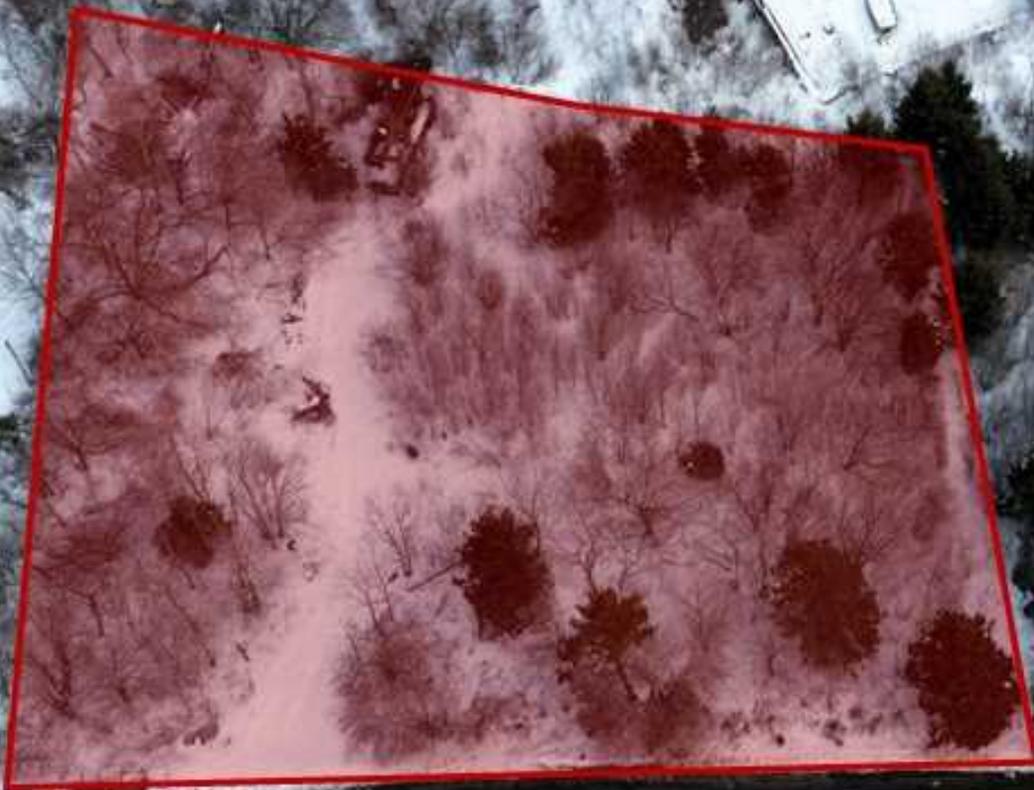


DEVELOPMENT LAND FOR SALE

Lot A2-A MacLaughlin Road

Development Land - For Sale



Lot A2-A MacLaughlin Road, Westphal, NS B2T 1H2



EXECUTIVE SUMMARY

LOT A2-A MACLAUGHLIN ROAD



OFFERING SUMMARY

Property Type:	Development Land
Lot Size:	29,149 SF
Parking:	Yes
Zoning:	C-4 (Highway Commercial)
Assessed Owner:	Burkey Holdings Limited
Assessed Value:	Not Yet Assessed
List Price:	\$385,000

PROPERTY OVERVIEW

Lot A2-A MacLaughlin Road presents a prime land opportunity in the growing community of Westphal. Offering 29,149 SF of land with approximately 192' of road frontage, this generously sized parcel provides excellent visibility and flexible development potential. The property is serviced by municipal water and features a treed landscape that slopes gently toward the rear. An ideal setting for those looking to build in an established commercial area while enjoying convenient access to nearby amenities and major routes.

LOCATION OVERVIEW

The property is located on MacLaughlin Road, off Main Street, a primary traffic artery in the community of Westphal. 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

LOT A2-A MACLAUGHLIN ROAD



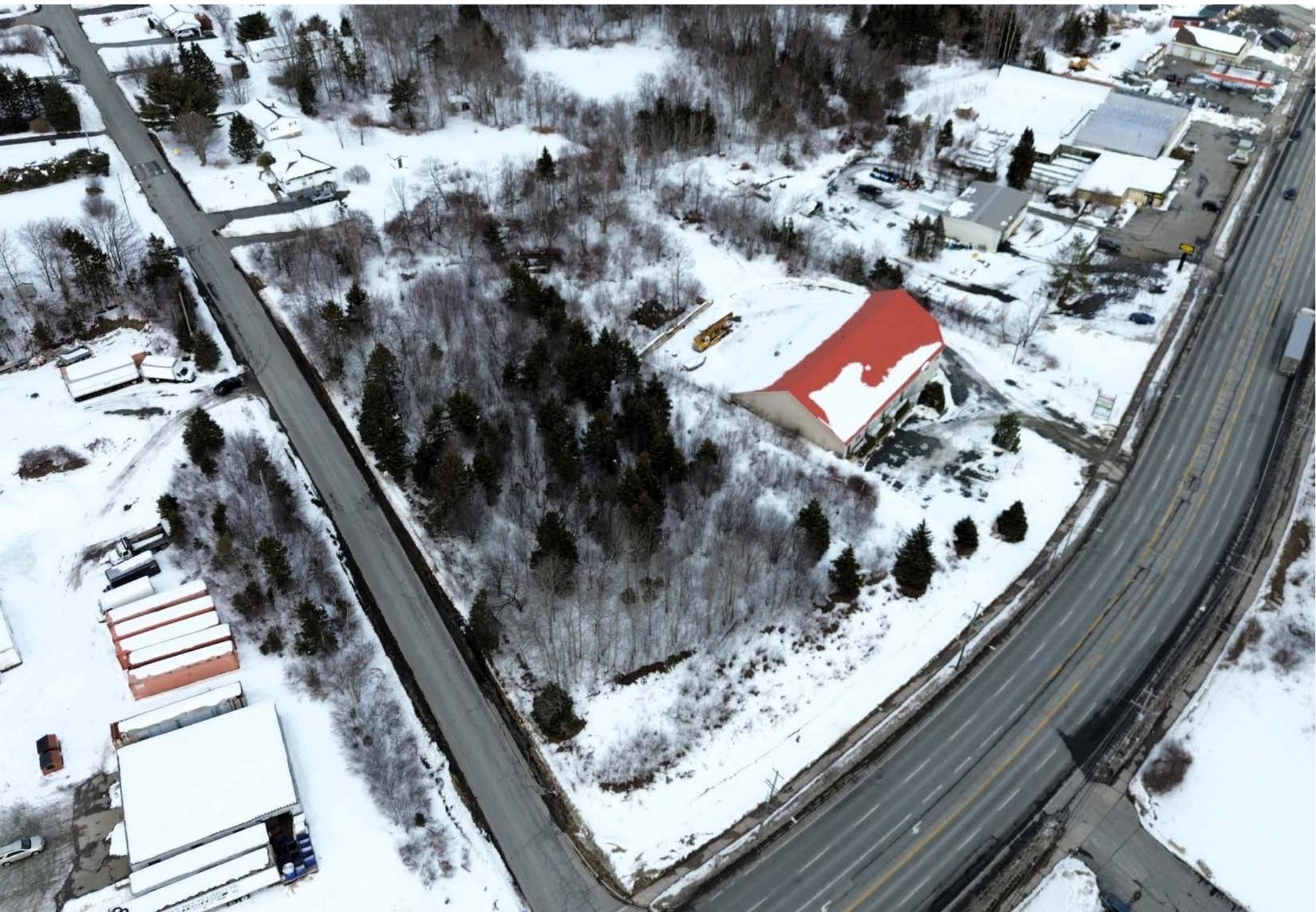
PROPERTY PHOTOS

LOT A2-A MACLAUGHLIN ROAD



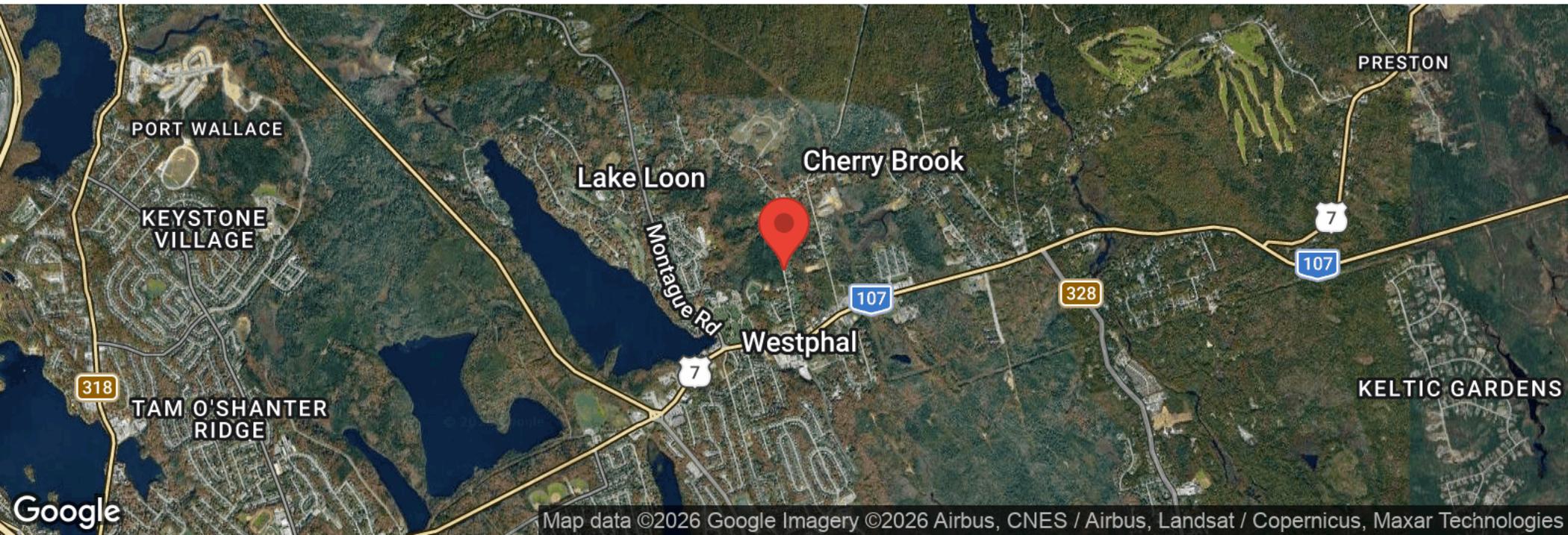
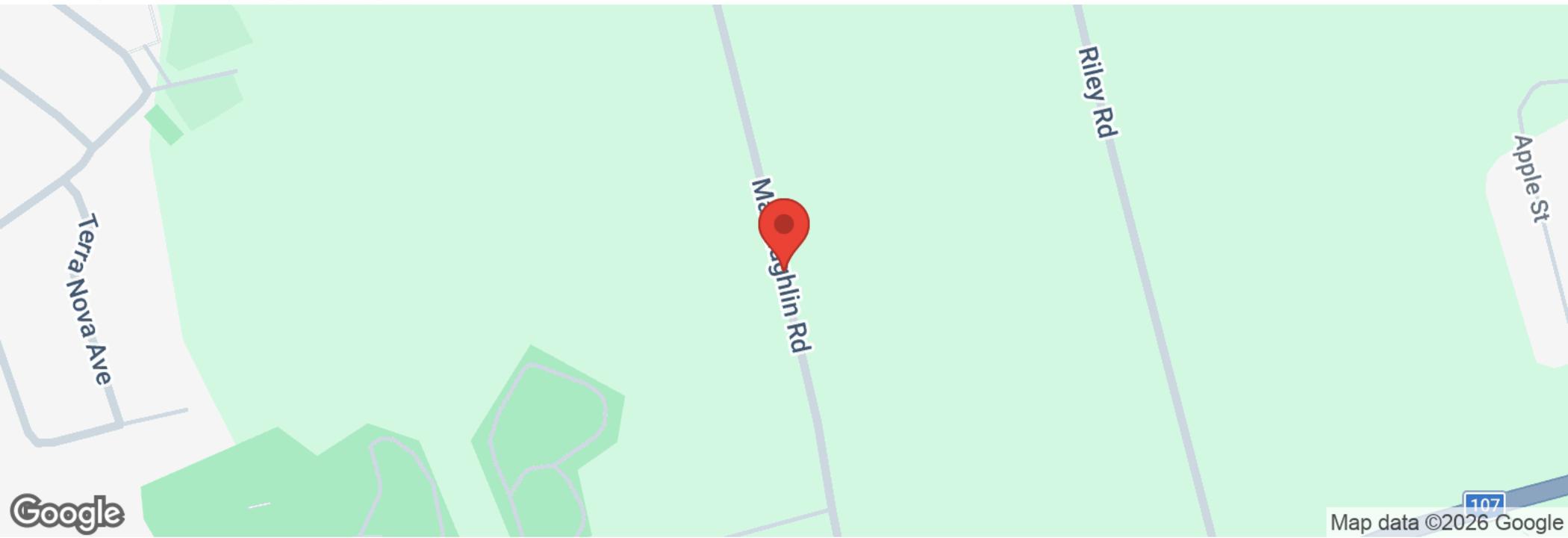
PROPERTY PHOTOS

LOT A2-A MACLAUGHLIN ROAD



LOCATION MAPS

LOT A2-A MACLAUGHLIN ROAD



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

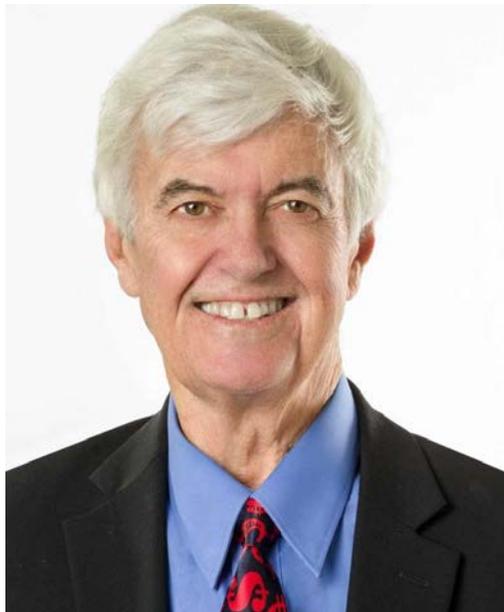
In any C-4 Zone, where uses are permitted as community uses, no development permit shall be issued except in conformity with the provisions of Part 21 as are applicable.

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.

CONTACT INFORMATION

LOT A2-A MACLAUGHLIN ROAD



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KW COMMERCIAL ADVISORS

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DISCLAIMER

LOT A2-A MACLAUGHLIN ROAD

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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