-cycling depots.
Car Washes (HEMCC-Oct. 2/14; E-Nov 1/14)

Community Uses

Open space uses;
Institutional uses;
Fraternal centres and halls.

Residential Uses

Existing dwellings

18.2 C-4 ZONE REQUIREMENTS: COMMERCIAL USES

In any C-4 Zone, where uses are permitted as Commercial Uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services - 10,000 square feet (929.0 m ²) on-site services - 20,000 square feet (1858.1 m ²)
Minimum Frontage:	150 feet (45.7 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)
Maximum Lot Coverage	50 percent

18.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

Notwithstanding the provisions of Section 18.1, no commercial building in any C-4 Zone shall exceed ten thousand (10,000) square feet (929 m²) of gross floor area.

18.4 OTHER REQUIREMENTS: OPEN STORAGE AND DISPLAY

Where any portion of any lot in any C-4 Zone is to be used for open storage or outdoor display, the following shall apply:

- (a) Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any required front yard.
- (c) No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential zone or community uses zone, except where a fence or other visual barrier is provided.

18.5 OTHER REQUIREMENTS: SERVICE STATIONS

Notwithstanding the provisions of Sections 18.2 and 18.7, where a service station is erected in any C-4 Zone, the following shall apply:

Minimum Lot Area:	30,000 square feet (2787.0 m ²)
Minimum Frontage:	150 feet (45.7 m)
No portion of a pump island shall be located closer than:	20 feet (6.1 m) from any street line
Minimum distance between ramps or driveways	30 feet (9.1 m)
Minimum distance from a ramp or driveway to a road intersection	50 feet (15.2 m)
Minimum angle of intersection of a ramp to a road line	45 degrees
Width of a ramp:	minimum 20 feet (6.1 m) Maximum 26 feet (7.9 m)

18.6 C-4 ZONE REQUIREMENTS: COMMUNITY USES

In any C-4 Zone, where uses are permitted as community uses, no development permit shall be issued except in conformity with the provisions of Part 21 as are applicable.

18.7 OTHER REQUIREMENTS: COMMERCIAL ACCESS

Unless otherwise required by the Provincial Department of Transportation and Communications, all uses which are permitted uses in any C-4 Zone with the exception of service stations, shall be permitted not more than one (1) access onto Provincial Highway No. 7 for each lot.

DISCLAIMER

910 MAIN STREET

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PRESENTED BY:

PAUL PETTIPAS, LLB, MICP

Commercial Real Estate Advisor
O: (902) 497-9636
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paul.pettipas@kw.com
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