

INDUSTRIAL FOR SALE

475 Sackville Drive

Industrial - For Sale

475 Sackville Drive, Lower Sackville, NS B4C

kw COMMERCIAL
ADVISORS[®]

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475 SACKVILLE DRIVE

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

475 SACKVILLE DRIVE



OFFERING SUMMARY

Property Type:	Mixed-Use
PID #:	40003741
Building Size:	Building 1: 6,000 SF (2-Level Commercial) Building 2: 972 SF (Single Family Home)
Loading:	8' Grade Level Loading
Electrical:	2 x 200 Amp and 1 x 100 Amp (Separately Metered)
Lot Size:	18,116 SF
Parking:	Paved Parking at Front & Rear
Zoning:	PR (Pedestrian Retail)
Assessed Owner:	SKR Holdings Limited
Assessed Value:	\$273,200 (Residential Taxable 2026) \$456,600 (Commercial Taxable 2026)
List Price:	\$1,699,000

PROPERTY OVERVIEW

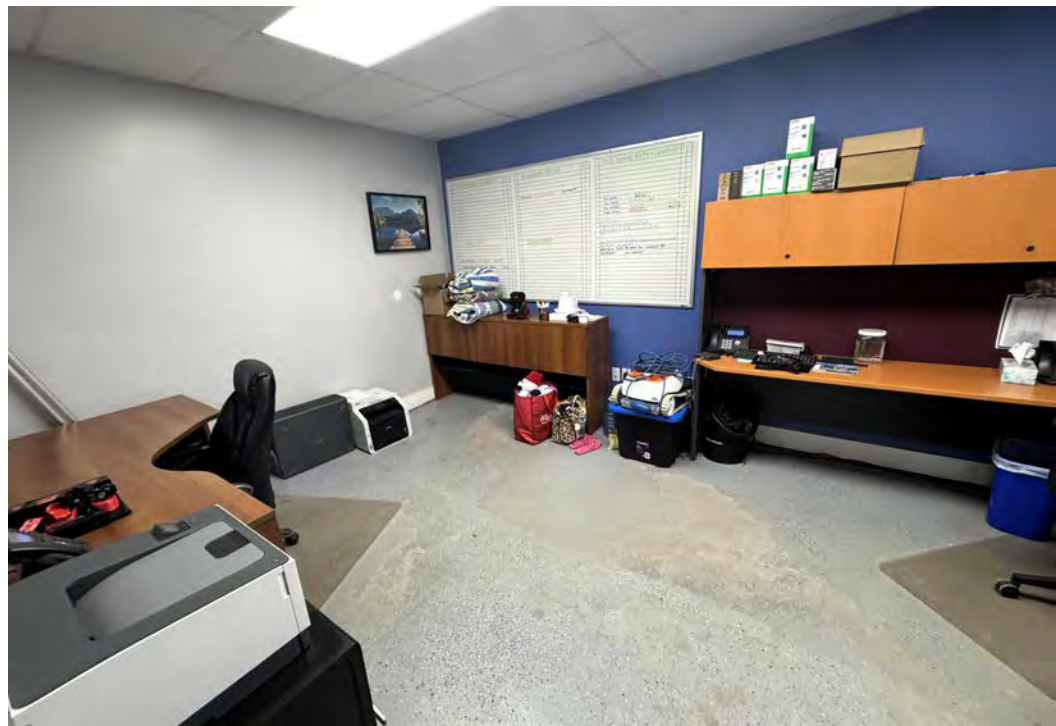
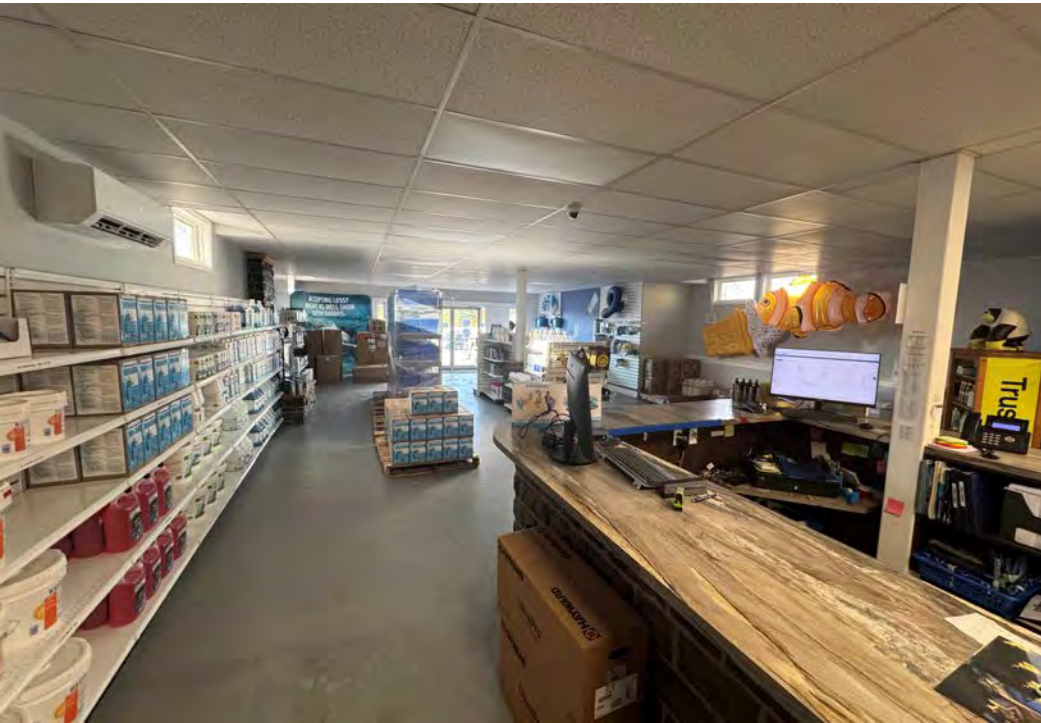
Versatile commercial investment opportunity featuring a 6,000 SF two-storey retail building, originally built in 1983. The main floor is currently vacant, offering flexibility for an owner-occupier or new tenant, while the second floor is leased, providing existing rental income. The commercial building features three separate electrical services, multiple heating systems, and an 8' grade-level loading door. The property also includes a renovated 972 SF two-bedroom, two-bathroom single-family home, renovated 5 years ago. It is currently rented, providing an additional source of income and enhancing the overall investment potential.

LOCATION OVERVIEW

Located along Sackville Drive in Lower Sackville, the property benefits from an established commercial corridor serving a growing residential population within the Halifax Regional Municipality. The surrounding area features diverse retail businesses, professional services, automotive and trades-related operations, with nearby Sackville Business Park providing additional commercial and light industrial activity. Convenient access to Highways 101 and 102 connects the property to downtown Halifax and Burnside Business Park, approximately 20–30 minutes away, and Halifax Stanfield International Airport, approximately 20–25 minutes away. Ongoing residential development throughout Lower and Middle Sackville continues to support demand for local commercial services and employment space.

PROPERTY PHOTOS

475 SACKVILLE DRIVE



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BUILDING OVERVIEW

475 SACKVILLE DRIVE

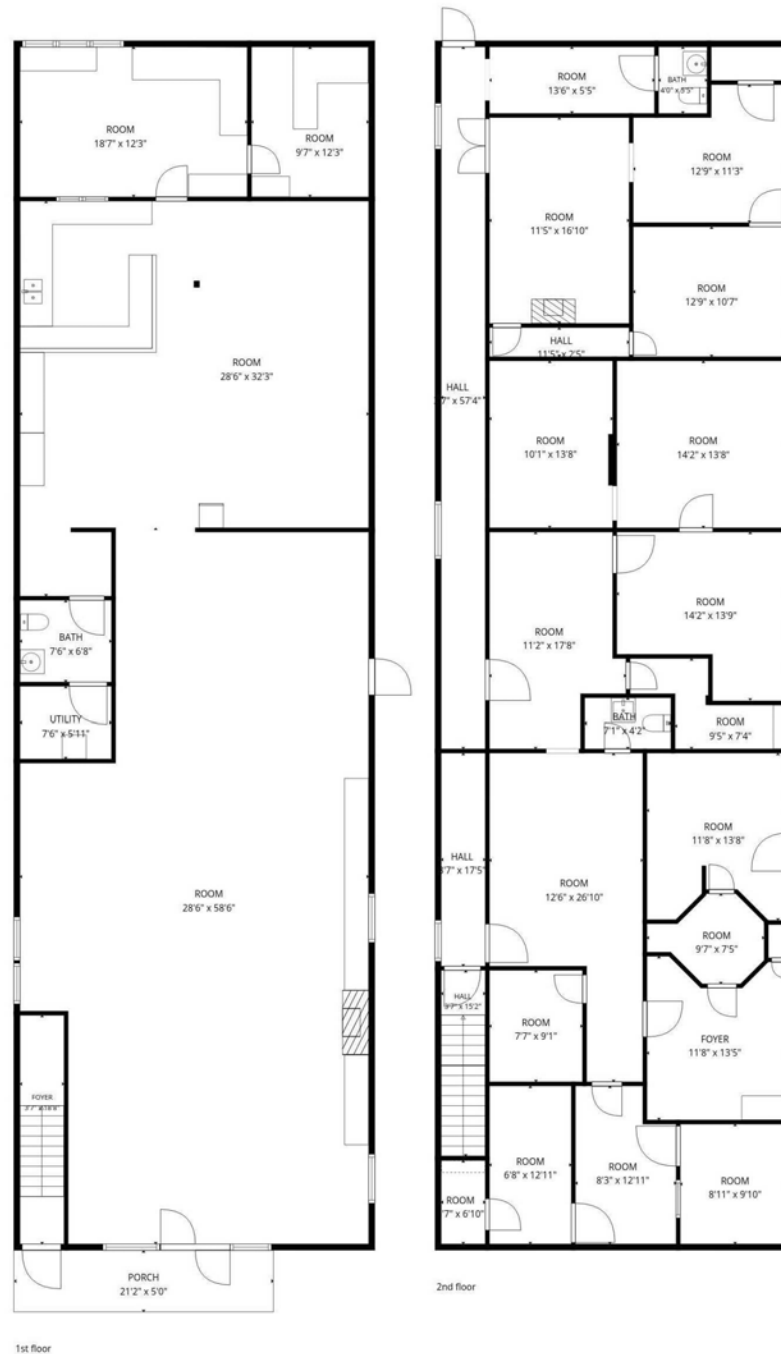


BUILDING SPECIFICATIONS

Property Type:	Mixed-Use
Building Size:	Building 1: 6,000 SF (2-Level Commercial) Building 2: 972 SF (Single Family Home)
Construction Type:	Wood Frame
Foundation:	Concrete
Roof Type:	Asphalt Shingle
Year Built:	Building 1 & 2: 1983 Building 2: Renovated 5 Years Ago
Ceiling Height:	10'
Loading:	8' Grade Level Loading
Heating & Cooling:	Electric Furnace, Electric Baseboard, and Ductless Heat Pumps
Electrical:	2 x 200 Amp and 1 x 100 Amp (Separately Metered)
Lot Size:	18,116 SF
Parking:	Paved Parking at Front & Rear
Water & Sewer:	Municipal Water & Sewer
Zoning:	PR (Pedestrian Retail)
Property Features:	972 SF Single Family Home with 2-Bedrooms and 2 Baths (Rented)

FLOOR PLAN

475 SACKVILLE DRIVE



LOCATION & HIGHLIGHTS

475 SACKVILLE DRIVE



475 Sackville Drive is located along Sackville Drive, one of Lower Sackville's main commercial areas. The surrounding area includes a mix of retail stores, restaurants, professional services, automotive businesses, and trades, serving the needs of local residents and nearby communities. Its location along a busy commercial corridor provides good visibility and convenient access to a large residential customer base.

The property is well connected to the rest of the Halifax Regional Municipality, with easy access to Highways 101 and 102. Downtown Halifax and Burnside Business Park are approximately 20–30 minutes away by car, while Halifax Stanfield International Airport is about 20–25 minutes away, depending on traffic. These connections make the area convenient for businesses serving customers and clients throughout the region.

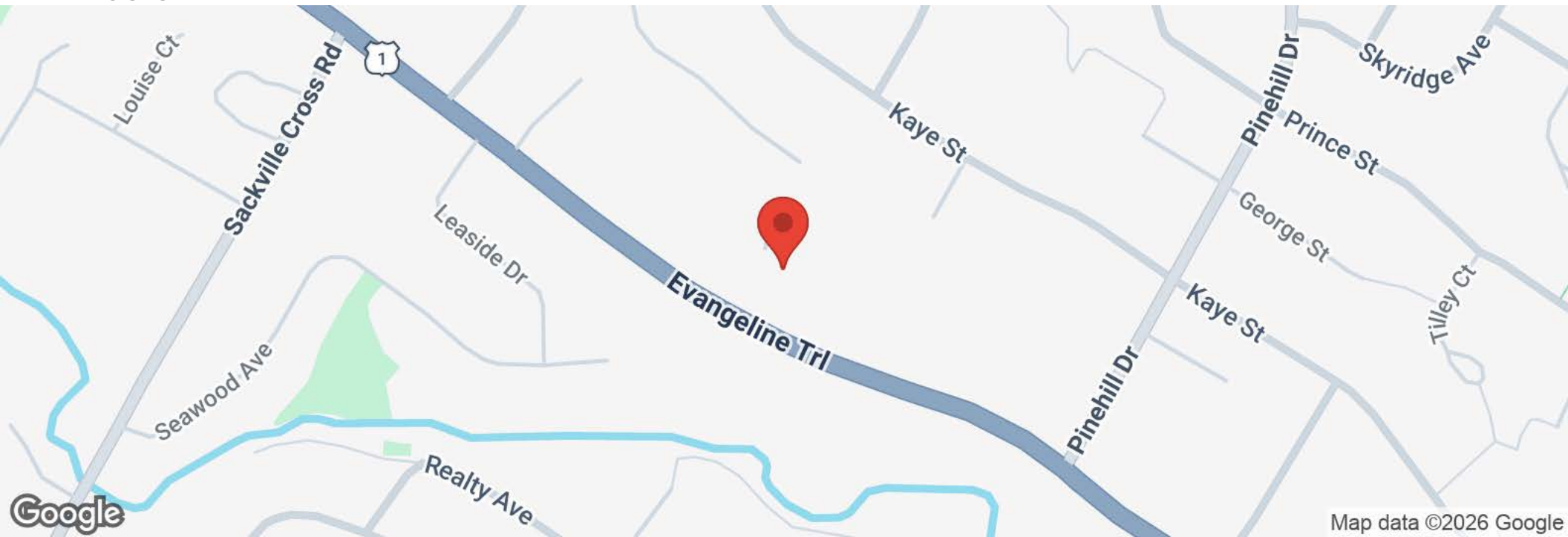
Lower Sackville continues to see residential growth and new development, including projects that combine housing with commercial space. This growth may create additional demand for local shops, services, and businesses. With its established commercial setting, nearby amenities, and access to major transportation routes, 475 Sackville Drive offers a practical location for businesses and investors looking to establish or expand their presence in the Halifax area.



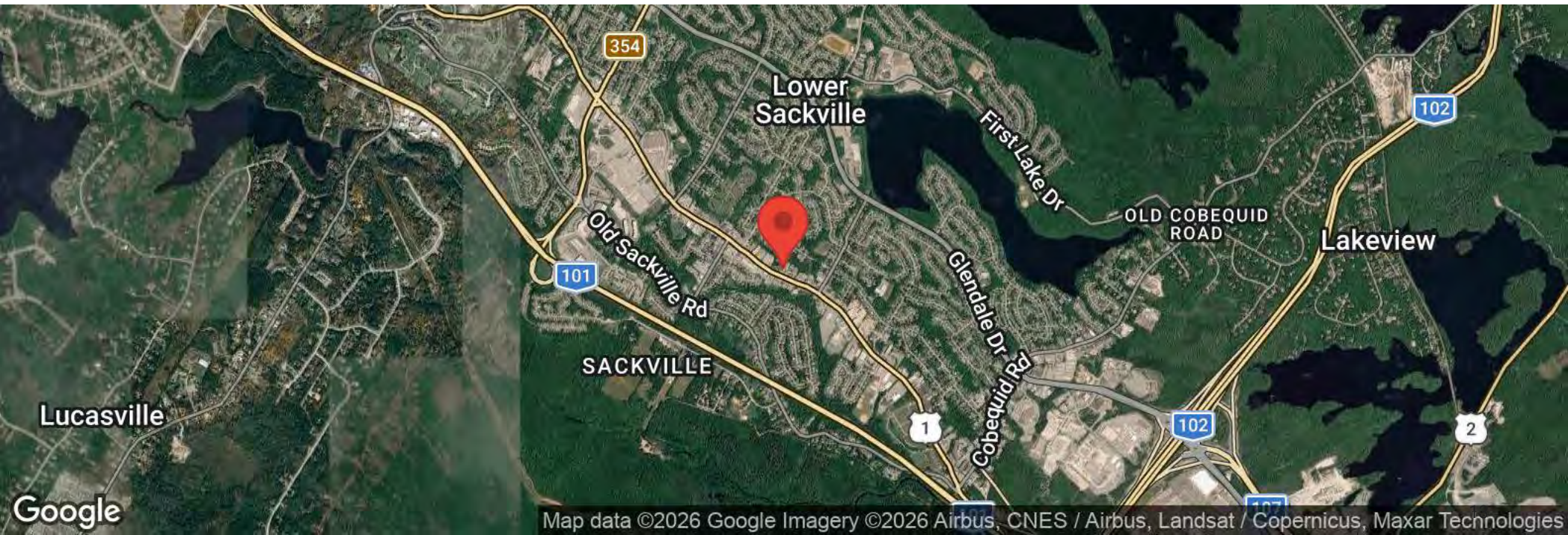


LOCATION MAPS

475 SACKVILLE DRIVE



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PART 12: PEDESTRIAN RETAIL (PR) ZONE

Permitted Uses

1. No development permit shall be issued in any PR (Pedestrian Retail) Zone except for the following:

Commercial Uses

- Retail Stores
- Food Stores
- Offices
- Service and Personal Service Shops
- **Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)**
- Banks and Financial Institutions
- Restaurants (full service and take-out)
- Commercial Entertainment Uses a maximum of 232.3 m² (2,500 ft²) (NWCC-Sep 25/08;E-Oct 11/08) devoted to public use
- **All Age/Teen Club (NWCC-May 26/05;E-May 28/05)**
- Funeral Parlours and undertaker establishments
- Bakeries/Caf  s
- Guest Home
- Strip Mall/Shopping Plaza
- **Motels, Hotels (NWCC-May 26/05;E-May 28/05)**
- **Automotive Repair Outlets within the area identified on Schedule E (RC-Sep 5/06;E-Oct 7/06)**
- **Outdoor Display Courts within the area identified on Schedule E (RC-Sep 5/06;E-Oct 7/06)**
- **Automotive Repair Outlet at 651 Sackville Drive (PID #40003527) (RC-Apr 12/05;E-May 7/05)**
- Existing Commercial Recreation
- Existing Equipment Rental
- Existing Recycling Depots
- Existing Automotive Service Stations
- Existing Automotive Repair Outlets
- Existing Outdoor Display Courts
- Existing Car Wash
- Existing Restaurants (drive-thru)
- Existing welding, plumbing and heating, electrical, automotive, other special trade contracting services & shops
- **Short-term Rentals (RC-Feb 21/23;E-Sep 1/23)**
- **Short-term Bedroom Rentals (RC-Feb 21/23;E-Sep 1/23)**

Institutional and Community Uses

- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms (RC-Aug 9/22;E-Sep 15/22)**
- **Day Care Facilities (RC-Mar 3/09;E-Mar 21/09)**
- Civic Buildings including but not limited to public office, post office, visitor information

- centre, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited
- Community/Recreational Centre
- Community Parkland and Facility uses

Residential Uses

- Existing Single Unit Dwellings
- Existing Two Unit (detached and semi-detached) Dwellings
- **One and Two Dwelling Units in Conjunction With a Commercial Use (RC-Apr 12/05;E-May 7/05)**
- Multiple Unit Dwellings
- **Shared Housing Use (RC-Aug 9/22;E-Sep 15/22)**

Uses Permitted by Development Agreement

2. Notwithstanding the provisions of Section 12 (1), in any PR Zone, no development permit shall be issued for a new commercial buildings or structures with a footprint greater than 5,000 square feet (464.5 m²), or any expansion to a building or structure which currently exceed a footprint of 5,000 square feet (464.5 m²), or any proposed expansion to an existing commercial building or structure which would result in a total building footprint greater than 5,000 square feet (464.5 m²) on any PR zoned lot and shall only be considered by development agreement in accordance with the provisions of the Municipal Government Act.

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475 SACKVILLE DRIVE

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