

FOR SALE

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

103-115 SACKVILLE DRIVE | LOWER SACKVILLE, NS

TRIPLE NET LEASED INVESTMENT | 4.1 ACRES / FUTURE DEVELOPMENT SITE



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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 103-115 Sackville Drive, Lower Sackville, NS:

Civic Address:	103-115 Sackville Drive, Halifax, NS B4C 2R3
Property Type:	Commercial / Retail / Residential
PID #:	40875601 & 40009995
Current Use:	Three commercial buildings being used as a car dealership with a detached garage and a rental property at the back
Building Size:	Building 1: 5,600 SF Building 2: 3,000 SF Building 3: 1,200 SF Detached Garage: 750 SF Rental Property: 1,000 SF
Construction Style:	Wood frame
Lot Size:	4.1 acres
Parking:	Ample paved parking
Zoning:	Pinehill/Cobequid (PC) Zone
Assessed Value:	\$3,320,600 (2020 Commercial Taxable)
List Price:	\$3,900,000



AERIAL VIEW



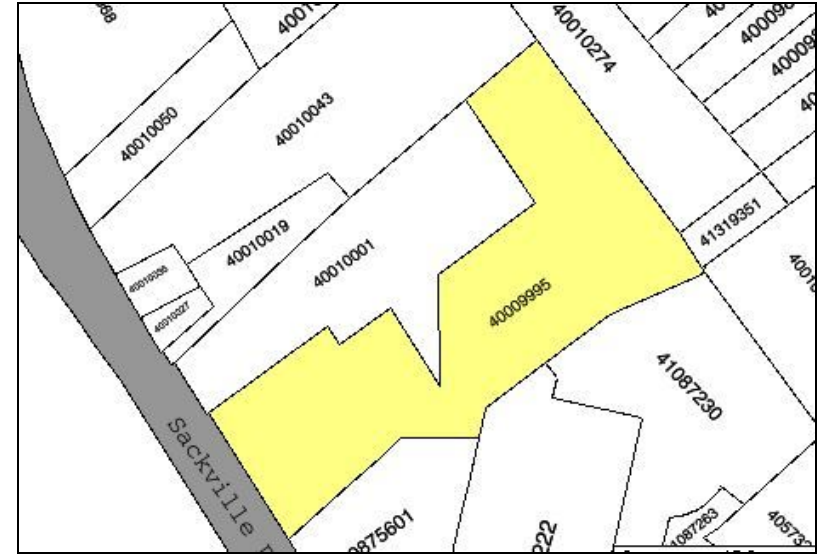
AREA OVERVIEW

The subject property is conveniently located on the south end Sackville Drive in Lower Sackville. Lower Sackville is one of HRM's fastest growing communities with a local market population of over 32,000 people. Sackville Drive is the major retail street serving the Lower Sackville area with Average Daily Traffic count exceeding 56,000 vehicles. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore



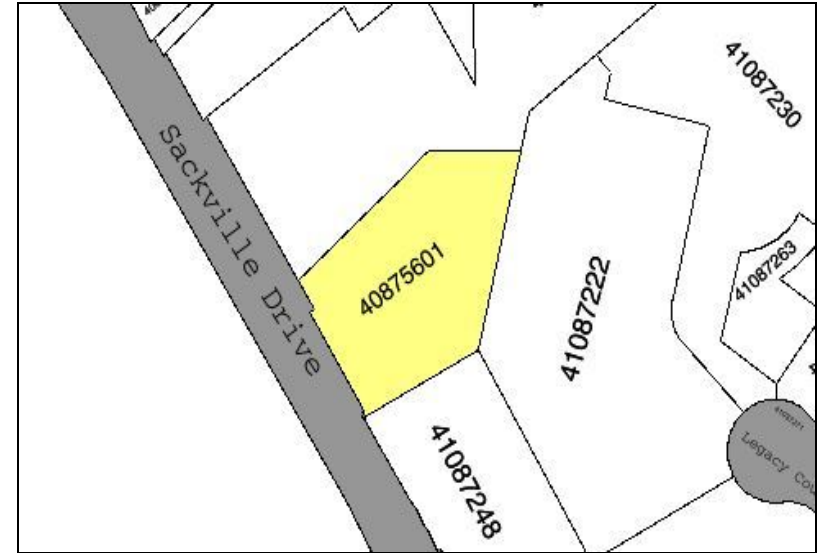
SITE SPECIFICATIONS - MAIN LOT

Civic Address:	115 Sackville Drive, Lower Sackville, NS B4C 2R3
PID #:	40009995
Lot Size:	137,214 SF
Site Dimensions:	The site is irregular in shape
Zoning:	Pinehill/Cobequid (PC) Zone
Municipal Services:	Municipal water & sewer
Parking:	Ample asphalt paved parking
Number Of Buildings:	Four (4) wood frame structures
Assessed Value:	\$2,498,800 (2020 Commercial Taxable)



SITE SPECIFICATIONS - ADDITIONAL LOT

Civic Address:	103 Sackville Drive, Lower Sackville, NS B4C 2R3
Lot Size:	41,727 SF
Site Dimensions:	The site is irregular in shape
Zoning:	Pinehill / Cobequid (PC) Zone
Municipal Services:	Municipal water & sewer
Improvements:	Asphalt paved parking
Number Of Buildings:	One (1) wood frame structure
Assessed Value:	\$820,800 (2020 Commercial Taxable)



BUILDING OVERVIEW

Number Of Buildings:	Five
Building Breakdown:	Building 1: 5,600 SF (Auction Direct retail showroom) Building 2: 3,000 SF (Vehicle service) Building 3: 1,200 SF (2 bay garage) Building 4: 750 SF (Detached garage) Building 5: 1,000 SF (Single family rental)
Current Use:	Three commercial buildings being used as a car dealership with a detached garage and rental property at the back
Roof Type:	Asphalt shingle roofing
Heating & Cooling:	Building 1: Forced Air Building 2: Building 3: Detached Garage: Rental Property:
Fuel Type:	Building 1: Propane Building 2: Building 3: Detached Garage: Rental Property:
Hot Water System:	Propane



EXTERIOR VIEWS



Building 1: Front



Building 1: Loading Door



Building 1 & Building 2 Rear



Building 3

EXTERIOR VIEWS



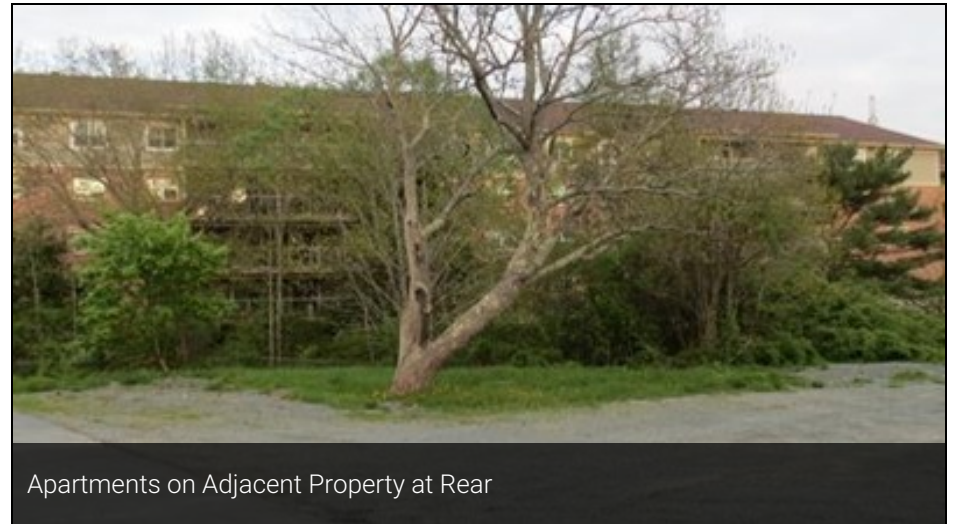
Rental Property



Main Parking Lot Facing Sackville Drive



Side Lot



Apartments on Adjacent Property at Rear

PINEHILL/COBEQUID PC ZONE

PINEHILL/COBEQUID (PC) ZONE

Permitted Uses

Commercial Uses (Only a portion is being shown)

- Retail stores
- Food stores
- Building Supply Outlets
- Personal service shops
- Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants (full service, take-out, drive-thru)
- Shopping Plaza/Strip Mall
- Commercial Entertainment
- Motels, Hotels
- Automotive Service Stations

Residential Uses

- Existing Single Unit Dwellings
- Existing Two (detached and semi-detached) Dwellings
- Townhouses
- Multiple Unit Dwellings

For additional information, including a list of all commercial/residential uses, please refer to the Sackville Drive Land Use By-Law

CONTACT INFORMATION



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