

FOR SALE

kw COMMERCIAL
ADVISORS[®]
A DIVISION OF KELLER WILLIAMS SELECT REALTY

1468 & 1480 CALDWELL ROAD | DARTMOUTH, NS

INDUSTRIAL | 6,272 SF SF | 11.37 ACRES



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the land and buildings located at 1468 & 1480 Caldwell Road, Dartmouth, NS B3G 1A7

Civic Address:	1468 & 1480 Caldwell Road, Dartmouth, NS B3G 1A7
Property Type:	Industrial
PID #:	40709941 40563165
Year Built:	Building 1: 1990 Building 2: 2007
Building Size:	Building 1: 4,800 SF Building 2: 1,472 SF Total: 6,272 SF
Loading:	One (1) 14' x 14' grade loading door
Ceiling Height:	20.5' – 23' clear
Electrical:	2 x 240 Volt, 200 Amp single phase power
HVAC:	Building 1: oil fired forced air in warehouse Building 2: Ducted heat pump and electric baseboard
Vacant Possession:	Immediate
Lot Size:	11.37 Acres (2 legal parcels)
Zoning:	I-1 Light Industrial Zone FP Flood Plain Zone
List Price:	\$849,000



AREA OVERVIEW

1480 Caldwell Road is located in Eastern Passage, 2 KM from Fisherman's Cove, 7.4 KM to Highway 111 & the Woodside Industrial Park, 7.3 KM to Forest Hills Parkway, 15.5 KM to Burnside Industrial Park and 15.6 KM to Downtown Halifax.

Eastern Passage is a growing mid-sized community on the Eastern Shore forming part of the Halifax Regional Municipality, Nova Scotia, and lies along the Atlantic Ocean, at the eastern side of the mouth of Halifax Harbour. Eastern Passage has historically been tied to the fishing industry and is largely used by small recreational boats and fishing vessels during inclement weather as McNabs Island and Lawlor Island afford shelter from prevailing winds. Its waterfront has several small wharves and piers.

The construction of CFB Shearwater, a military air base, at the northern boundary of the community during World War I, along with the construction of the Imperial Oil (later Esso) and Texaco (later Ultramar) oil refinery and an automobile import/export facility following World War II redefined the local economy. New highway connections have resulted in the majority of area residents commuting to Downtown Halifax or Dartmouth.

* Population (2006): 13,000+

* Total Area: 29.38 km²

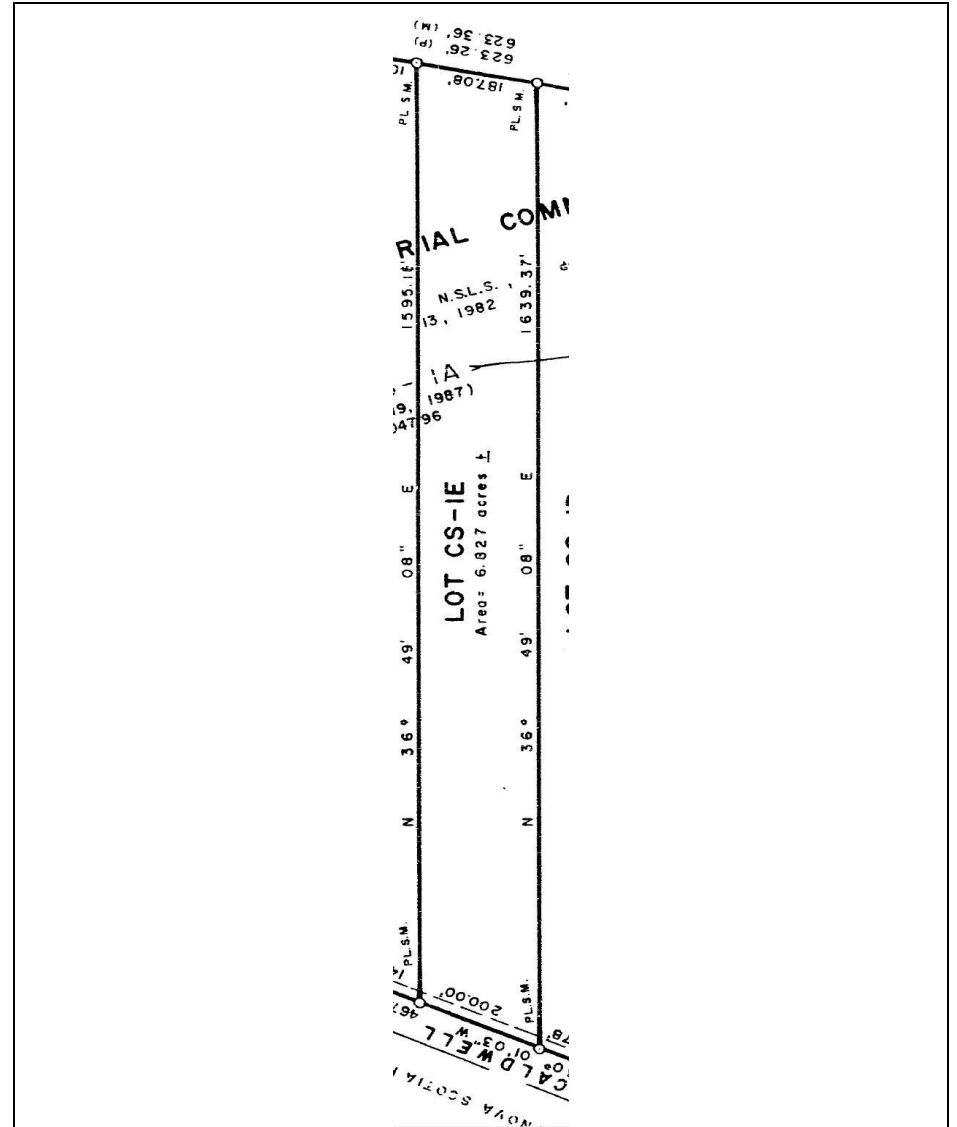
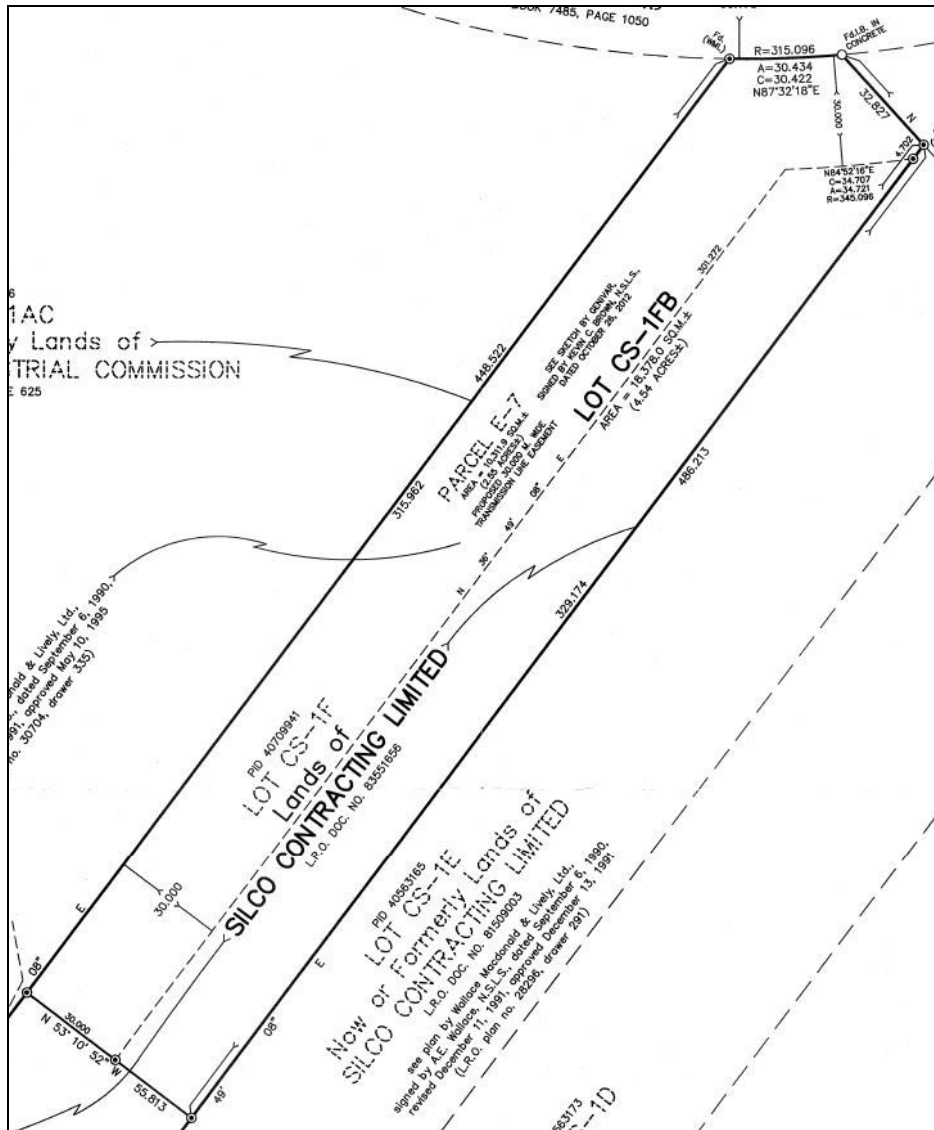


SITE SPECIFICATIONS

Civic Address:	1468 & 1480 Caldwell Road, Dartmouth, NS B3G 1A7	
PID #:	40709941 40563165	
Lot Size:	PID 40709941: 4.54 acres (1468 Caldwell Road - land only) PID 40563165: 6.83 acres (1480 Caldwell Road - land and buildings) Total: 11.37 Acres	
Lot Dimensions:	<p>1468 Caldwell Road, PID 40709941, Lot CS-1FB:</p> <p>North Eastern Boundary (two-sided boundary) 207.5'</p> <p>South Western Boundary 1,079.7'</p> <p>North Western Boundary 1,036.4'</p> <p>South Western Boundary 183.1'</p> <p>1480 Caldwell Road, PID 40563165, Lot CS-1E:</p> <p>North Western Boundary 1,595.18'</p> <p>North Eastern Boundary 187.08'</p> <p>South Eastern Boundary 1,639.37'</p> <p>Caldwell Road Frontage 200'</p>	
Site Improvements:	Gravel graded ram packed site	
Zoning:	I-1 Light Industrial Zone (under the HRM Dartmouth Land Use By-law, which allows a broad variety of commercial and industrial uses)	
Water Source:	Drilled well and septic field	
Parking:	Ample gravel graded parking	
Municipal Assessed Value:	\$315,400 (2018 Commercial Taxable) \$6,500 (2018 Resource Taxable)	
Easement:	Burden, in favor of NSP	



SURVEY PLAN



SURVEY PLAN

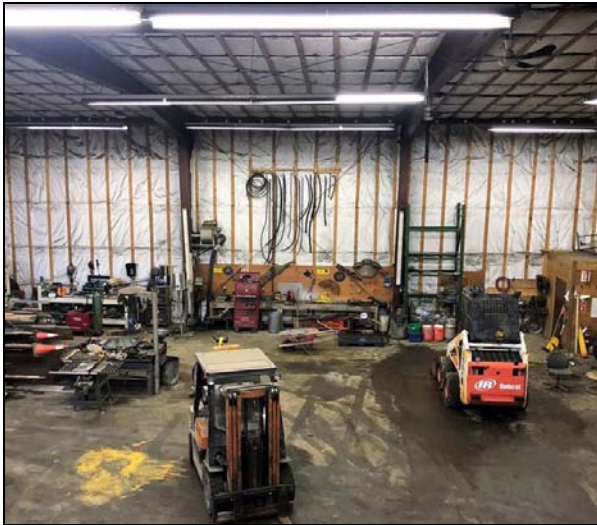


BUILDING 1 OVERVIEW

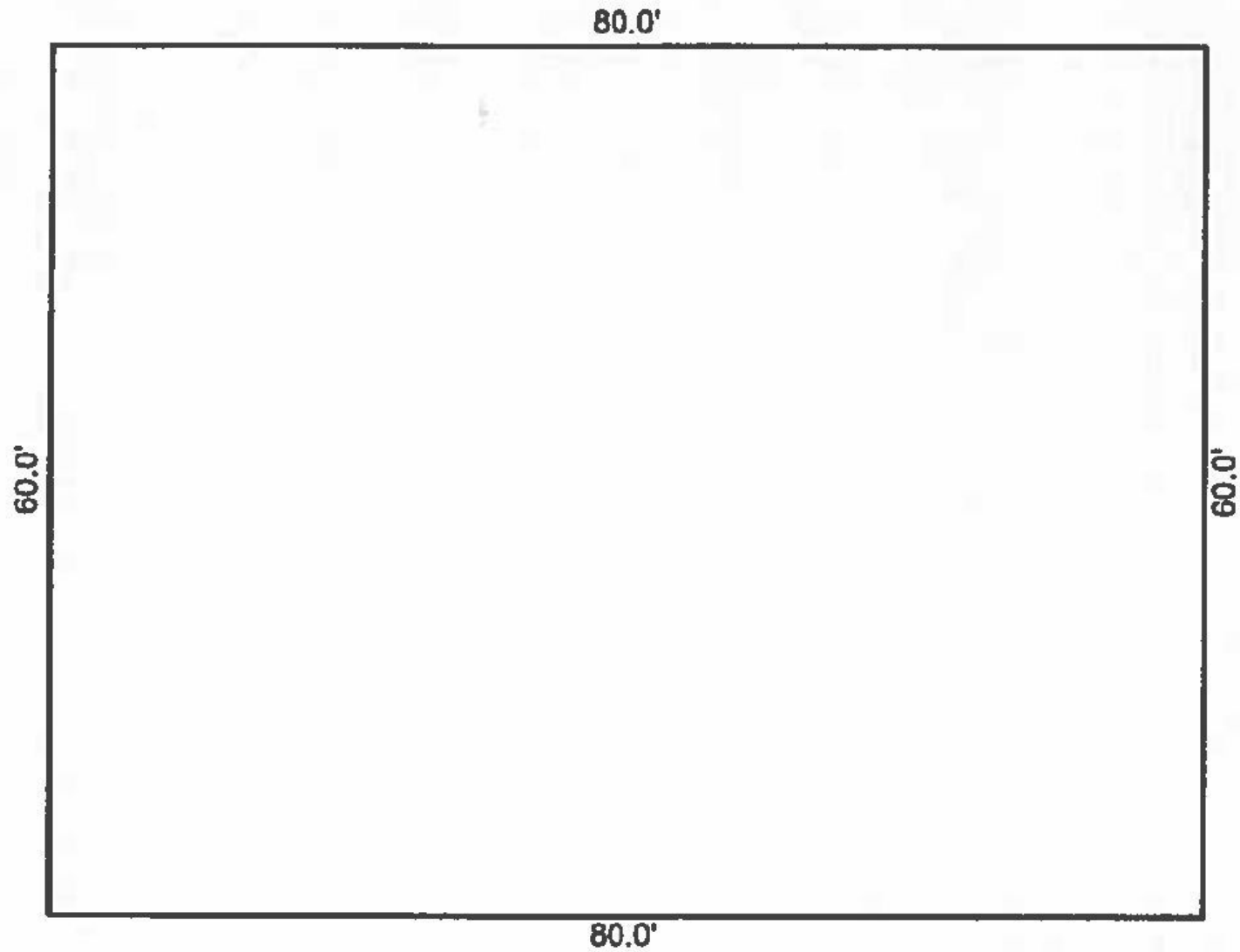
Building Type:	Industrial
Building Size:	4,800 SF Ground level 960 SF mezzanine (not included in GLA)
Structure:	Pre-engineered steel
Foundation:	Reinforced poured concrete
Roof Type:	Corrugated metal
Column Spacing:	Clear span
Heating:	Oil fired forced air
Electrical:	120/240 Volt, 200 Amp single phase power
Ceiling Height:	20.5 – 23' clear
Loading:	One (1) 14' x 14' grade loading door
MISC:	Oil-water separate
Building Dimensions:	80' x 60'
Mezzanine Dimensions:	16' x 60'
Current Use:	Workshop Warehouse



BUILDING 1 PHOTOS



BUILDING DIMENSIONS



BUILDING 2 OVERVIEW

Building Type:	Prefab office building
Year Built:	2007
Building Size:	1,472 SF
Building Dimensions:	28' x 50' plus two 6' x 6' jogs
Ceiling Height:	8' clear
Electrical:	120/240 Volt, 200 Amp single phase power
Current Use:	Office for Silco Contracting
Foundation:	Placed on concrete block
HVAC:	Ducted heat pump and electric baseboard
Roof Type:	Torched on rubberized roof
Ceilings:	Suspended T-bar
Hot Water System:	Electric
Premises Breakdown:	Reception area, 2 private offices, large open work area, kitchenette and 2 washrooms



BUILDING 2 PHOTOS



AERIAL PHOTO



1468 & 1480 CALDWELL ROAD | DARTMOUTH, NOVA SCOTIA

ZONING

PART 12: I-1 ZONE - LIGHT INDUSTRIAL ZONE

18.1 I-I USES PERMITTED

No development permit shall be issued in any I-I (Light Industry) Zone except for the following: Industrial Uses Any manufacturing, processing, assembly or warehousing operation which is not obnoxious and which is conducted and wholly contained within a building; Service industries; Marine, road, rail and pipe transportation uses; Railway related uses. Composting operations (refer to Section 4.29) (MC-Feb 26/96;M-Mar 28/96) Commercial Uses. Any activity related to the automotive trade except a salvage yard; Commercial recreation uses; Outdoor display courts; Retail and wholesale stores; Shopping plazas and malls; Taxi and bus depots; Parking lots. Community Uses. Open space uses; Institutional uses.

18.2 I-I ZONE REQUIREMENTS

In any I-I Zone, no development permit shall be issued except in conformity with the following: Minimum Lot Area 6,000 square feet (557.4m²) Minimum Frontage 60 feet (18.3 m) Minimum Front or Flankage Yard 30 feet (9.1m) Minimum Rear or Side Yard 30 feet (9.1 m) Maximum Lot Coverage 70 percent

18.3 OTHER REQUIREMENTS: TRANSPORTATION USES

Notwithstanding the provisions of Section 18.2, where marine, road, railway and pipeline transportation uses are permitted in any I-I Zone, and the rear or side yards required by this By-law prohibit direct access to any transportation way, the impeding rear or side yard requirements shall be waived and such yards shall be used in Eastern Passage/Cow Bay Land Use By-law Page 73

18.4 OTHER REQUIREMENTS: INDUSTRIAL USES

Notwithstanding the provisions of Section 18.2, where industrial or commercial uses permitted within any I-I Zone abut a residential use, the following shall apply:

- (a) No building or structure shall be located within fifty (50) feet (15.2 m) of the rear or the side lot line which abuts the residential use.
- (b) An effective visual screen consisting of either a landscaped buffer or fence shall be provided along the rear or side lot line which abuts the residential use. The said landscaped buffer shall be a minimum of twenty-five (25) feet (7.6 m) and shall consist of either existing or replanted vegetation or a combination thereof, so long as it provides an effective visual screen.
- (c) Where the side or rear lot line of an I-I zoned use is separated from a residential use by a street or highway, the I-I Zone shall be deemed to be abutting the residential use.

For additional information, see Dartmouth Land Use By-Law

ZONING MAP

FLOOD PLAIN AREA

PART 24B: FP (FLOODPLAIN) ZONE

24B.1 FP USES PERMITTED

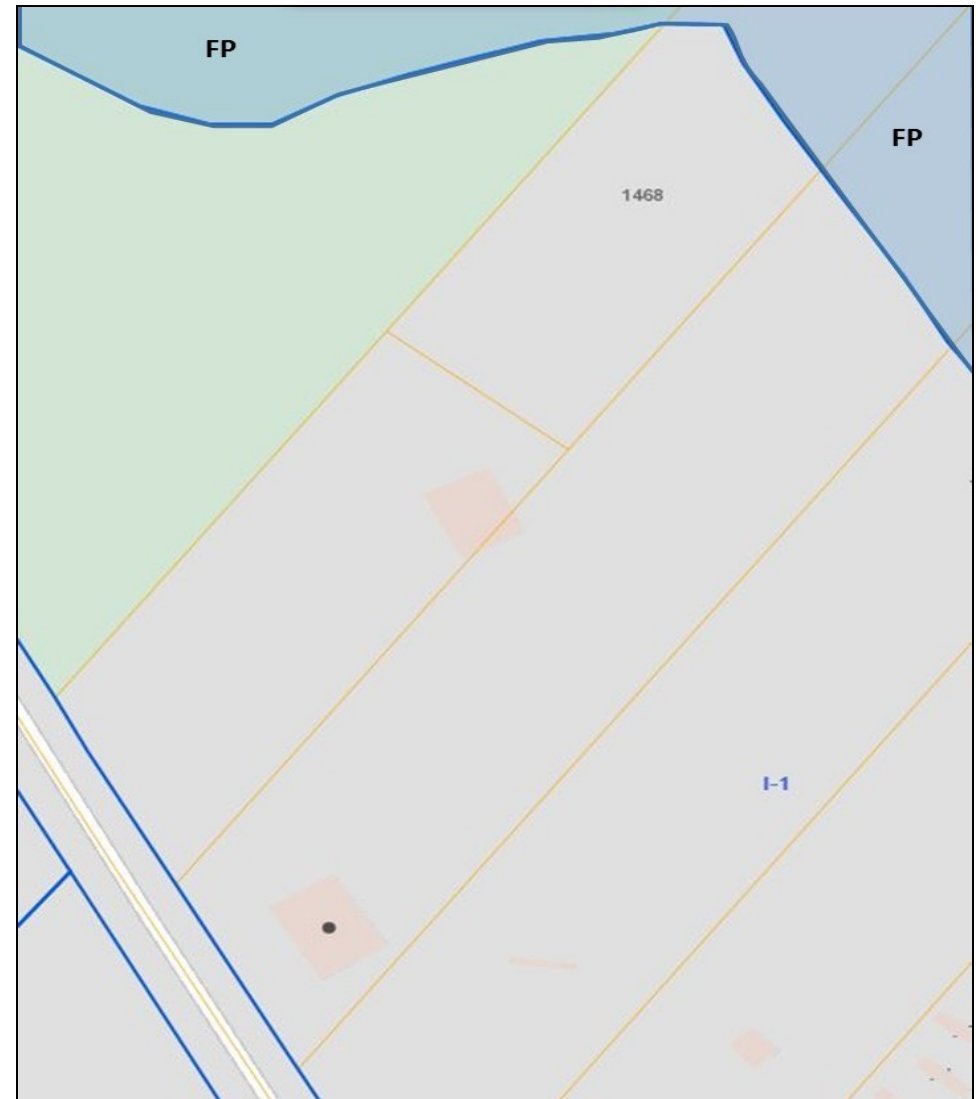
Forestry uses, involving no buildings; Agricultural uses, involving no buildings; Passive recreation uses; Historic sites and monuments; Public parks and playgrounds; Conservation uses; Water control structures (RC-Jun 25/14;E-Oct 18/14); Wastewater, stormwater and water infrastructure (RC-Jun 25/14;E-Oct 18/14)

24B.2 FP ZONE REQUIREMENTS

Minimum lot area: 10,000 square feet
Minimum lot frontage: 100 feet

24B.3 OTHER REQUIREMENTS: INFILLING

For any parcel of land which is zoned FP and within the one hundred (100) foot buffer referred to in Clause 4.18(a)(ii), no infilling, excavation, alteration of grade or removal of vegetation shall be permitted. The construction of boardwalks or the placement of walking/hiking trails shall be permitted provided that no infilling or alteration of grade takes place other than the placement of piles or the placement of trails on top of existing grade.



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CONTACT INFORMATION



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