

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

95 SIMMONDS DRIVE | DARTMOUTH, NS

OFFICE | 2,156 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of the lands and buildings located at 95 Simmonds Drive, Dartmouth, NS B3B 1N7

Civic Address:	95 Simmonds Drive
Property Type:	2 Storey Office Building
PID #:	40580177
Age:	Built in 1996
Current Use:	Vacant
Building Size:	2,156 SF
Construction Style:	2 level wood frame with architectural truss system
Premises Breakdown:	Main Level: 1,408 SF includes 5 private offices, reception area, 2 washrooms, kitchenette and basement crawl space 2nd Level: 748 SF includes large private office, boardroom, storage, washroom with shower
Lot Size:	22,462 SF
Parking:	9 paved parking stalls with additional gravel parking available
Zoning:	I-2 (General Industrial Zone)
Assessed Value:	\$323,500 (Commercial Taxable 2018)
List Price:	\$539,000



AREA OVERVIEW

The subject property is centrally located in the Burnside Business Park on Simmonds Drive; accessible to Joseph Zatzman Drive at two different junctions. Joseph Zatzman Drive is located off Akerley Boulevard, one of the most centrally located streets in Burnside. Excellent access to Highways 111, 118 and 107 via Akerley Boulevard and nearby amenities in Dartmouth Crossing and on Burnside Drive.

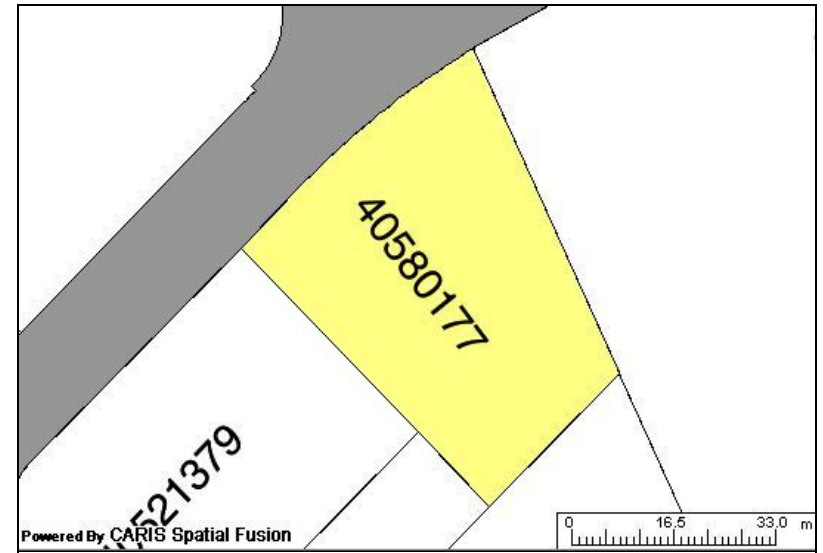
Burnside is the largest business park in Atlantic Canada and HRM with over 1,500 hundred enterprises and over 15,000 employees. Burnside contains over 5.4M SF of multi-tenant industrial/warehouse space located in 101 buildings which represents 83% of the entire Halifax industrial market inventory.

Burnside is centrally located with superb transportation links. It is adjacent to five 100 series highways providing quick access to and from the park. Additionally, Burnside businesses are located within 10-15 minutes travel time to the downtown Halifax CBD, the Halifax International Airport, and the Port of Halifax. Burnside is extensively serviced by C.N.R. mainline, siding and common user facilities, and is home to the largest concentration of truck transportation in Atlantic Canada. The Park is also served by public transit links including the Rapid Transit bus route.

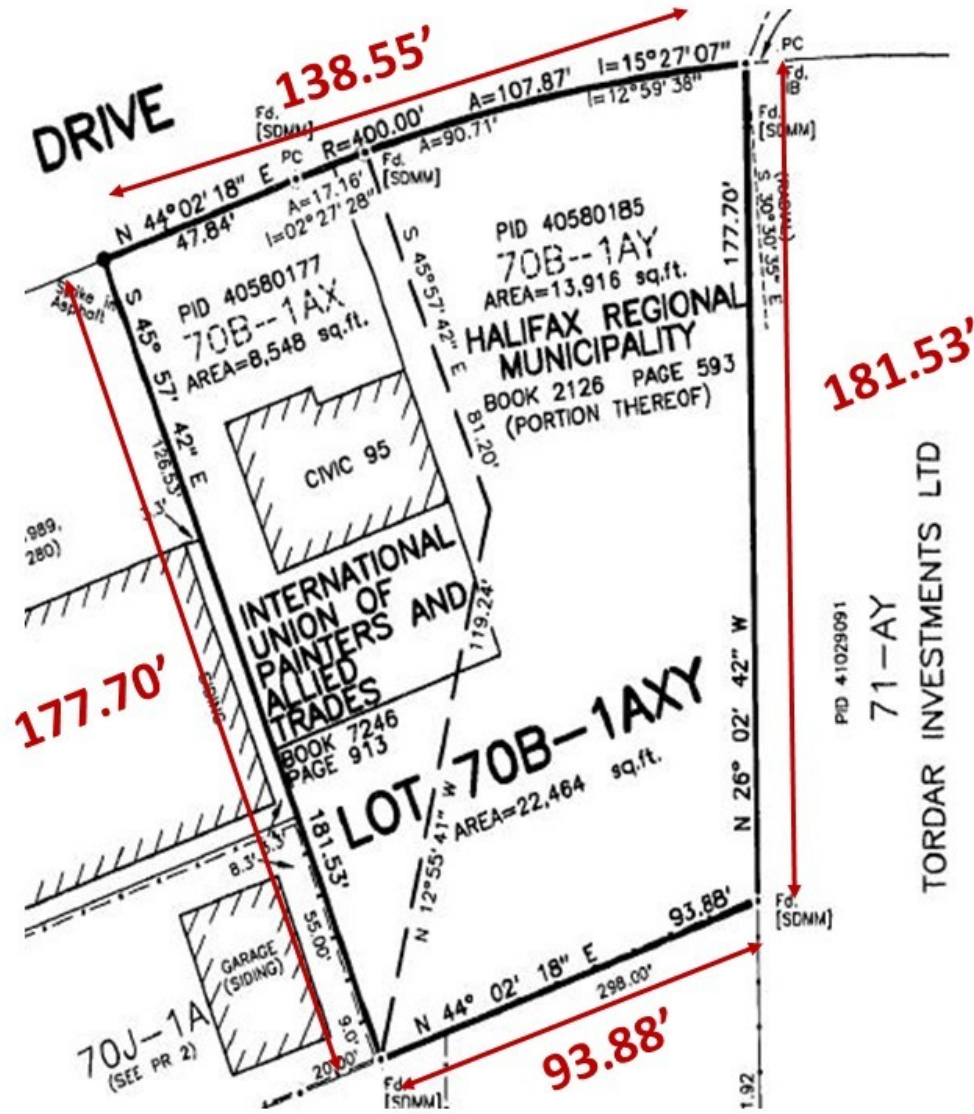


SITE SPECIFICATIONS

Civic Address:	95 Simmonds Drive, Dartmouth, NS B3B 1N7	
PID #:	40580177	
Lot Size:	22,462 SF	
Site Dimensions:	Simmonds Drive:	135.88'
	North Eastern Boundary:	177.70'
	South Eastern Boundary:	93.88'
	Southern Boundary:	181.53'
Zoning:	I-2 (General Industrial Zone)	
Municipal Services:	Municipal water & sewer	
Parking:	9 paved parking stalls with additional gravel parking available	
Assessed Value:	\$323,500 (Commercial Taxable 2018)	
Site Improvements:	Asphalt paved to front and rear of building Storm sewer in place	



SURVEY PLAN



BUILDING OVERVIEW

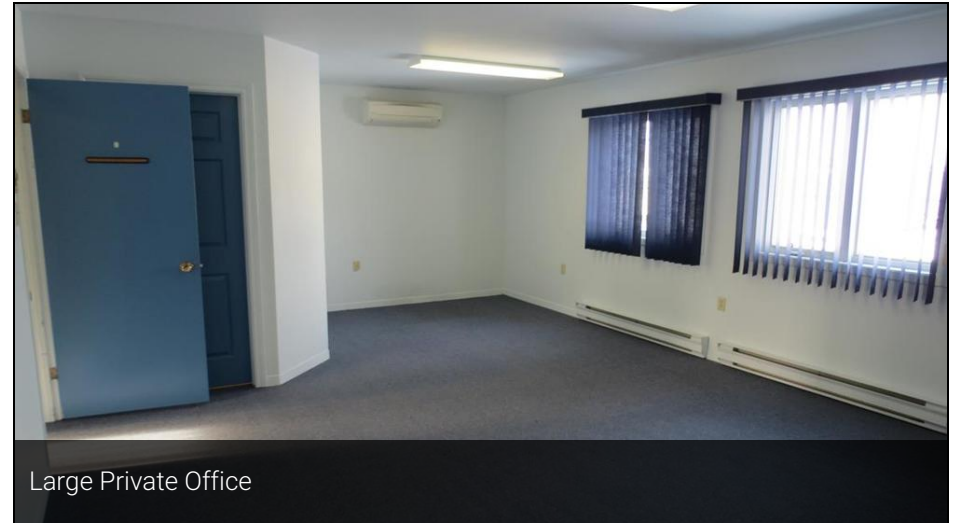
Building Type:	2 Storey Professional Office
Building Size:	2,156 SF
Structure:	2 level wood frame with architectural truss system
Premises Breakdown:	Main Level: 1,408 SF includes 5 private offices, reception area, 2 washrooms, kitchenette and basement crawl space 2nd Level: 748 SF includes large private office, boardroom, storage, washroom with shower
Exterior Dimensions:	Main Level: 44' x 34' less 22' x 4' joy 2nd Level: 22' x 34'
Roof Type:	Pitched asphalt shingle
Heating & Cooling:	Three (3) mini split heat pump units with four (4) heads & electric baseboard mini split ductless A/C
Electrical System:	120/ 240 volt 200 Amp Single Phase Power
Property Features:	6.3% lot coverage leaves ample room for expansion



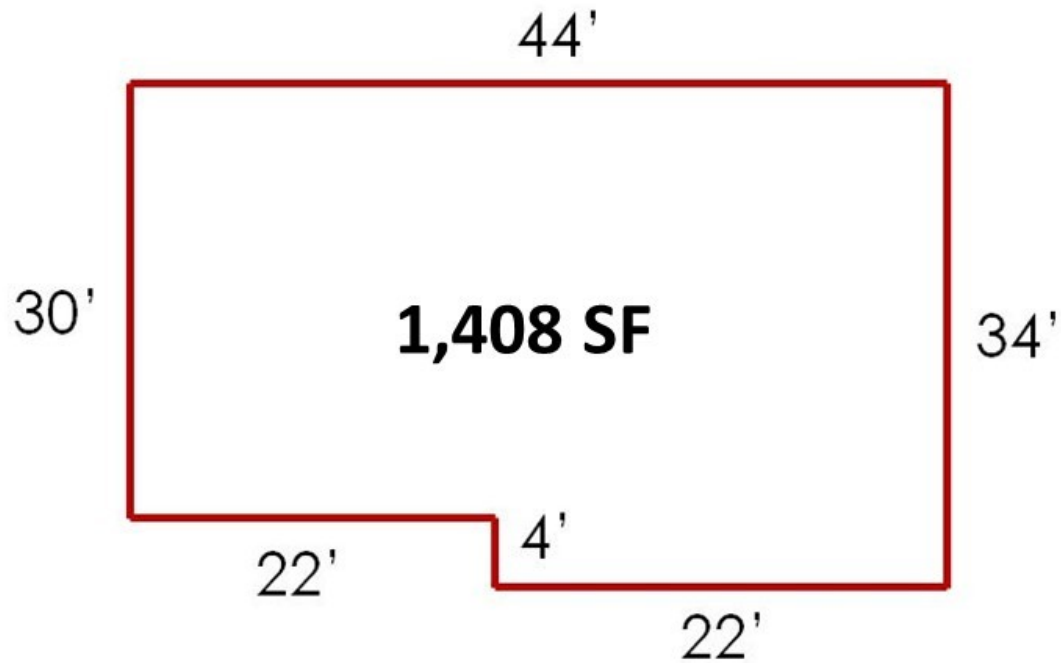
EXTERIOR PHOTOS



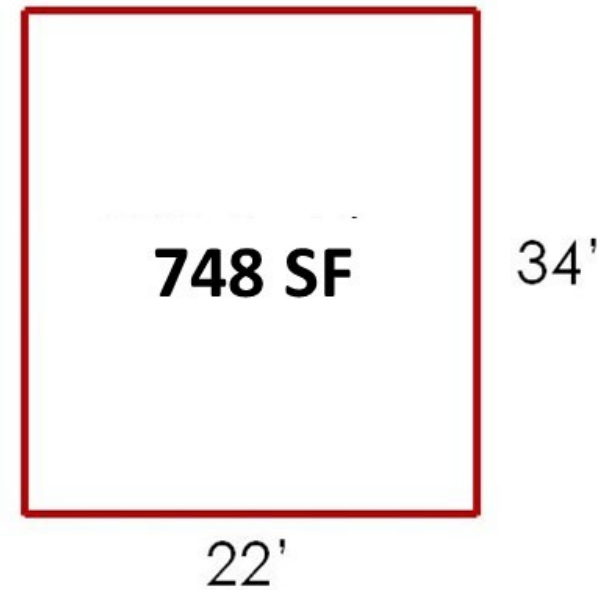
INTERIOR PHOTOS



BUILDING DIMENSIONS



Main Level



2nd Level

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) 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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