

COMMERCIAL / INDUSTRIAL FOR LEASE



923 MAIN STREET

923 MAIN STREET, DARTMOUTH, NS B2W 6J6



FOR LEASE

KW COMMERCIAL ADVISORS

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



Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS

Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN

Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PAUL PETTIPAS, LLB, MICP

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

923 MAIN STREET



OFFERING SUMMARY

Property Type:	Commercial / Industrial
Available Space:	2,000 SF
Ceiling Height:	13' Clear
Loading:	Three (3) 10' x 10' Grade Loading Doors
Electrical:	120/240 Volt 200 Amp Single Phase Power
Parking:	Ample Paved Parking
Zoning:	C-4 (Highway Commercial)
Lease Rate:	\$8,000 / Month Excludes Snow Removal & Maintenance
CAM & Tax:	\$1,500 / Month

PROPERTY OVERVIEW

This 2,000 SF unit features 13' ceilings and three grade-level doors, offering exceptional functionality for warehousing, trades, light industrial, automotive, or service-based operations. The C-4 (Highway Commercial) zoning allows for a wide variety of permitted uses, making this a flexible opportunity for growing businesses seeking visibility and accessibility in a high traffic 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.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

kw COMMERCIAL
ADVISORS
Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

PROPERTY PHOTOS

923 MAIN STREET



PROPERTY PHOTOS

923 MAIN STREET



PROPERTY PHOTOS

923 MAIN STREET



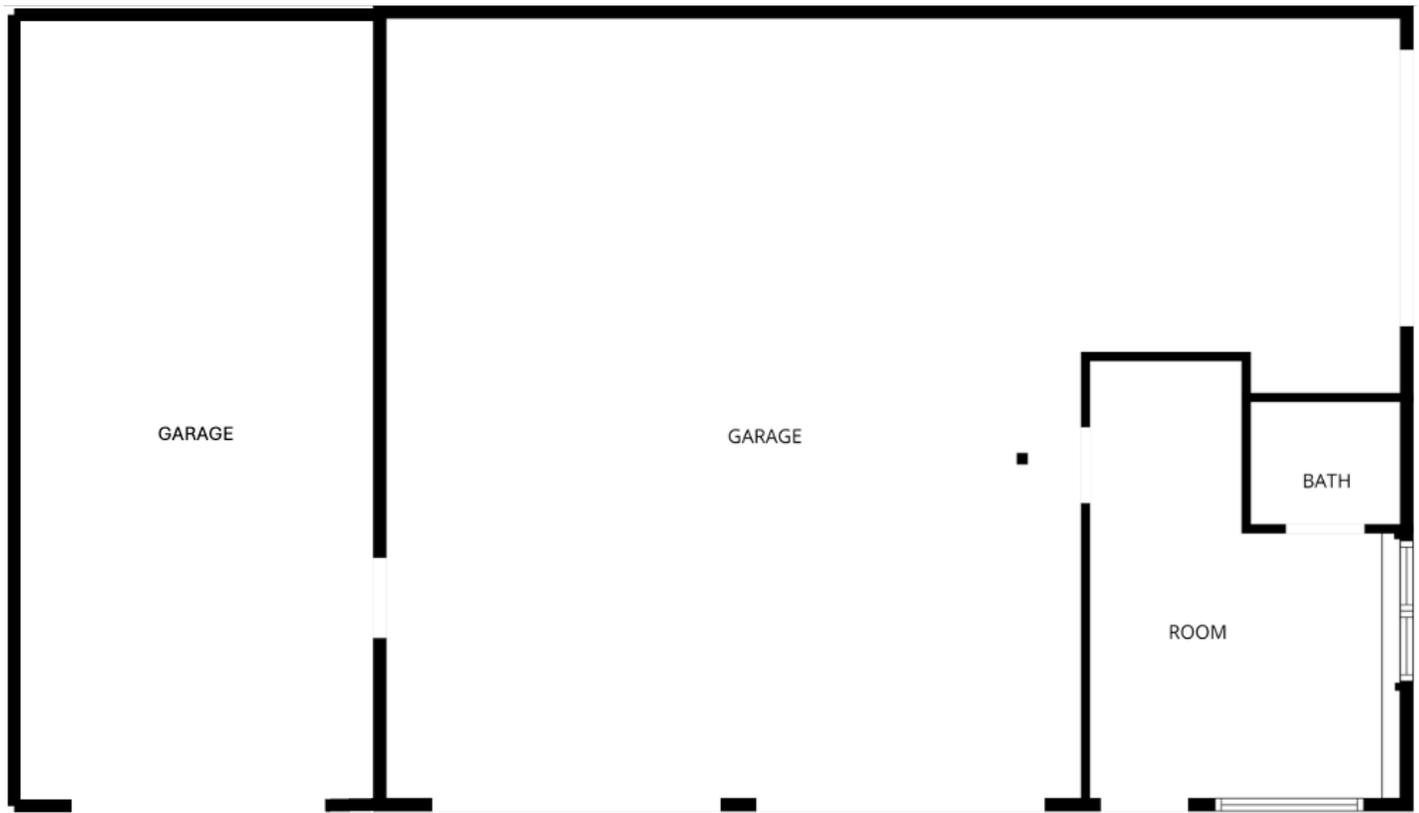
PROPERTY PHOTOS

923 MAIN STREET



FLOOR PLAN

923 MAIN STREET



KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

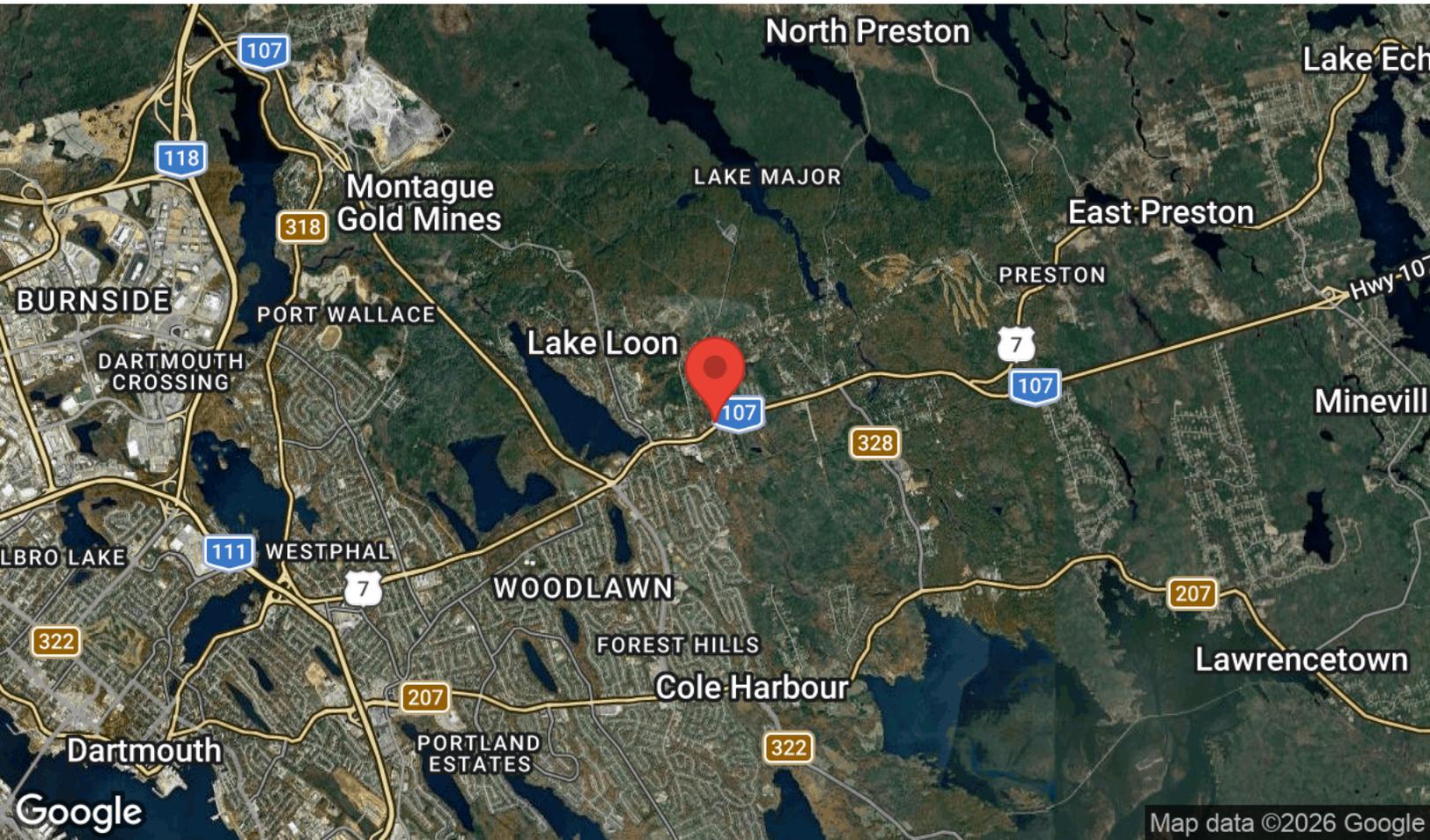
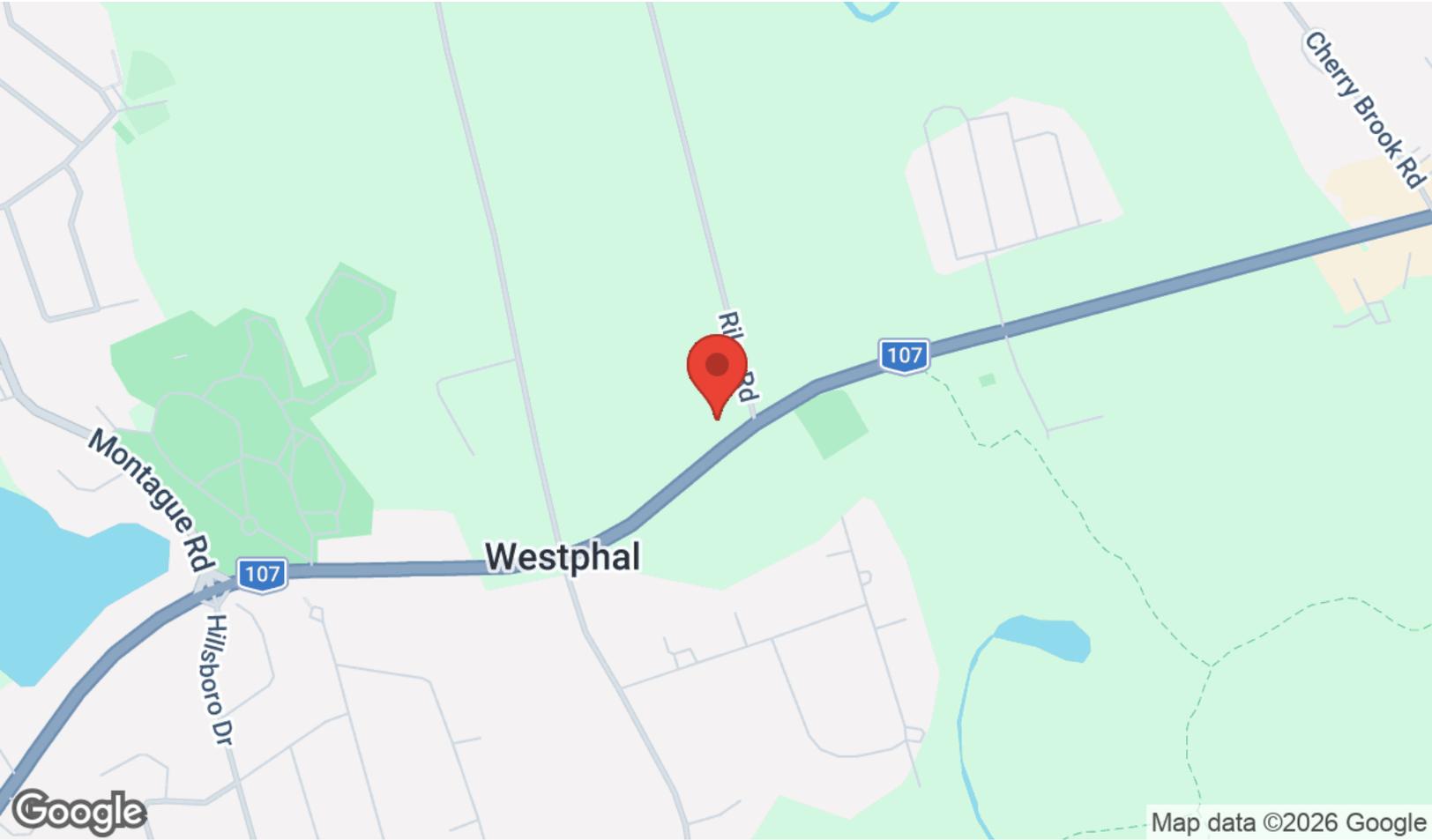
PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia

LOCATION MAPS

923 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 that:	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.

CONTACT INFORMATION

923 MAIN STREET



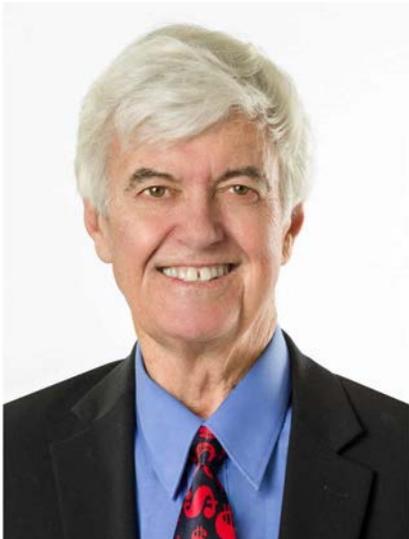
MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-489-7187 | MATTOLSEN@KWCOMMERCIAL.COM



PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-293-4524 | PHILBOLHUIS@KWCOMMERCIAL.COM



PAUL PETTIPAS
COMMERCIAL REAL ESTATE ADVISOR
KW COMMERCIAL ADVISORS

902-497-9636 | PAUL.PETTIPAS@KW.COM

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



Each Office Independently Owned and Operated

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

PAUL PETTIPAS, LLB, MICP
Commercial Real Estate Advisor
O: (902) 497-9636
C: (902) 497-9636
paul.pettipas@kw.com
Nova Scotia