

MIXED-USE FOR SALE

875 Main Street

Mixed-Use - For Sale

875 Main Street, Dartmouth, NS B2W 3V2

kw COMMERCIAL
ADVISORS[®]

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875 MAIN STREET

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Nova Scotia

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1160 Bedford Highway, Suite 100
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SECTION I PROPERTY OVERVIEW



EXECUTIVE SUMMARY

875 MAIN STREET



OFFERING SUMMARY

PID #:	41561663
PROPERTY TYPE:	Mixed-Use Commercial/Industrial
BUILDING SIZE:	10,458 SF
DIMENSIONS:	70' x 120'
YEAR BUILT:	2015
LOADING:	3 - 10' x 10' Grade level
LOT SIZE:	71,166 SF
CEILING HEIGHT:	11' Clear (warehouse)
PARKING:	20+ Vehicles
ZONING:	C-4 (Highway Commercial)
ASSESSED VALUE:	\$1,836,200 (Commercial Taxable 2026)
LIST PRICE:	\$2,150,000

PROPERTY OVERVIEW

- Main 2 level office area that is fully improved with finished offices with an open warehouse area across the back of the premises
- Geothermal heating system with forced air duct system
- 400 Amp / 3 Phase power
- 2 x Drilled wells
- Attic/storage mezzanine of approx. 5,000 SF
- Mostly above grade and sloping down from the rear boundary line

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.

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BUILDING OVERVIEW

875 MAIN STREET



BUILDING SPECIFICATIONS

PID:	41561663
Property Type:	Mixed-Use Commercial / Industrial
Year Built:	2015
Building Size:	70' x 120'
Construction Style:	ICF (Insulated Concrete Forms)
Exterior:	Stone composite
Interior:	Gyprock & wood
Roof:	Metal (long lasting)
Heating & Cooling:	Geothermal heating system with forced air duct system
Fuel Type:	Electric
Electrical:	400 amp / 3 phase
Hot Water System:	Electric
Ceiling Height:	11' Clear (warehouse)
Loading:	3 - 10' x 10' Grade level loading
Storage:	Attic storage mezzanine of approximately 5,000 SF
Lot Size:	71,166 SF
Site Dimensions:	200' x 358' x 273' x 207' x 141' x 195'
Parking:	20+ Vehicles
Zoning:	C-4 (Highway Commercial)
Lot Features:	Mostly above grade and sloping down from the rear boundary line Great exposure to over 35,000 vehicles daily
List Price:	\$2,150,000



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PROPERTY PHOTOS

875 MAIN STREET



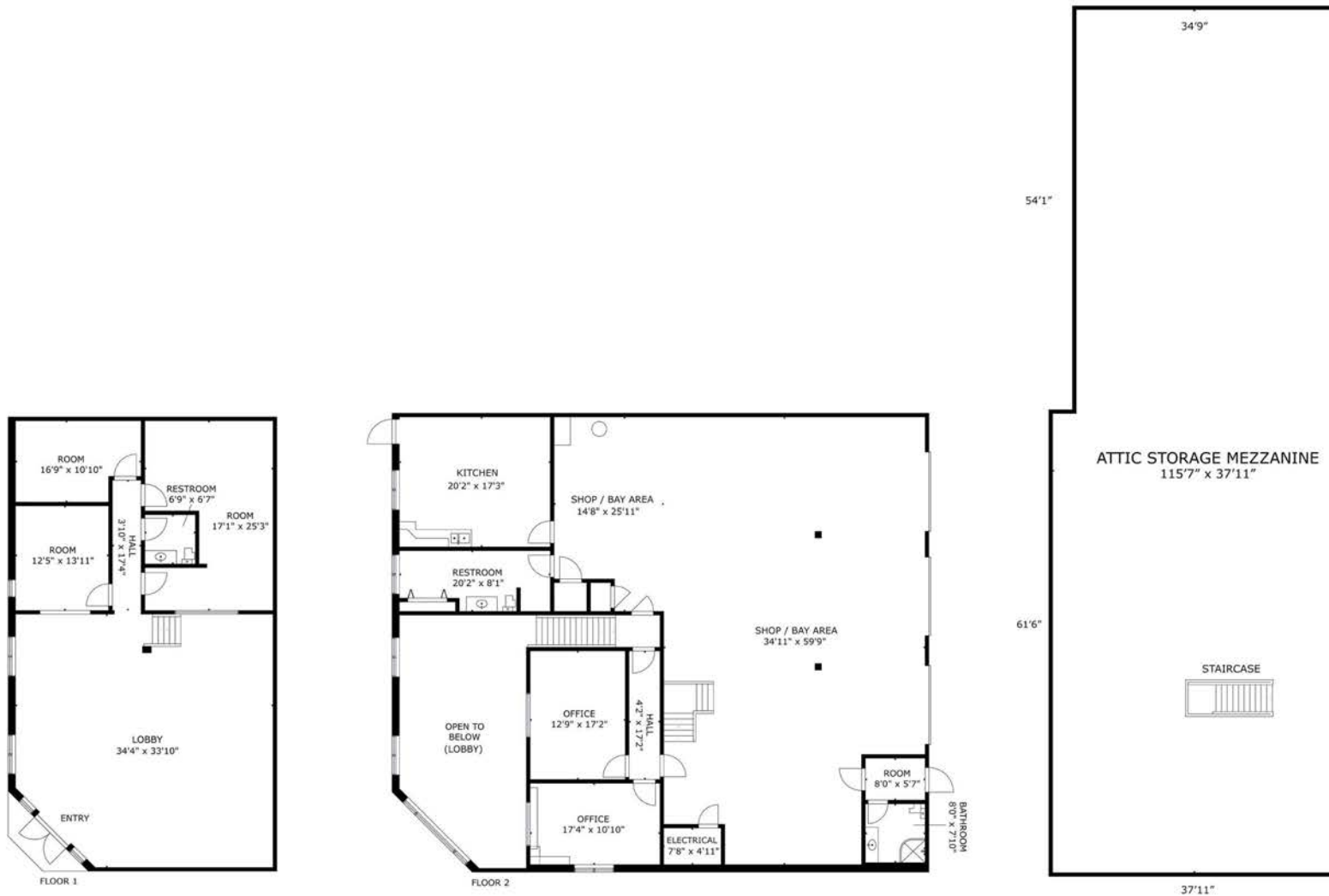
PROPERTY PHOTOS

875 MAIN STREET



FLOOR PLANS

875 MAIN STREET



GROSS INTERNAL AREA
FLOOR 1: 2056 SQFT, FLOOR 2: 4146 SQFT, FLOOR 3: 4212 SQFT
TOTAL: 10,414 SQFT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Lakeland Plant World

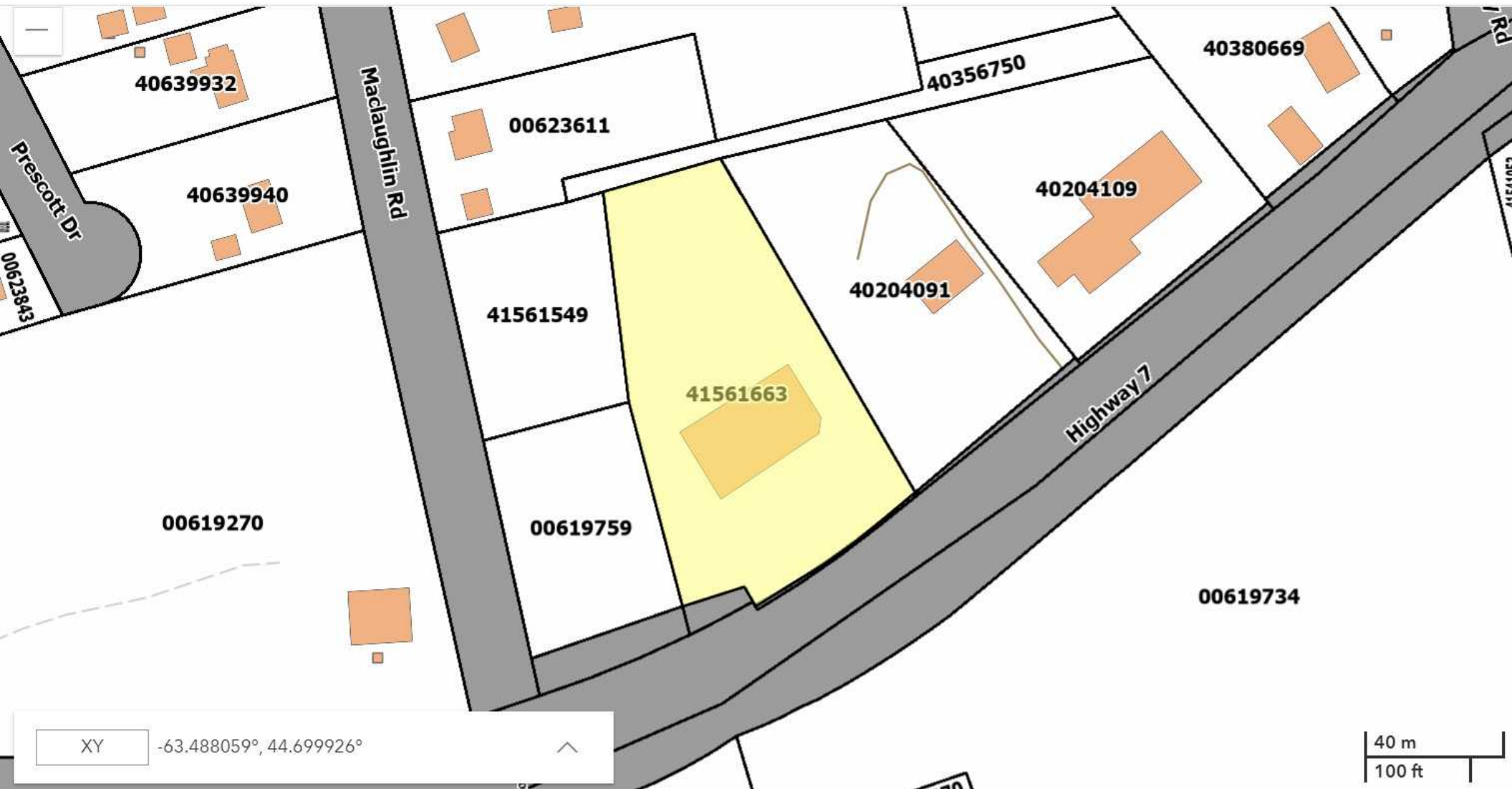


SECTION II

LOCATION OVERVIEW

PROPERTY ONLINE MAP

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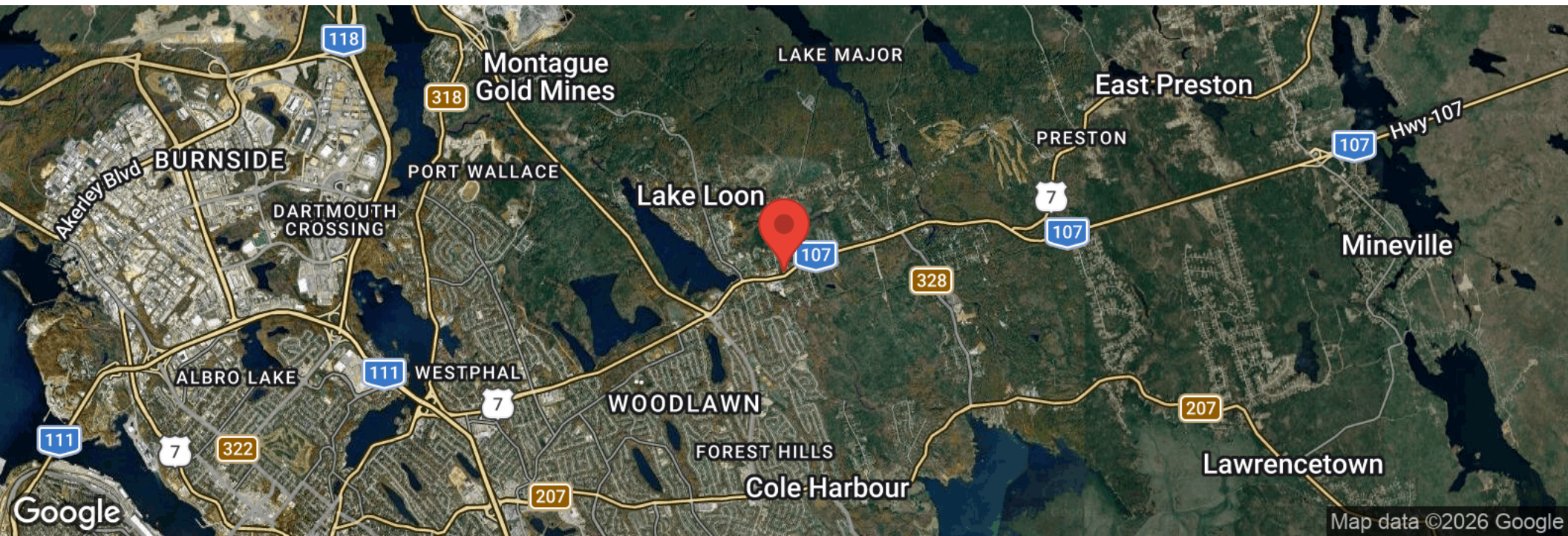
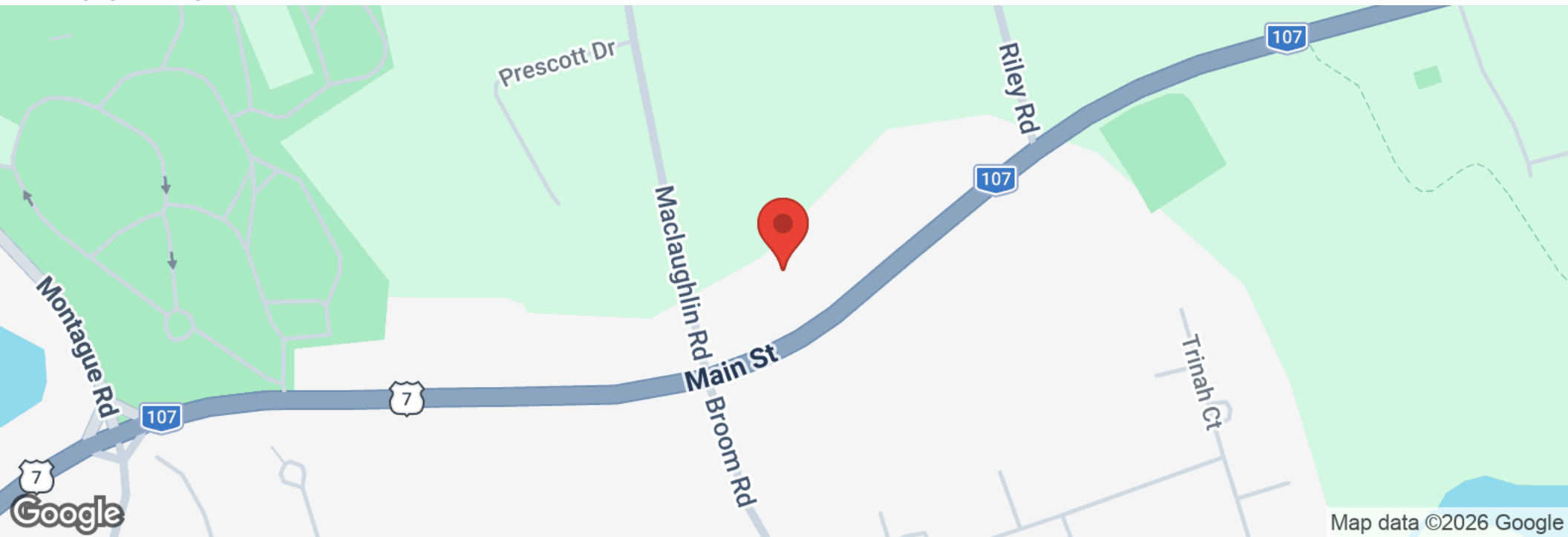


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LOCATION MAPS

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BUSINESS MAP

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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)

Offices (RC-Aug 14/18; E-Sep 15/18)

Short-term rentals (RC-Feb 21/23; E-Sep 1/23)

Short-term bedroom rentals (RC-Feb 21/23; E-Sep 1/23)

Commercial Uses permitted only on lands identified in Appendix "F"

Automotive Repair

Self-storage facility

Warehousing, displaying, wholesaling and retailing of building materials, products or related machinery and equipment

(RC-Aug 14/18; E-Sep 15/18)

Community Uses

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

Residential Uses

Existing dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22; E-Sep 15/22)

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

18.2A C-4 ZONE REQUIREMENTS: APPENDIX "F" (RC-Aug 14/18; E-Sep 15/18)

Notwithstanding Section 18.2, where C-4 uses are permitted on lands identified in Appendix "F", no development permit shall be issued except in conformity with the following:

Minimum Front or Flankage Yard	9.1 metres (30 feet)
Minimum Rear or Side Yard	6.1 metres (20 feet)
Minimum Distance Between Buildings	3.6 metres (12 feet)
Maximum Building Height	10.7 metres (35 feet)
Maximum Lot Coverage	50 percent

18.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

- (a) No commercial buildings in any C-4 Zone shall exceed ten thousand (10,000) square feet (929 m²) of gross floor area.
- (b) Notwithstanding Subsection 18.3 (a), commercial buildings located on lands identified in Appendix "F" may exceed 929 square metres (10,000 square feet) of gross floor area, provided that the development meets the requirements of Section 18.2A. (RC-Aug 14/18; E-Sep 15/18)

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:

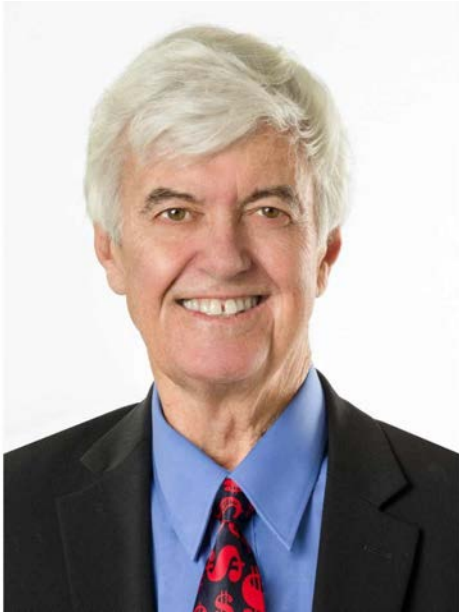
- (a) Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any required front yard.
- (c) No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential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



SECTION III CONTACT INFORMATION

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Video Tour Available: <https://my.matterport.com/show/?m=TJPAw9BxUF4>

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