

# FOR SALE

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## 21 WILLIAMS AVENUE - BURNSIDE BUSINESS PARK | DARTMOUTH, NS

INDUSTRIAL | 10,800 SF



**PHIL BOLHUIS**

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**KELLER WILLIAMS SELECT  
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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the building located at 21 Williams Avenue, Dartmouth, NS B3B 1X3

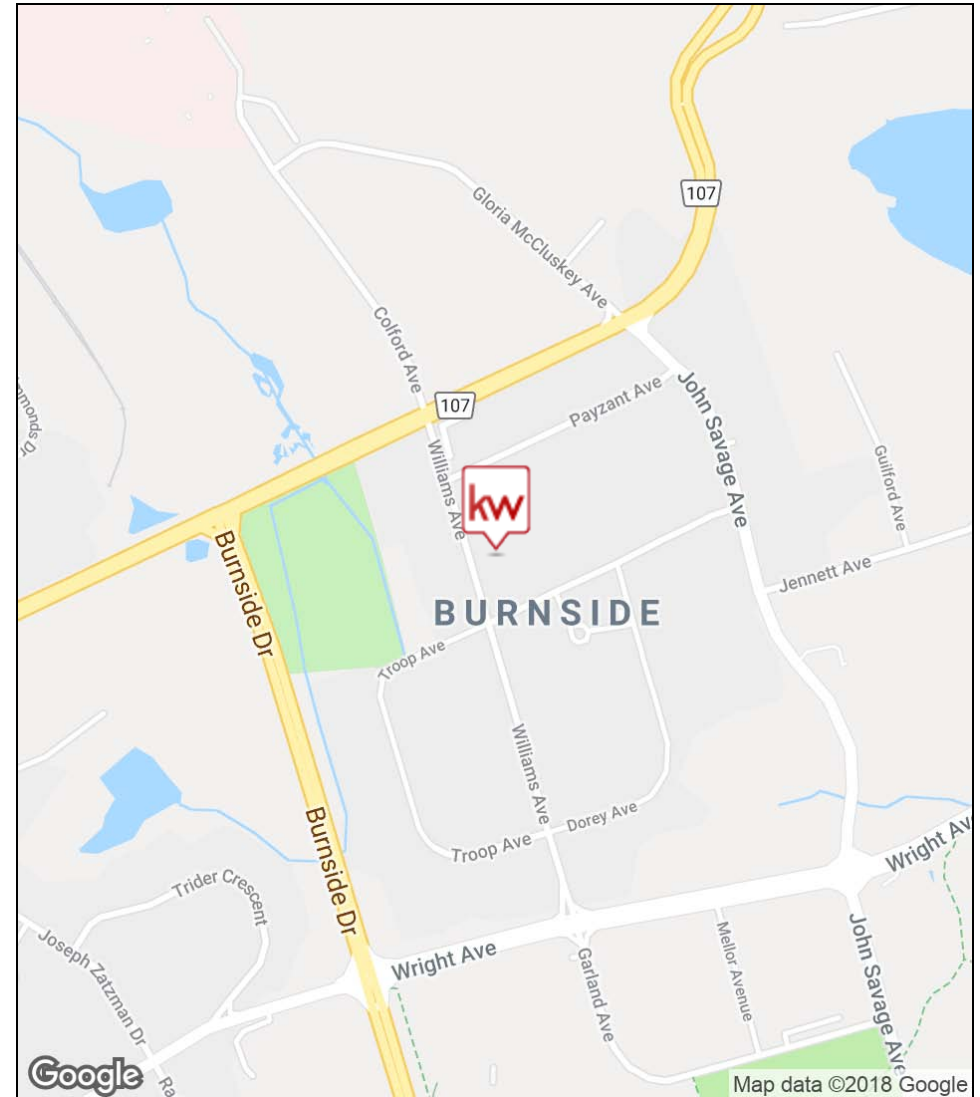
<b>Civic Address:</b>	21 Williams Avenue, Dartmouth
<b>Property Type:</b>	Industrial Freezer Warehouse
<b>PID #:</b>	40521114
<b>Year Built:</b>	1992
<b>Building Size:</b>	10,800 SF
<b>Building Dimensions:</b>	90' x 90'
<b>Construction Style:</b>	Pre-Engineered Steel
<b>Ceiling Height:</b>	20' clear (with insulated freezer panels removed)
<b>Loading:</b>	Three (3) Grade & 1 interior dock loading
<b>Premises Breakdown:</b>	Office: 5,400 SF (90' x 30' over 2 levels) Warehouse: 5,400 SF (90' x 60')
<b>Lot Size:</b>	29,954 SF
<b>Parking:</b>	18 Asphalt paved parking
<b>Zoning:</b>	I-2 General Industrial Zone
<b>Assessed Value:</b>	\$766,400 (Commercial Taxable 2018)
<b>List Price:</b>	\$1,350,000



# AREA OVERVIEW

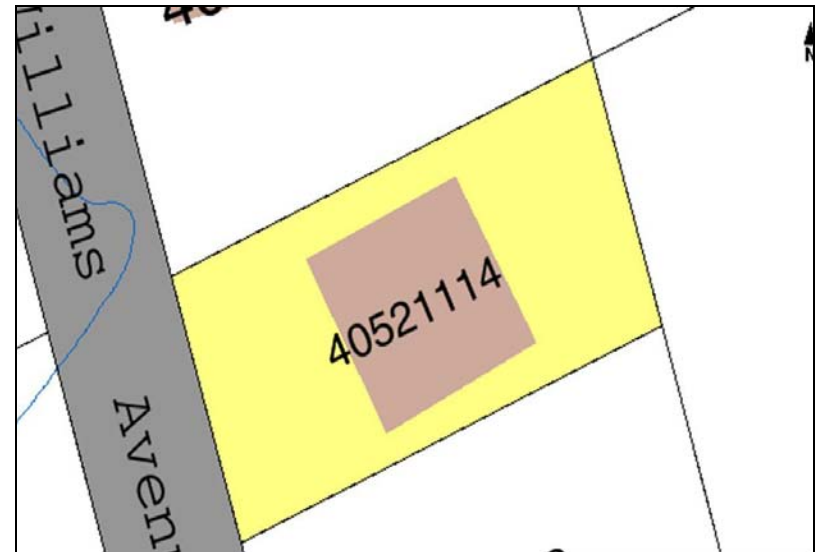
21 Williams Avenue is well positioned, mid block on Williams Avenue with direct access to Akerley Boulevard and Wright Avenue. Both Akerley Boulevard and Wright Avenue are Burnside's main thoroughfares that run from Windmill Road through to exits and interchanges for Highway 118, 102 & 111 along with Dartmouth Crossing.

Burnside Business Park is a superior location with superb transportation links. It is currently home to over 1,300 enterprises and employs more than 15,000 people. Located in Dartmouth NS, Burnside enterprises are within minutes of downtown Halifax and Robert L. Stanfield International Airport.



# SITE SPECIFICATIONS

<b>Civic Address:</b>	21 Williams Avenue - Burnside Business Park Dartmouth, NS B3B 1X3		
<b>PID #:</b>	40521114		
<b>Lot Size:</b>	29,954 SF (0.69 Acres)		
<b>Site Dimensions:</b>	Williams Avenue Frontage:	128'	(39 metres)
	North Western Boundary:	237'	(72.254 metres)
	North Eastern Boundary:	128'	(39 metres)
	South Eastern Boundary:	237'	(72.254 metres)
<b>Zoning:</b>	I-2 General Industrial Zone		
<b>Municipal Services:</b>	Water and sewer, natural gas, hydro		
<b>Parking:</b>	18 marked asphalt paved parking		
<b>Municipal Assessed Value:</b>	\$766,400 (Commercial Taxable 2018)		
<b>Site Improvements:</b>	Majority asphalt paved, remainder gravel graded, 250 linear feet of chain link fencing, two storm sewer manholes, concrete loading pad at rear, concrete walk way at front entrance, landscaping at the street front		



# BUILDING OVERVIEW

<b>Building Type:</b>	Industrial Freezer Warehouse
<b>Building Size:</b>	10,800 SF Office: 5,400 SF (over 2 levels) Warehouse: 5,400 SF Mezzanine above freezer: 686 SF (excluded from GLA)
<b>Building Dimensions:</b>	90' x 90'
<b>Structure:</b>	Pre-Engineered Steel
<b>Ceiling Height:</b>	20' clear (with insulated freezer panels removed)
<b>Roof Type:</b>	Corrugated Metal
<b>Loading:</b>	Three (3) Grade & 1 interior dock loading
<b>HVAC:</b>	Roof mounted heat pump HVAC with supplemental electric baseboard in office
<b>Electrical System:</b>	600/347 Volt 400 AMP 3 Phase Power main service 75 KVA Transformer to 120/208 Volt 400 AMP 3 phase panel, multiple sub-panels
<b>Office Premises Breakdown:</b>	Main Level: Six (6) private offices, kitchenette, 2 washrooms, storage room, 2 open cubicle areas, common area entrance  2nd Level: Test kitchen, boardroom, staff lunch room with full kitchen, kitchenette, 2 open common area offices, 4 washrooms, 4 private offices (90' x 30')
<b>Property Features:</b>	R-22 Freezer Refrigerant type, food grade insulated wall and ceiling freezer panels, below slab insulation, floor drains, concrete berms, both refrigerated and freezer temperature areas. Easily convertible to a dry heated warehouse



# EXTERIOR



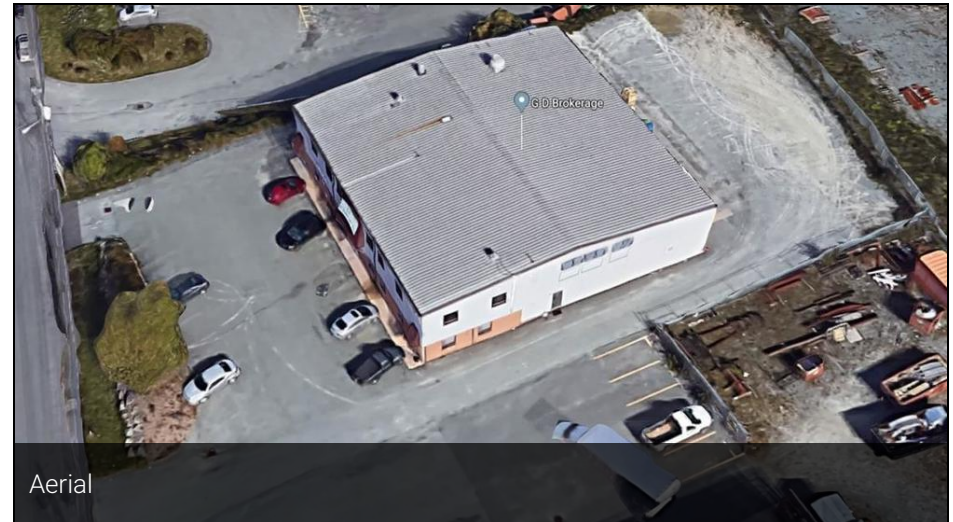
Building Front



Building Side

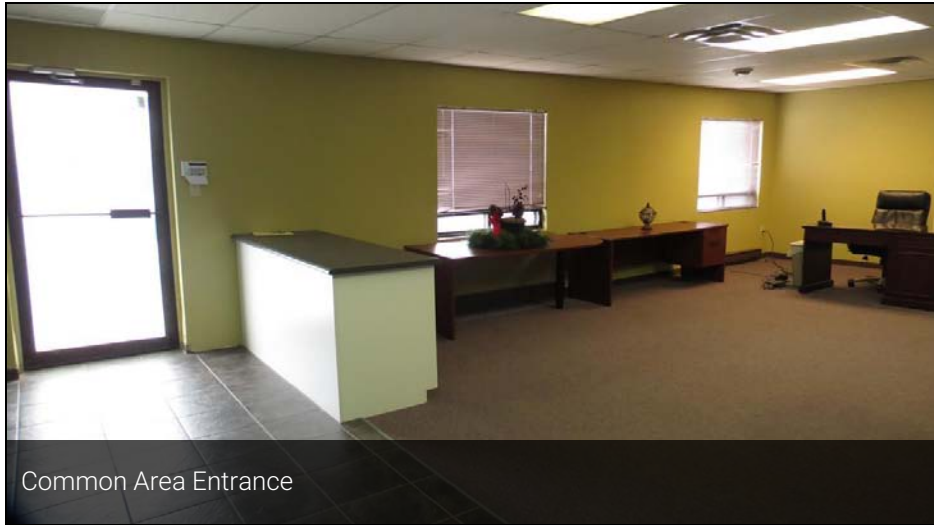


Building Rear

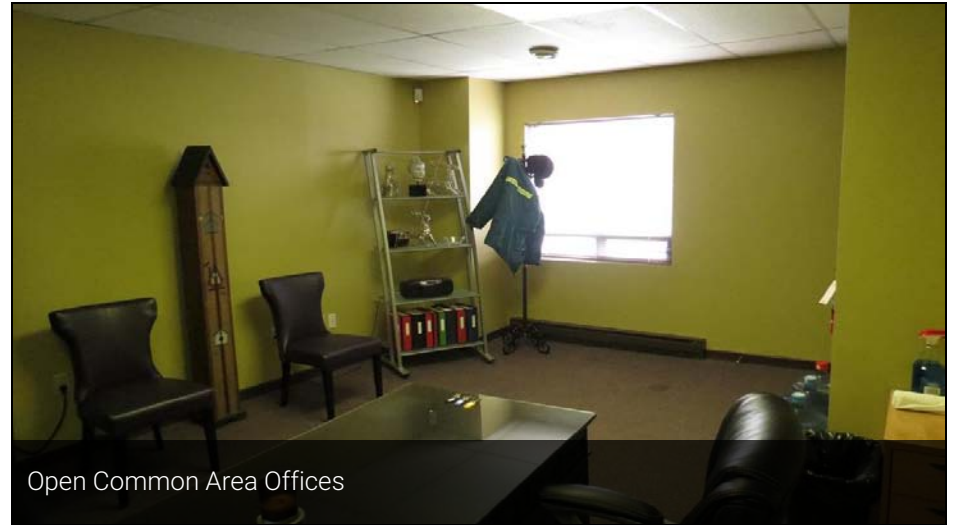


Aerial

# MAIN LEVEL OFFICE



Common Area Entrance



Open Common Area Offices

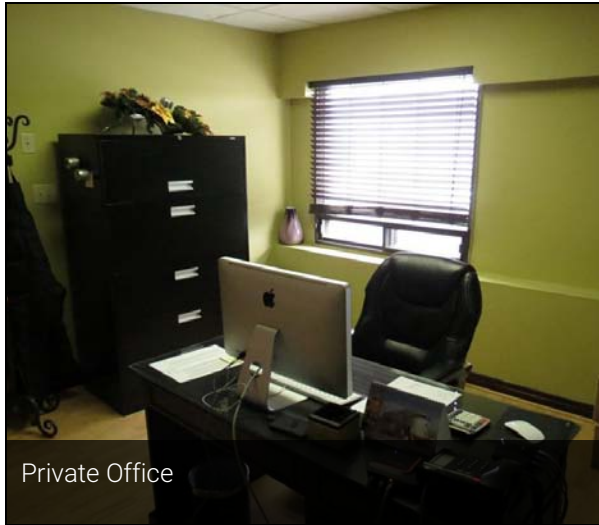


Private Office

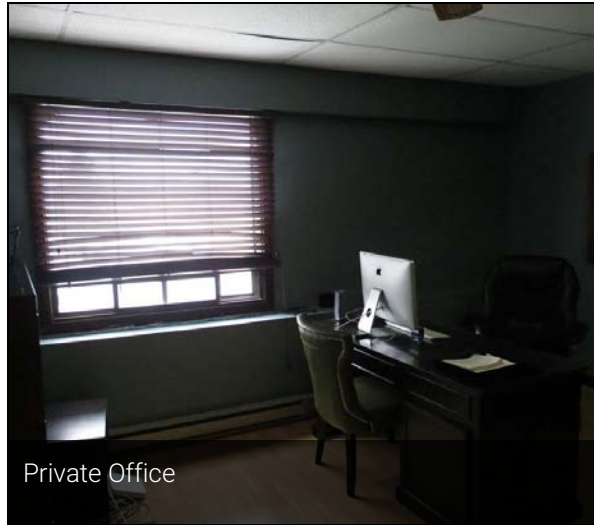


Kitchenette

# 2ND LEVEL OFFICE



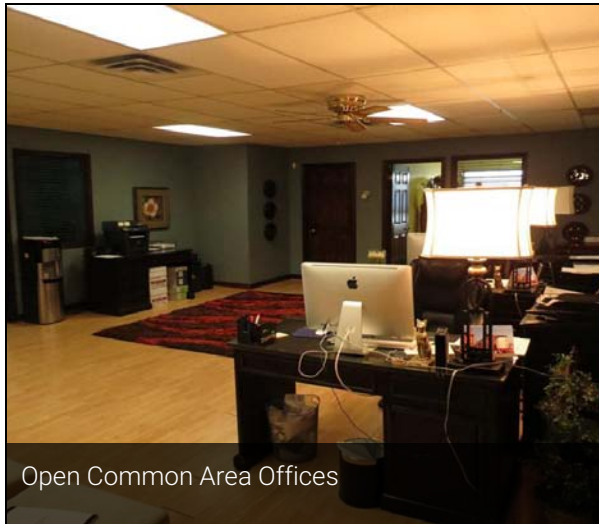
Private Office



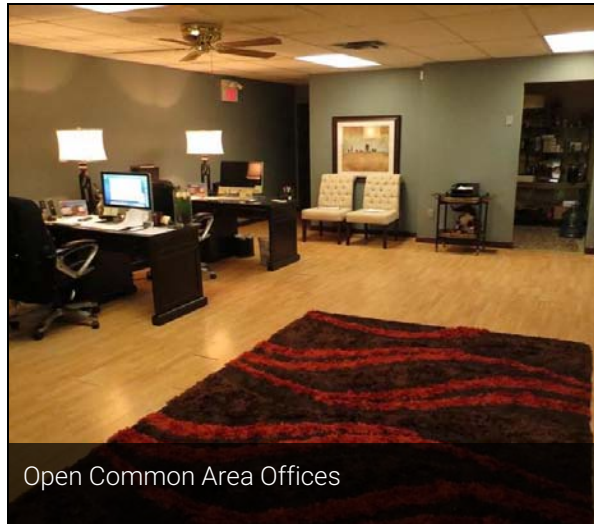
Private Office



Boardroom



Open Common Area Offices



Open Common Area Offices



Kitchen

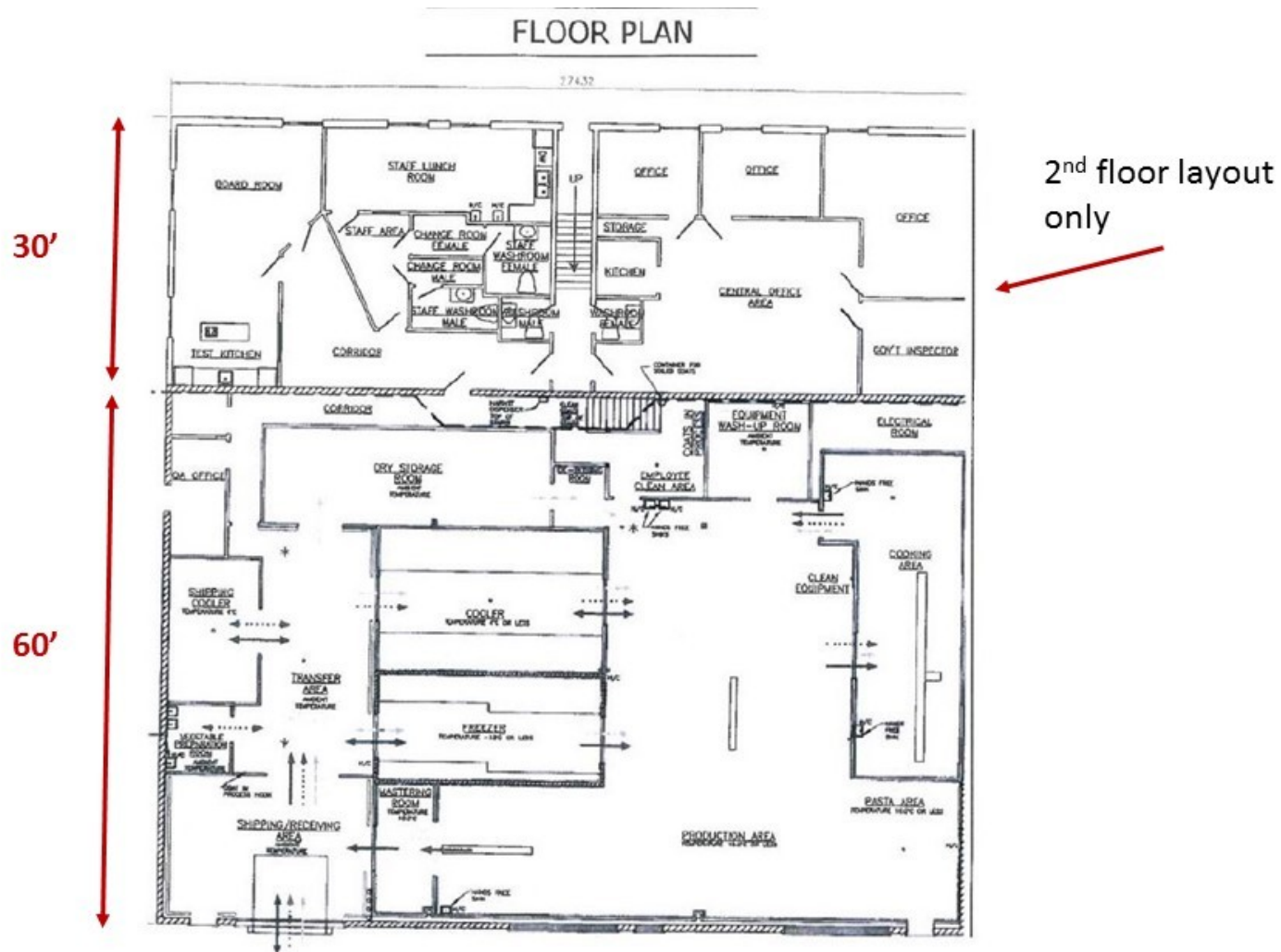


# WAREHOUSE & FREEZER

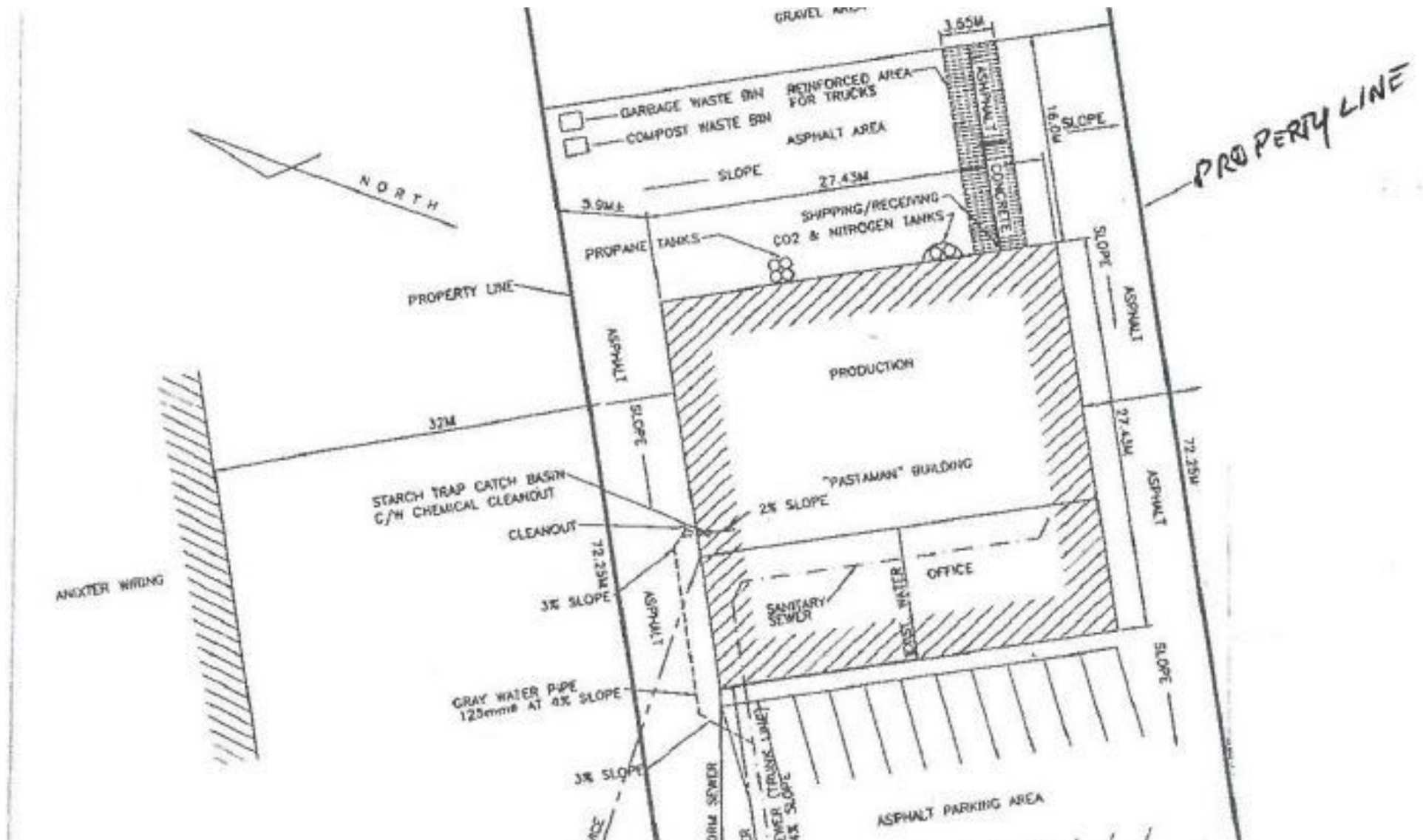


# FLOOR PLAN

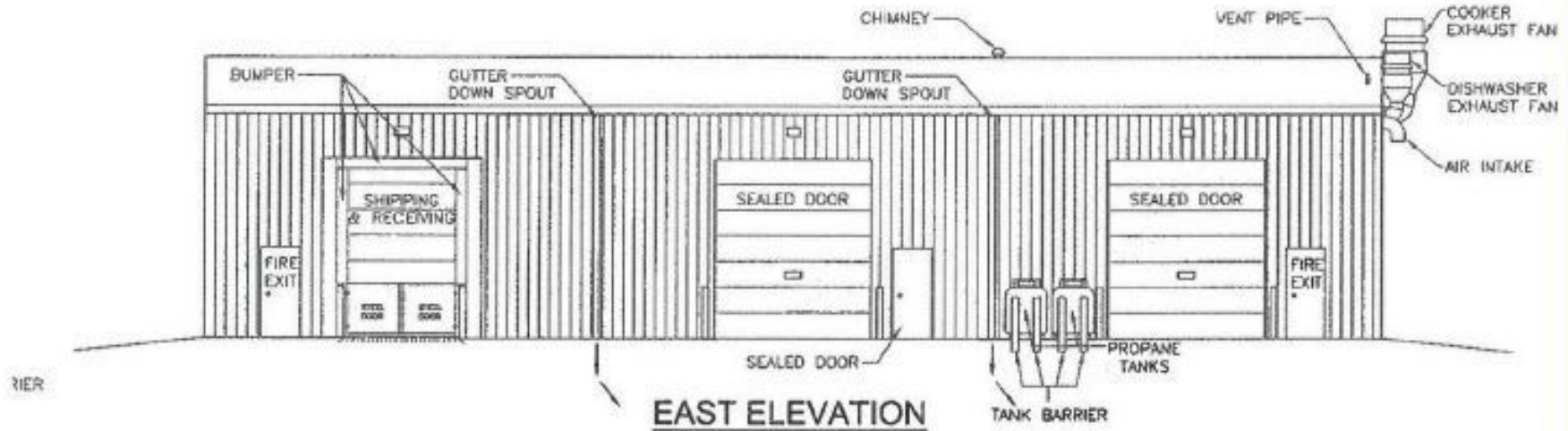
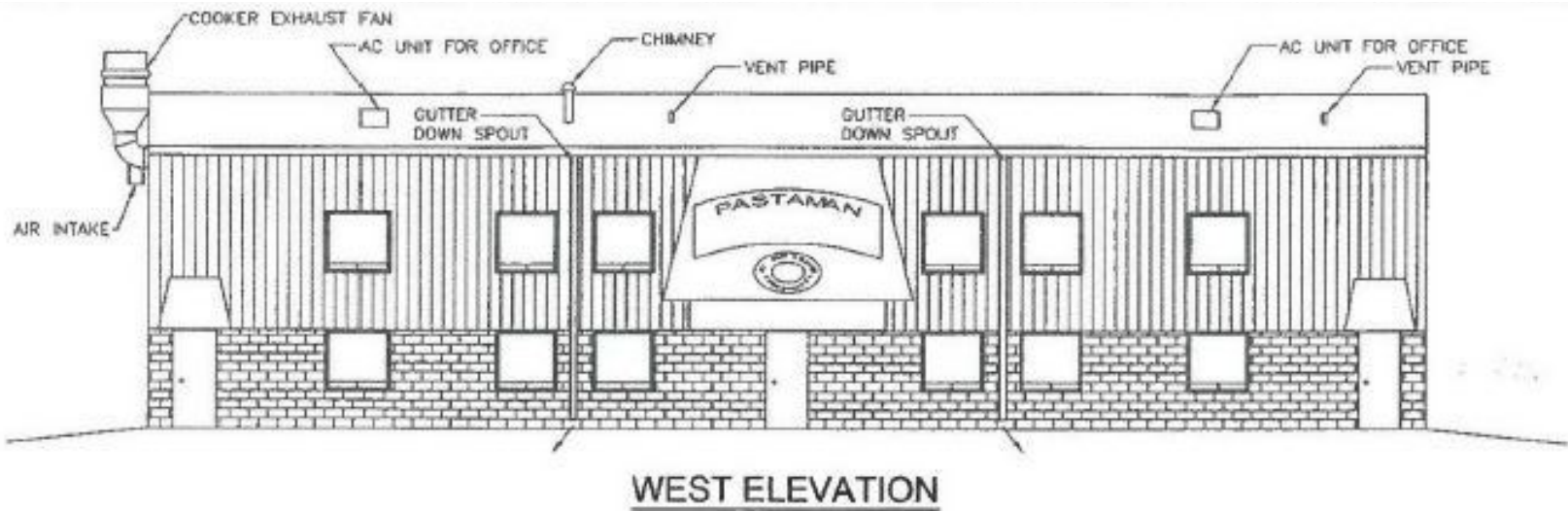
NOTE: PLAN IS APPROXIMATE | OFFICE = 90' X 30' OVER 2 LEVELS | WAREHOUSE = 60' X 90'



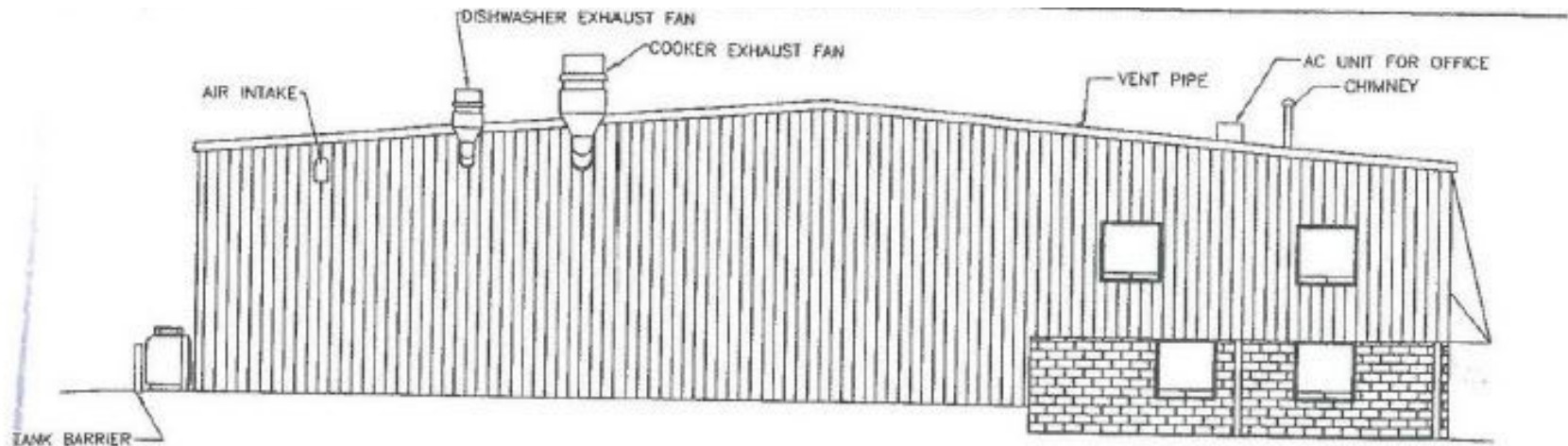
# SURVEY PLAN



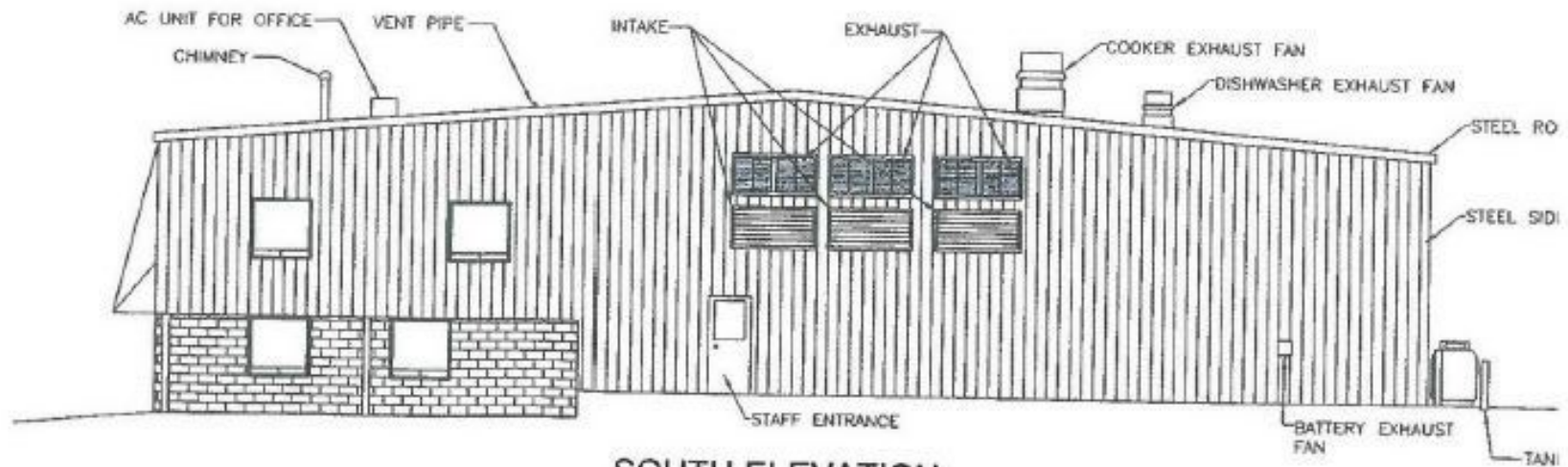
# ELEVATION (EAST | WEST)



# ELEVATION (NORTH | SOUTH)



NORTH ELEVATION



SOUTH ELEVATION

# ZONING

## PART 13: I-2 ZONE - GENERAL INDUSTRIAL ZONE

42 (1) The following uses only shall be permitted in a I-2 Zone:

(a) C-3 uses as herein set out;

(i) except Adult Entertainment uses (RC-Jan 31/06;E-Mar 16/06) (b) industrial enterprises except obnoxious uses and uses creating a hazard to the public.

(c) cabarets (HECC-Dec 4/08; E-Dec 27/08)

(d) pawn shops (HECC-Dec 4/08; E-Dec 27/08)

(e) within lands designated Highway Commercial on Schedule AA, only permitted C-3 or S zone uses and existing industrial uses shall be permitted

(f) within lands designated Harbour-Related Commercial/Residential on Schedule AA, existing uses shall be permitted and may expand in accordance with the I-2 Zone provisions, but no change of use shall be permitted except in accordance with Clause 18 (U) of this By-law (R-May 26/09;E-Jul 29/09)

42(2) Buildings used for C-3 uses in an I-2 Zone shall comply with the requirements of a C-3 Zone.

42 (3) Buildings uses for I-2 uses in an I-2 Zone shall comply with the following requirements:

(a) Lot area minimum - 5,000 square feet

(b) Lot coverage, maximum - 100% if the requirements for 100% lot coverage if the Building By-laws of the City of Dartmouth are met.

(c) If lot coverage is not 100%, side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City of Dartmouth.

For additional information, see Dartmouth Land Use By-Law

# CONTACT INFORMATION



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