

INDUSTRIAL FOR SALE

868 Prospect Road

Industrial - For Sale

868 Prospect Road, Goodwood, NS B3T 1P4

kw COMMERCIAL
ADVISORS[®]

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

868 PROSPECT ROAD



OFFERING SUMMARY

Property Type:	Industrial Land
PID #:	00568121
Building Size:	Building 1: 2,513 SF (888 SF + 1,625 SF) Building 2: 592 SF (Storage Shed) 3,105 SF (Combined)
Lot Size:	19,800 SF (0.45 Acres)
Site Dimensions:	Prospect Road Frontage: 101.3' (Northern Boundary) Eastern Boundary: 200' Western Boundary: 192' Southern Boundary: 102.41'
Water & Sewer:	Well & Septic
Parking:	Gravel Graded Parking
Zoning:	I-1 (Light Industry) Zone *All C-2 (General Business) Uses Allowed in I-1 Zone
List Price:	\$1,125,000

PROPERTY OVERVIEW

This industrial property offers 3,105 SF of building space across two buildings on a 19,800 SF (0.45-acre) site. Zoned I-1 (Light Industrial) the property also permits C-2 (General Business) uses, providing flexibility for a variety of business operations. The main building features three private offices, a showroom and reception area, warehouse space with grade-level double man doors, and ceiling heights ranging from 8' - 12'. A detached rear storage building provides additional space, making this property well suited for an owner-occupier or business seeking a versatile industrial and commercial location.

LOCATION OVERVIEW

Located at 868 Prospect Road, this property benefits from an established mix of commercial and industrial businesses, including construction and demolition recycling, metal recycling, heavy-duty truck and trailer repair, transportation, and container supply services in the same area.

With convenient access to Halifax, with Ragged Lake Business Park, Beechville Business Park and Bayers Lake Business Park all approximately 5 minutes away, downtown Halifax approximately 10 minutes away and with easy access to the 102 and 103 highways, as well as being a high visibility site on the route to Peggy's Cove. Halifax Stanfield International Airport is approximately 25 minutes away.

PROPERTY PHOTOS

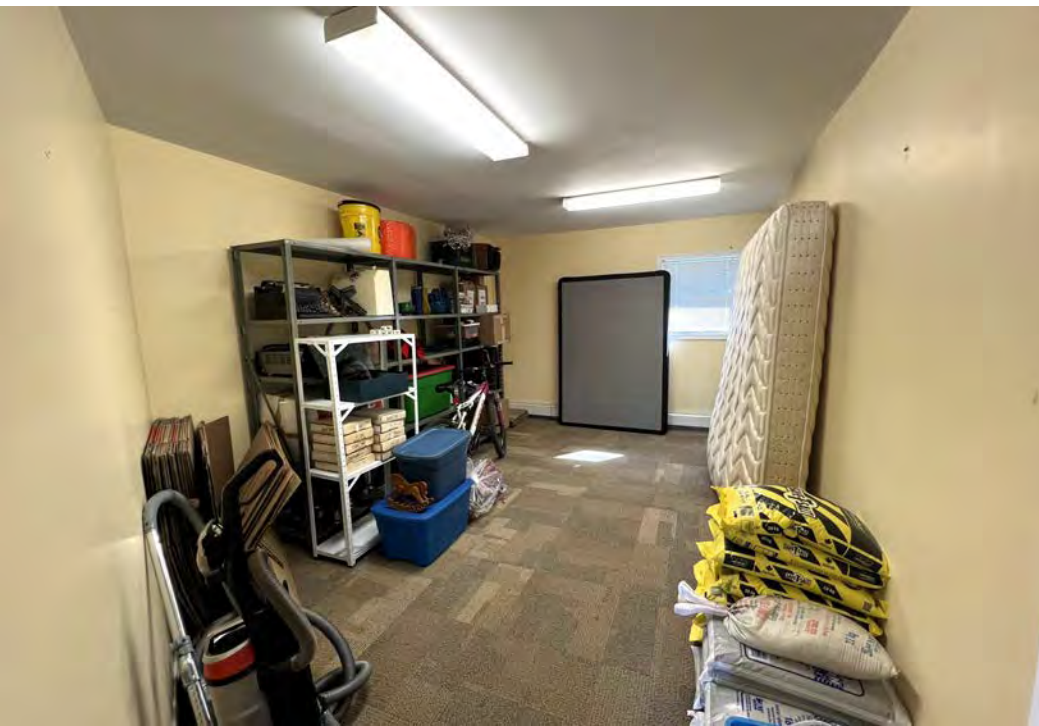
868 PROSPECT ROAD



Showroom / Reception Area

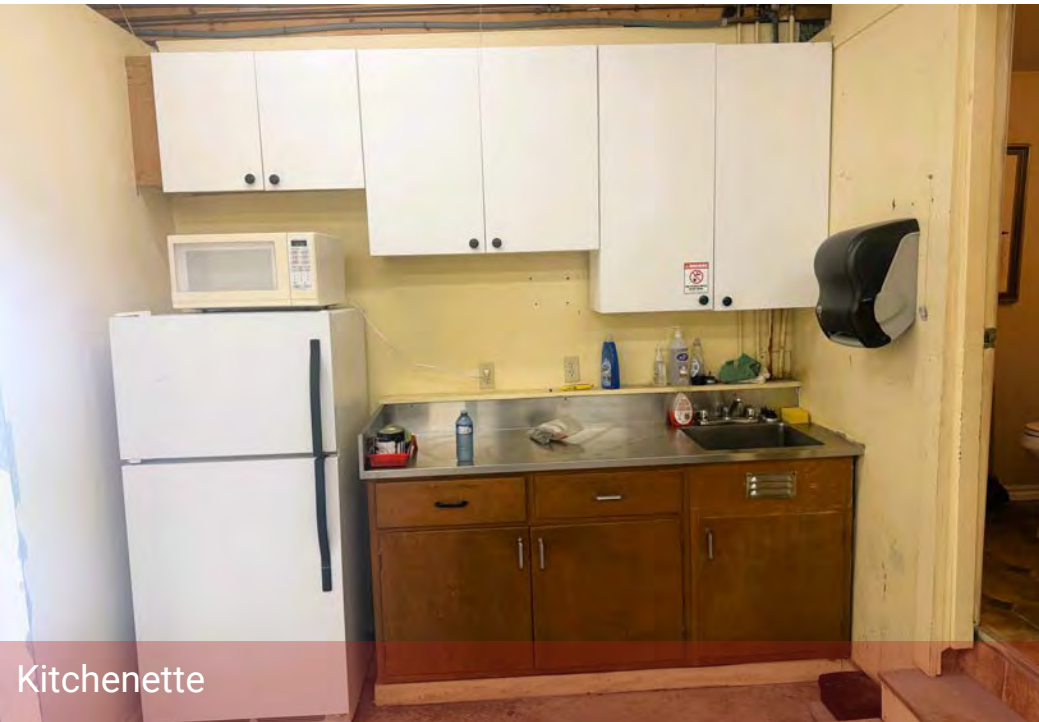


Private Office

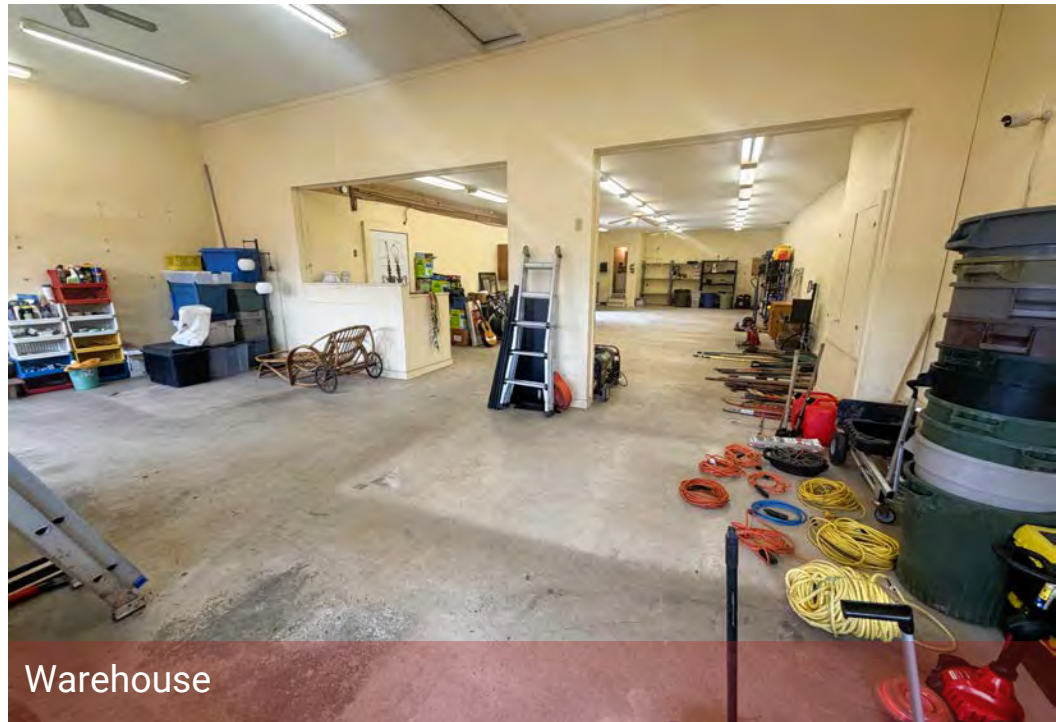


PROPERTY PHOTOS

868 PROSPECT ROAD



Kitchenette



Warehouse



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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BUILDING OVERVIEW

868 PROSPECT ROAD

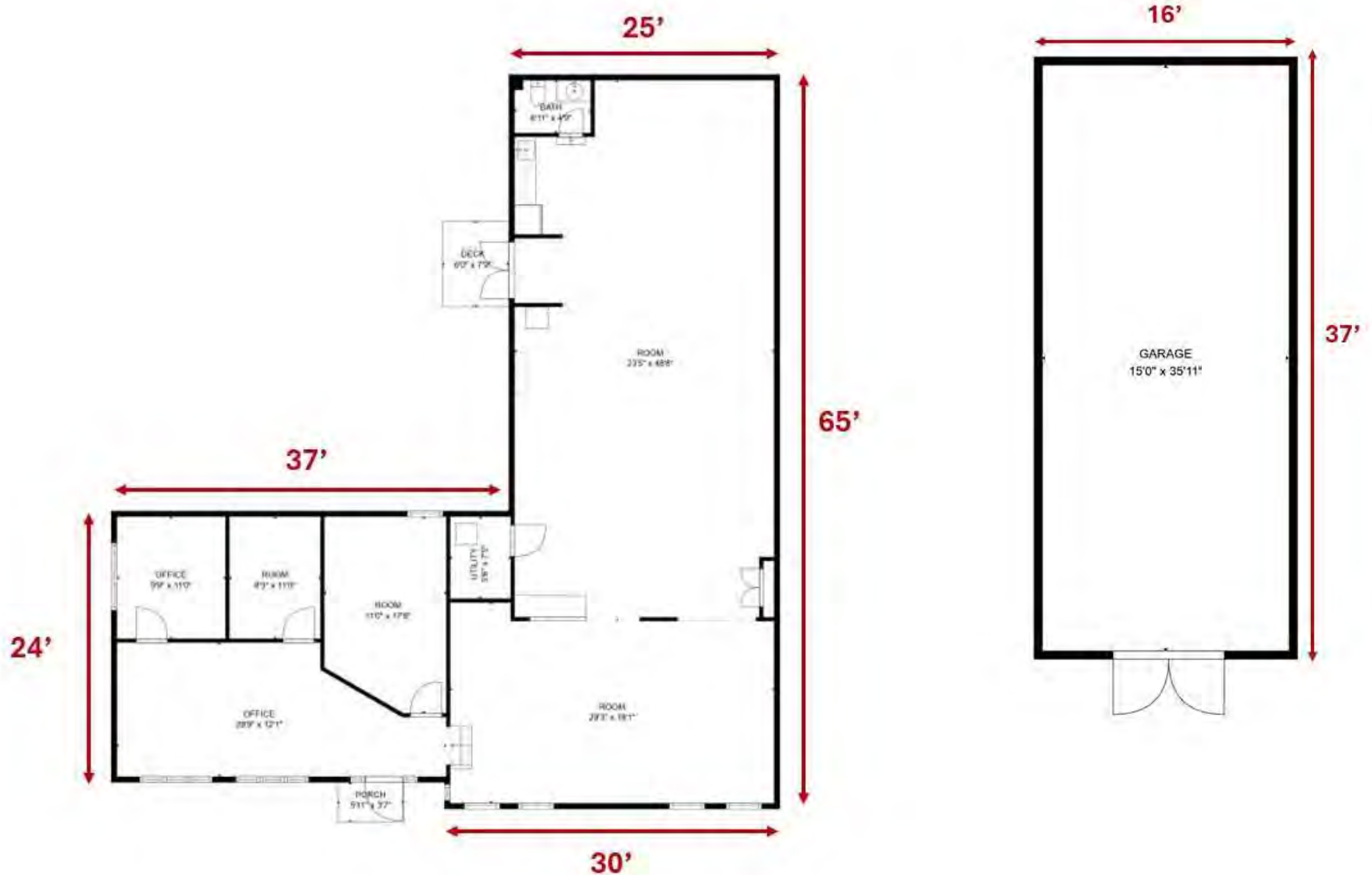


BUILDING SPECIFICATIONS

Property Type:	Industrial Land
Building Size:	Building 1: 2,513 SF (888 SF + 1,625 SF) Building 2: 592 SF 3,105 SF (Combined)
Construction Type:	Wood Frame
Foundation:	Reinforced Concrete Foundation & Concrete Post Section (Over Office)
Roof Type:	Asphalt Shingle
Building Dimensions:	Building 1: 37' x 24' + 65' x 25' Building 2: 16' x 37'
Year Built:	Building 1: 1985 Building 2: 2003
Ceiling Height:	8' - 12' Clear
Loading:	Double Man Doors
Heating:	Building 1: Oil Fired Hot Water Baseboard Building 2: Electric Unit Heater
Electrical:	120/240 Volt, 200 Amp, Single Phase
Lot Size:	19,800 SF (0.45 Acres)
Parking:	Gravel Graded
Water & Sewer:	Well & Septic
Zoning:	I-1 (Light Industrial) *All C-2 (General Business) Uses Allowed in I-1 Zone
Property Features:	Showroom/Reception Area with 12' Ceiling, 3 Private Offices and Warehouse with Double Man Door at Grade. Detached Rear Storage Building

2D FLOOR PLAN

868 PROSPECT ROAD



3D FLOOR PLAN

868 PROSPECT ROAD



FLOOR 2
Building 1

LOCATION & HIGHLIGHTS

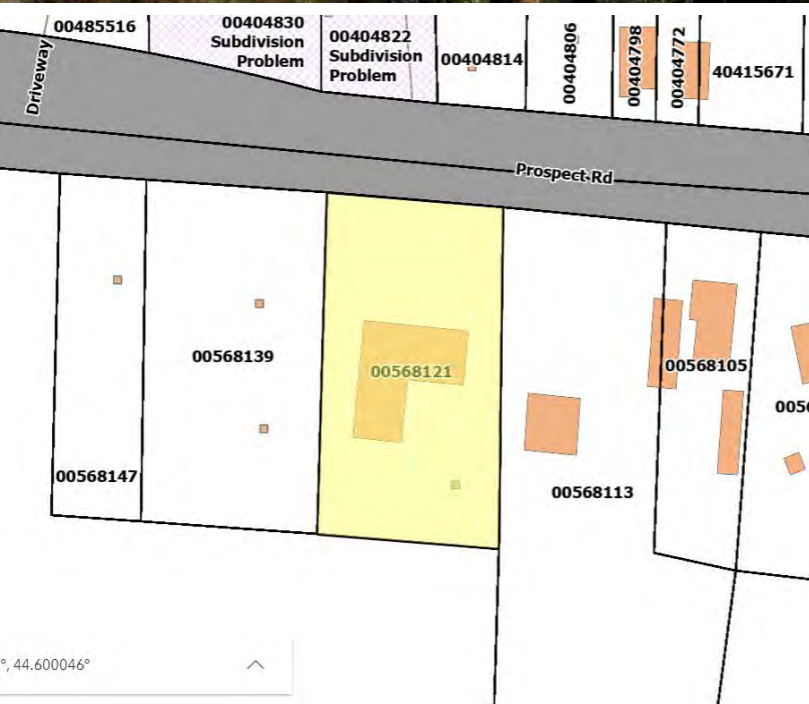
868 PROSPECT ROAD



Located at 868 Prospect Road in Goodwood, this property is surrounded by an established mix of commercial and industrial businesses, including construction and demolition recycling, metal recycling, heavy-duty truck and trailer repair, transportation, and container supply services. This business-friendly setting makes the property well suited for companies seeking functional space with access to complementary industries, suppliers, and service providers.

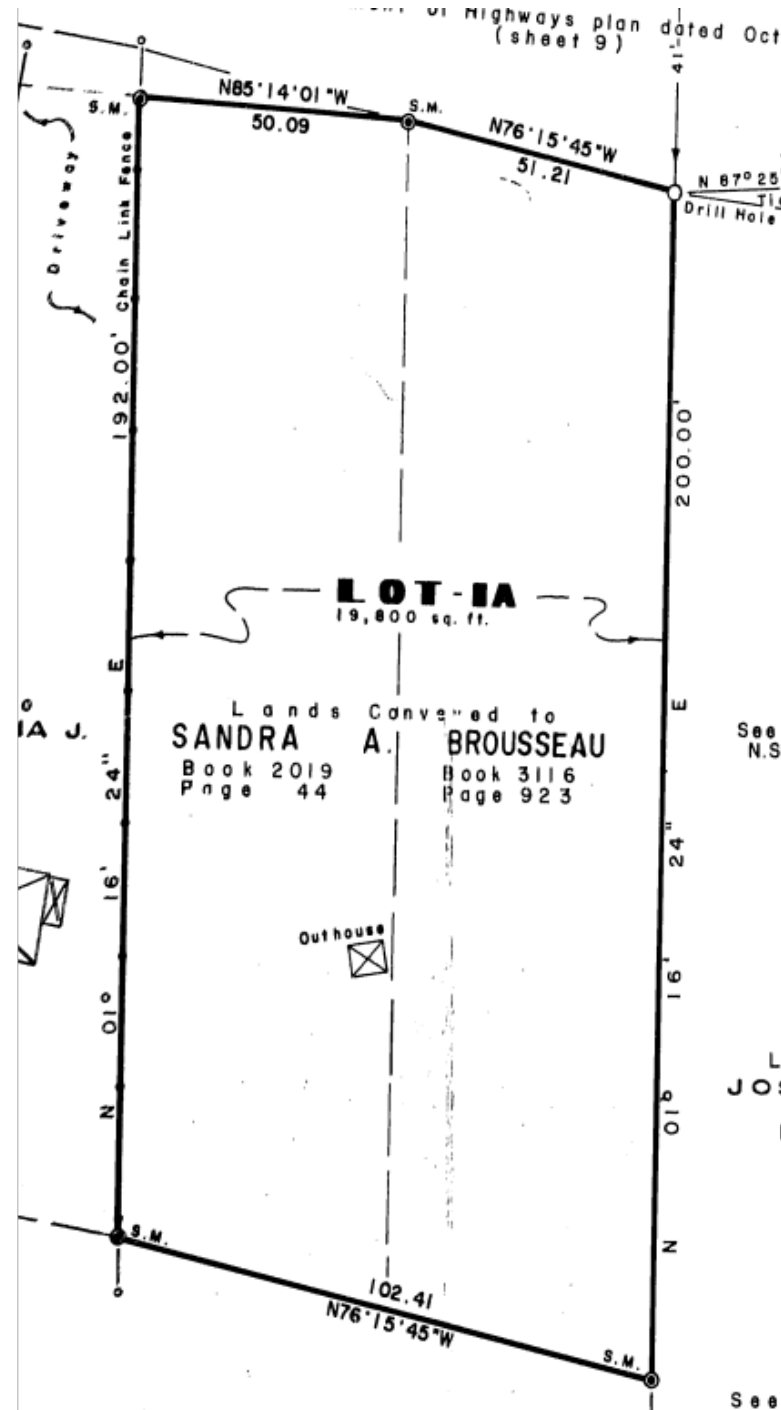
The property benefits from a convenient location near several of Halifax's key commercial and industrial areas, with Ragged Lake Business Park, Beechville Business Park, and Bayers Lake Business Park all approximately five minutes away. These nearby business hubs offer access to a wide range of retail, industrial, warehousing, distribution, and professional services. Downtown Halifax is approximately 10 minutes away, providing access to the region's commercial centre, while nearby connections to Highways 102 and 103 support efficient travel throughout the Halifax Regional Municipality and beyond.

Situated along Prospect Road, the property also benefits from strong visibility along a well-travelled route toward the popular Peggy's Cove tourist destination. This location offers potential exposure to both local traffic and visitors travelling through the area, which may be advantageous for businesses that benefit from roadside visibility. Halifax Stanfield International Airport is approximately 25 minutes away, providing convenient access to regional and national transportation networks. Overall, the property offers a practical combination of commercial and industrial surroundings, highway access, and proximity to major business districts, making it an attractive option for owner-occupiers or businesses looking to establish or expand their presence in the Halifax market.



SITE PLAN

868 PROSPECT ROAD



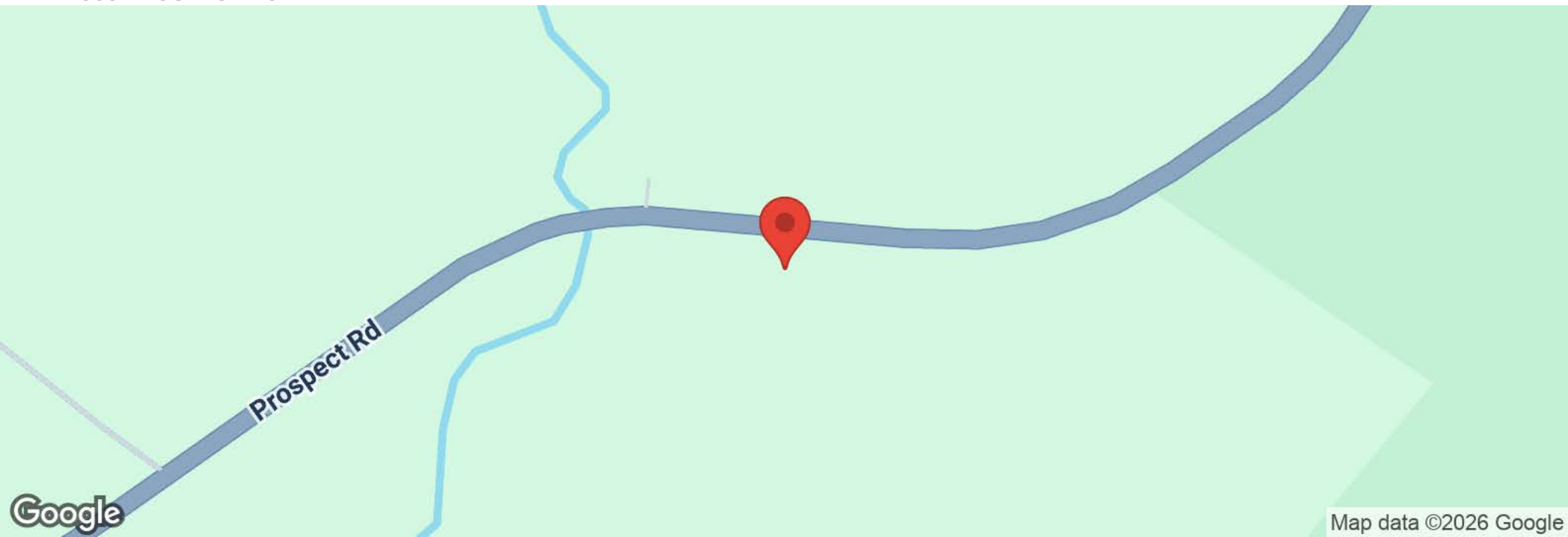
SITE DIMENSIONS

868 PROSPECT ROAD



LOCATION MAPS

868 PROSPECT ROAD



PART 27: I-1 (LIGHT INDUSTRY) ZONE

27.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Light Industry) Zone except for the following:

Industrial Uses Permitted

Manufacturing operations
Warehouse operations
Wholesale operations
Research facilities
Postal and courier depots
Recycling depots
Transport facilities and maintenance yards
Taxi and bus depots
Parking lots
General contracting and storage yards
Communication stations
Mobiles and offices accessory to any permitted use

Commercial Uses

All C-2 uses

Other Uses

Composting operations (see section 4.29) (MC-Feb 26/96;E-Mar 28/96)

27.2 I-1 ZONE REQUIREMENTS

In any I-1 Zone where uses are permitted in accordance with Section 27.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m ²)
Minimum Frontage	100 feet (30.9 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage All Buildings	50 percent

27.3 OTHER REQUIREMENTS: INDUSTRIAL USES

Where uses are permitted as an industrial use in an I-1 Zone, the following shall apply:

- (a) The use shall not be obnoxious or create a nuisance.

- (b) The Development Officer shall obtain approval from the Nova Scotia Departments of the Environment, Health and Fitness and Transportation and Communications before issuing a development permit for manufacturing operations.
- (c) Notwithstanding Section 27.2, the minimum side yard for any I-1 zone lot which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the lot frontage;
- (d) Notwithstanding Section 27.2, the rear yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the minimum lot depth.
- (e) No parking or driving aisles shall be permitted within the required side and/or rear yard which abuts a residential use(s) and/or vacant lot(s).
- (f) Any storage associated with the light industrial use, with the exception of mobile equipment, shall be contained within a building or otherwise enclosed by vegetation or other means which provide an effective visual barrier.

27.4 OTHER REQUIREMENTS: RECYCLING DEPOTS

Where recycling depots are permitted as light industrial uses in an I-1 Zone, any materials associated with the recycling depot shall be wholly contained within a building.

27.5 OTHER REQUIREMENTS: COMMERCIAL USES

Where commercial uses are permitted in the I-1 zone, no development permit shall be issued except in conformity with the provisions of the C-2 (General Business) Zone.

All C-2 (General Business) Uses Allowed in I-1 Zone

PART 26: C-2 (GENERAL BUSINESS) ZONE

26.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Commercial Uses

Bed and breakfast outlets
Banks and financial institutions
Retail stores
Personal service shops
Offices
Commercial schools
Restaurants, drive-ins, take-outs and mobile canteens
Parking lots
Funeral parlours
Medical, dental and veterinary clinics
Service shops
Automotive repair outlets
Athletic, sports and health clubs
Greenhouses and nurseries
Outdoor display courts
Building supply outlets
Light equipment sales and rentals
Marinas and boat yards

Marine service industries (WRCC-Sep 27/95;E-Oct21/95)

Residential uses

Residential dwellings containing up to two dwelling units

Other Uses

All existing dwellings including the existing 4 unit dwelling on LIMS No. 40430209
All existing businesses

26.2 C-2 ZONE REQUIREMENTS

In any C-2 Zone, where uses are permitted in accordance with Section 26.2, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear Yard or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)

26.3 OTHER REQUIREMENTS: COMMERCIAL USES

Where uses are permitted as commercial uses in a C-2 Zone, the following shall apply:

- The gross floor area of the commercial use shall not exceed ten (10) percent of the lot area.
- Any area devoted to open storage shall not exceed fifty (50) percent of the lot area.
- No outdoor storage or display shall be permitted within any required yard except as permitted within clause (c).
- Any area devoted to outdoor display shall be not exceed twenty-five (25) percent of the lot area.
- That any display areas shall be set back a minimum of ten (10) feet (3.0 m) from the street line.
- That all commercial refuse containers shall be located beside or behind the building which it serves, subject to servicing constraints.
- That all commercial refuse containers shall be enclosed by an effective visual screen so as to not be visible from the street and/or highway and from adjacent properties.

26.4 OTHER REQUIREMENTS: COMMERCIAL USES ABUTTING RESIDENTIAL USES OR VACANT LOT

Notwithstanding the provisions of Section 26.2, within a C-2 Zone, where any commercial use abuts any residential use and/or vacant lot(s), the following shall apply:

- The side yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the lot frontage.
- The rear yard which abuts residential use(s) and/or vacant lot(s) shall consist of the greater of fifteen (15) feet (4.6 m) or five (5) percent of the minimum lot depth.
- No parking or driving aisles shall be permitted within the required side and/or rear yard which abuts a residential use(s) and/or vacant lot(s).
- An effective landscaped barrier shall be provided throughout the required rear and/or side yard which abuts a residential use(s) and/or vacant lot(s). This barrier shall consist of either existing vegetation, newly established vegetation or a combination thereof, so long as it provides an effective visual screen.

26.5 EXEMPTION: EXISTING COMMERCIAL USES

Where any existing business zoned C-2 on the effective date of this by-law (as listed in Section 26.6), exceeds the commercial floor area permitted in Section 25.3 clause (a) any use permitted within the C-2 Zone may extend throughout the entirety of the structure in which it was located on the effective date of this by-law.

26.6 EXISTING COMMERCIAL USES

<u>Business Name</u>	<u>LIMS Index Number</u>
1. Harry Mitchel Sales	568071
2. Carl Lawrence TV Repair	40415671, 404722

DISCLAIMER

868 PROSPECT ROAD

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