

COMMERCIAL FOR SALE

264 North Street

Commercial - For Sale

264 North Street, Bridgewater, NS B4V 2V6

kw COMMERCIAL
ADVISORS[®]

TABLE OF CONTENTS

264 NORTH STREET

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

KW COMMERCIAL ADVISORS

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

Each Office Independently Owned and Operated

Executive Summary	3
Property Photos	4
Building Overview	7
Location & Highlights	8
Location Maps	9
Zoning Information	10
Disclaimer	11

EXECUTIVE SUMMARY

264 NORTH STREET



OFFERING SUMMARY

Property Type:	Commercial Gas Bar
PID #:	60050457
Building Size:	3,520 SF
Lot Size:	57,064 SF (1.31 Acres)
Parking:	Paved Parking
Zoning:	C5 (General Commercial) Zone
Assessed Owner:	3256300 Nova Scotia Limited
Assessed Value:	\$480,000 (Commercial Taxable 2025)
List Price:	\$2,385,000

PROPERTY OVERVIEW

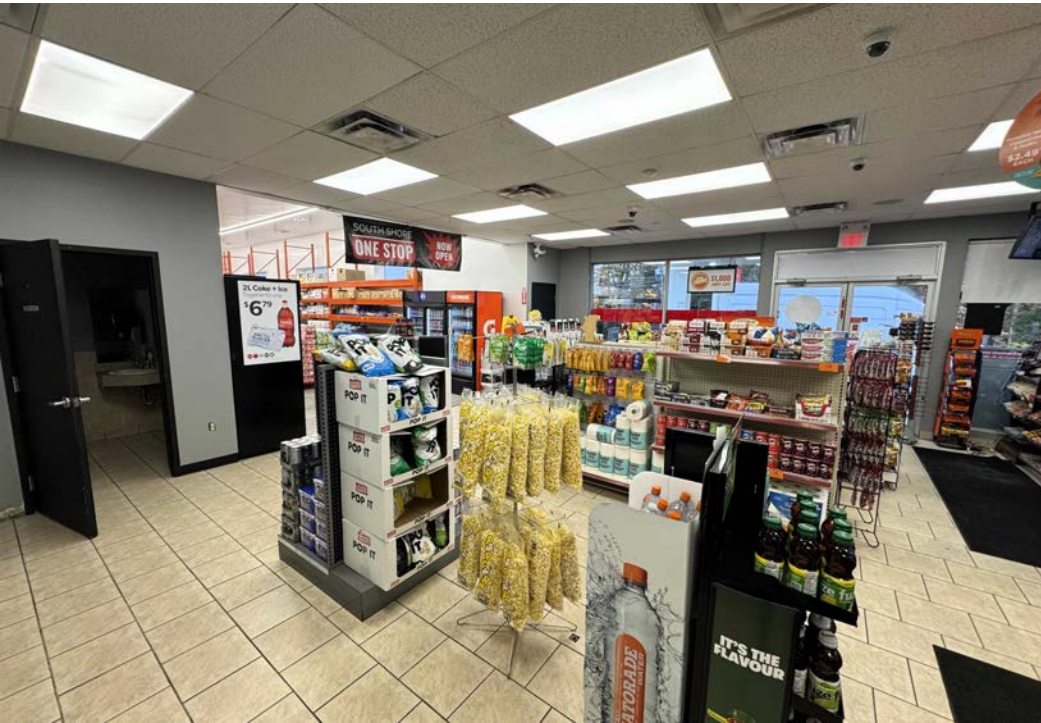
Offered as an asset sale or turn-key business, 264 North Street provides ample opportunity for owner-operators and investors. Currently operating as a Petro-Can, convenience store, Robin's and One Stop Kirkland wholesale. 3,520 SF building extensively renovated in 2023, situated on a 1.31 acre high profile parcel of land.

LOCATION OVERVIEW

The gas bar at 264 North Street in Bridgewater, NS, operates in a high-traffic commercial hub alongside a grocery outlet, Robin's Donuts, and Yogen Fruz, with nearby East Side Plaza and South Shore Centre offering major retail and dining options. It provides excellent South Shore connectivity, with Lunenburg 19 km (18 min) away, Liverpool 45 km (40 min), Chester 41 km (45 min), and Halifax 100 km (1 hour 20 min) via Highway 103.

PROPERTY PHOTOS

264 NORTH STREET



PROPERTY PHOTOS

264 NORTH STREET



PROPERTY PHOTOS

264 NORTH STREET



BUILDING OVERVIEW

264 NORTH STREET



BUILDING SPECIFICATIONS

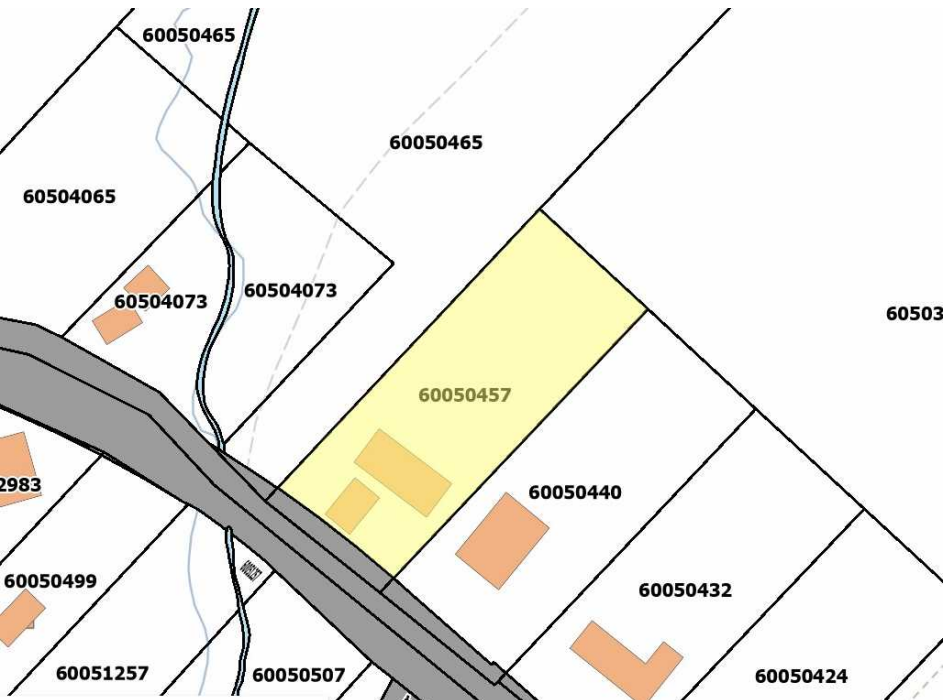
Property Type:	Commercial Gas Bar
Building Size:	3,520 SF
Construction Type:	Wood Frame
Foundation:	Concrete
Roof Type:	Asphalt Shingle
Year Built:	1986
Fuel Type:	Electric
HVAC:	Ducted & Ductless Heat Pump
Lot Size:	57,064 SF (1.31 Acres)
Parking:	Paved Parking
Water & Sewer:	Municipal
Zoning:	C5 (General Business) Zone
List Price:	\$2,385,000

LOCATION & HIGHLIGHTS

264 NORTH STREET

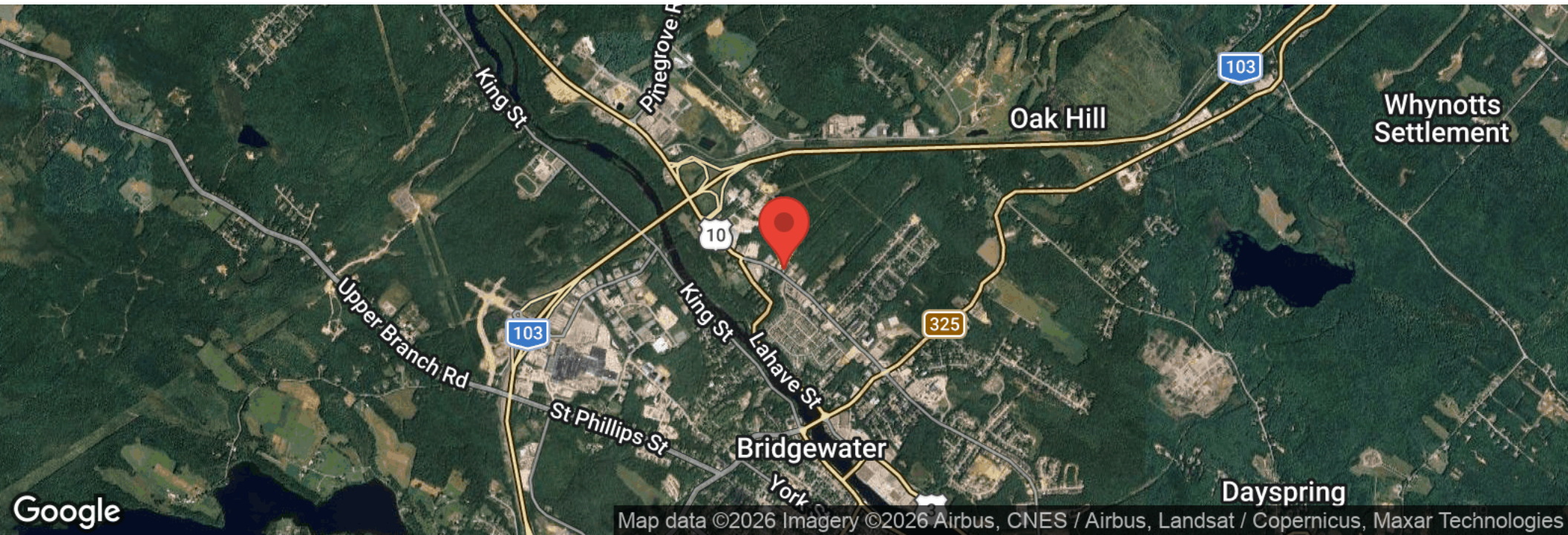
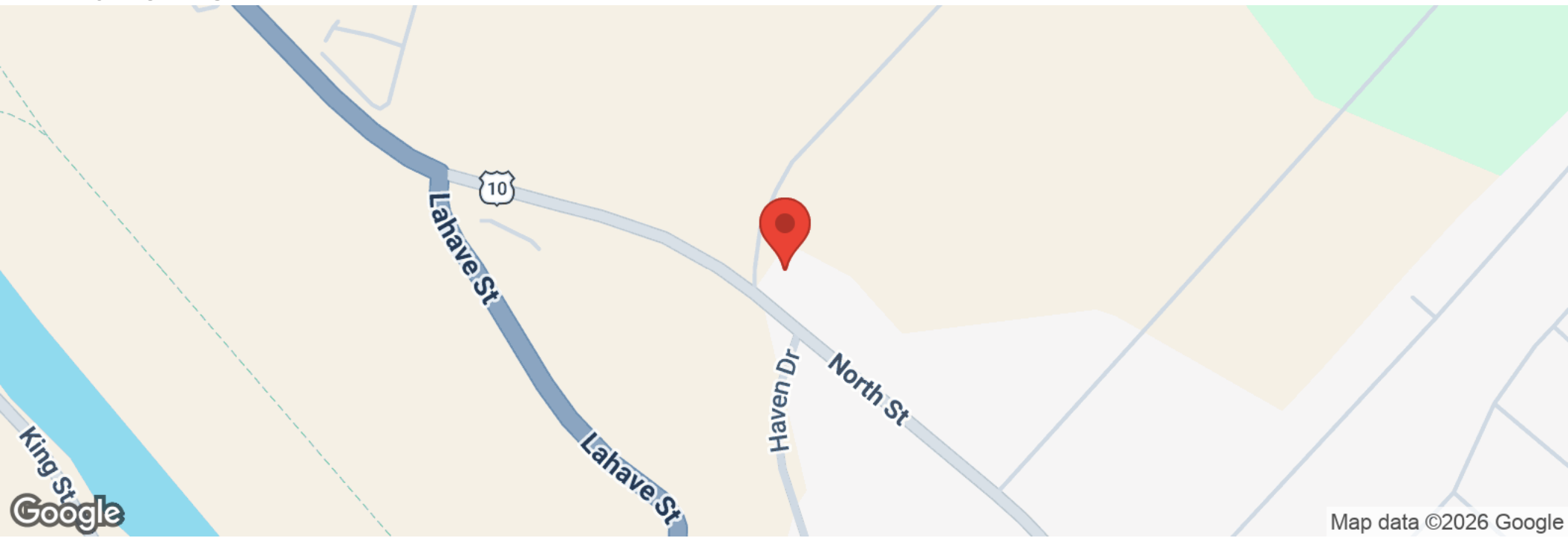


The gas bar at 264 North Street in Bridgewater, Nova Scotia, is strategically positioned in a vibrant commercial strip along the town's primary north-south corridor, benefiting from high visibility and foot traffic from complementary ventures such as the adjacent South Shore One Stop grocery outlet, Robin's Donuts for quick-service coffee and baked goods, and Yogen Fruz for frozen treats—all under one roof to capture convenience-driven customers. Nearby, Bridgewater's East Side Plaza and South Shore Centre host a concentration of retail anchors including big-box stores, pharmacies, and dining options, fostering a robust local economy within a short walking distance. This prime spot offers excellent connectivity across Nova Scotia's South Shore, with Lunenburg's UNESCO World Heritage Site just 19 km (18 minutes) away, Liverpool's historic waterfront 45 km (40 minutes) to the southwest, Chester's upscale marinas 41 km (about 45 minutes) to the east, and the provincial capital of Halifax—complete with its international airport—reachable in approximately 100 km (1 hour 20 minutes) via Highway 103.



LOCATION MAPS

264 NORTH STREET



5.6 General Commercial (C5) Zone

5.6.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 4,645m² (49,998ft²) in gross floor area, shall be permitted as-of-right in the General Commercial (C5) Zone subject to the requirements of this By-law:

- Animal Hospitals & Veterinaries
- Automobile Repair Services
- Automobile Sales & Rental
- Building Supplies Stores
- Bus Terminals
- Car Wash Facilities
- Clinics
- Clubs & Fraternal Organizations
- Community Centres
- Distribution Centres
- Dog Grooming
- Dressmaking and Tailoring
- Drive-through Facilities
- Educational Uses
- Emergency Services
- Equipment Sales & Rental
- Funeral Homes
- Garden & Nursery Sales
- Garages
- Gas Stations
- Hotels
- Household Repair Services
- Laundromats & Dry Cleaners
- Manufactured Home Sales & Repair
- Motels
- Offices
- Parking Lots & Structures
- Personal Service Shops
- Places of Assembly
- Places of Entertainment
- Printing Establishments
- Restaurants
- Recycling Depots
- Research Facilities
- Retail Sales
- Self-Storage Facilities
- Studios
- Taxi Operations

- Telecommunication Towers
- Visitor Information Centres
- Warehouses, Depots & Storage Facilities
- Wholesale Establishments
- Wineries and Micro-Breweries

5.6.2 Developments by Development Agreement

The following developments shall be permitted by Development Agreement in the General Commercial (C5) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined in the Municipal Planning Strategy:

- a. All developments listed in LUB 5.6.1 exceeding 4,645m² (49,998ft²) in gross floor area, in accordance with MPS Policy CDA-1.

5.6.3 Zoning Standards

The following requirements apply to all developments permitted as-of-right or by site plan approval in the General Commercial (C5) Zone:

C5 General Commercial Zone	
Minimum front yard	3m (10ft)
Minimum rear yard	5m (16ft)
Minimum side yard	4m (13ft)
Minimum flanking yard	4m (13ft)
Maximum building height	14m (46ft)
Minimum lot area	650m ² (6,997ft ²)
Minimum lot frontage	12m (39ft)

5.6.4 Special Requirements

- a. Any development that includes a new or upsized sanitary sewer connection shall be assessed and approved in consideration of available wastewater collection system capacity at the time of development permit application. The applicant shall submit a Downstream Sanitary Sewer Capacity Assessment, in accordance with MPS Policy INF-15 and subject to the requirements outlined in Section 3.1.36; and
- b. Development within the LaHave River Development Agreement Area, excluding parks, change of use and associated signage, additions less than 50m² (538ft²), and accessory buildings and structures less than 50m² (538ft²), shall only be permitted by development agreement, in accordance with MPS Policy LRDA-1.

DISCLAIMER

264 NORTH STREET

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

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

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.