

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

10 TRIDER CRESCENT — BURNSIDE BUSINESS PARK | DARTMOUTH, NS

INDUSTRIAL / OFFICE | 3,528 SF



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EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by the vendor to facilitate a sale of 10 Trider Crescent, Burnside Business Park, Dartmouth, NS B3B 1R6

Civic Address:	10 Trider Crescent, Dartmouth, NS B3B 1R6
Property Type:	Industrial Flex / Office
PID #:	40521338
Year Built:	1990
Current Use:	Multi-Tenant Office & Workshop
Building Size:	3,528 SF
Construction Style:	Front: Concrete & steel 2-storey Rear: Wood frame single storey
Premises Breakdown:	<ul style="list-style-type: none">– Ground Floor Front: 3 private offices, kitchenette, open reception area, 2 washrooms– 2nd Floor: 4 (four) large private offices & 1 storage closet– Single Storey Rear Area: 2 private offices, open reception, kitchenette, washroom, small grade loading warehouse with 2nd floor storage mezzanine
Lot Size:	14,697 SF
Parking:	4 Asphalt paved parking additional gravel graded at rear
Zoning:	I-2 General Industrial Zone
Assessed Owner:	APG Holdings Limited
Assessed Value:	\$294,900 (2020 Commercial Taxable)
List Price:	\$849,000
Possession:	Vacant possession of 50% immediately Additional 50% 3 months from firm deal

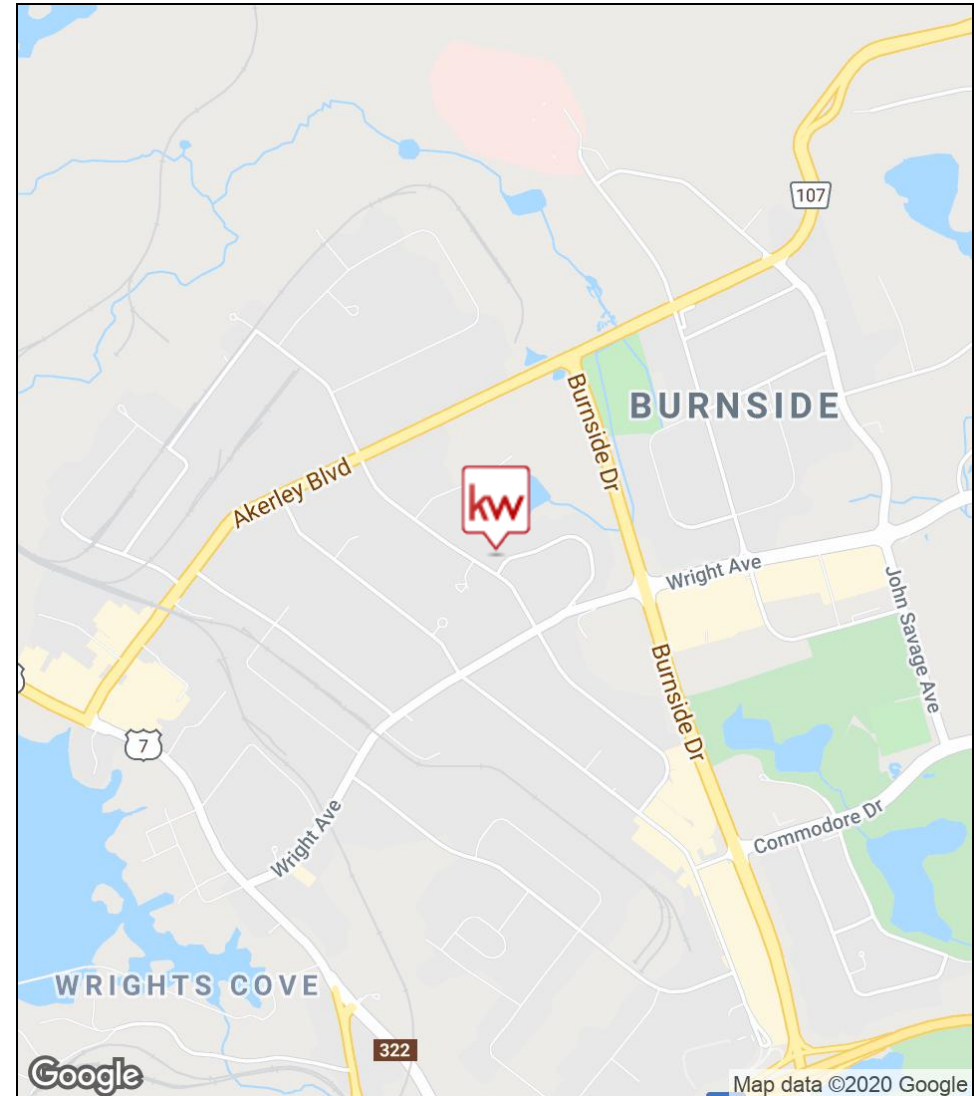


AREA OVERVIEW

Trider Crescent is located off of Joseph Zatzman Drive, one of the most centrally located streets in Burnside connecting with both Akerley Boulevard and Wright Avenue. Excellent access to the Circumferential Highway 111, 118 and 107 via Akerley Boulevard and nearby amenities in Dartmouth Crossing and on Burnside Drive.

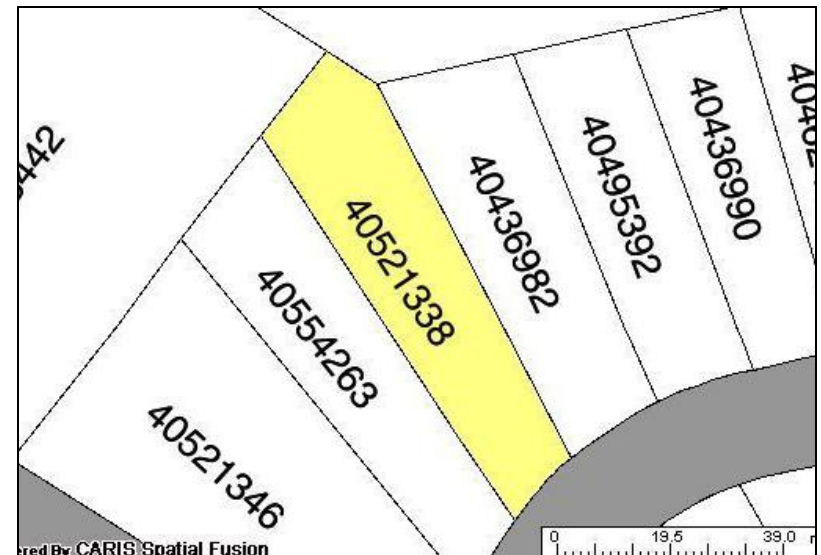
Burnside is the largest business park in Atlantic Canada and HRM with over 1,500 hundred enterprises and over 15,000 employees. Burnside contains over 5.4M sq. ft. of multi-tenant industrial/warehouse space located in 101 buildings which represents 83% of the entire Halifax industrial market inventory.

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.

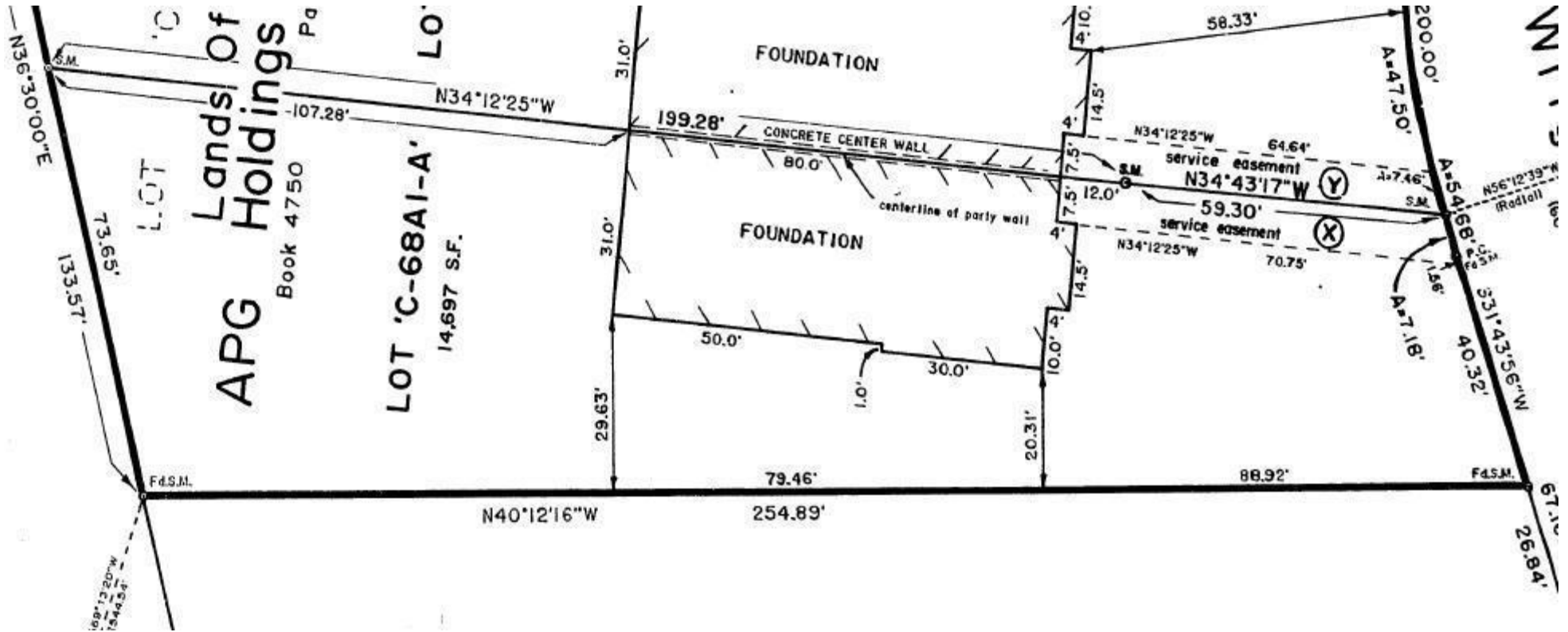


SITE SPECIFICATIONS

Civic Address:	10 Trider Crescent, Dartmouth, NS B3B 1R6	
PID #:	40521338	
Lot Size:	14,697 SF Large fenced in level yard	
Site Dimensions:	North Eastern Boundary:	199.28'
	Trider Crescent Frontage (South East):	47.5'
	South Western Boundary:	254.89'
	North Western Boundary:	73.65'
Zoning:	I-2 General Industrial Zone	
Municipal Services:	Municipal Water & Sewer	
Parking:	4 Asphalt paved parking additional gravel graded at rear	
Assessed Value:	\$294,900 (2020 Commercial Taxable)	



SURVEY PLAN

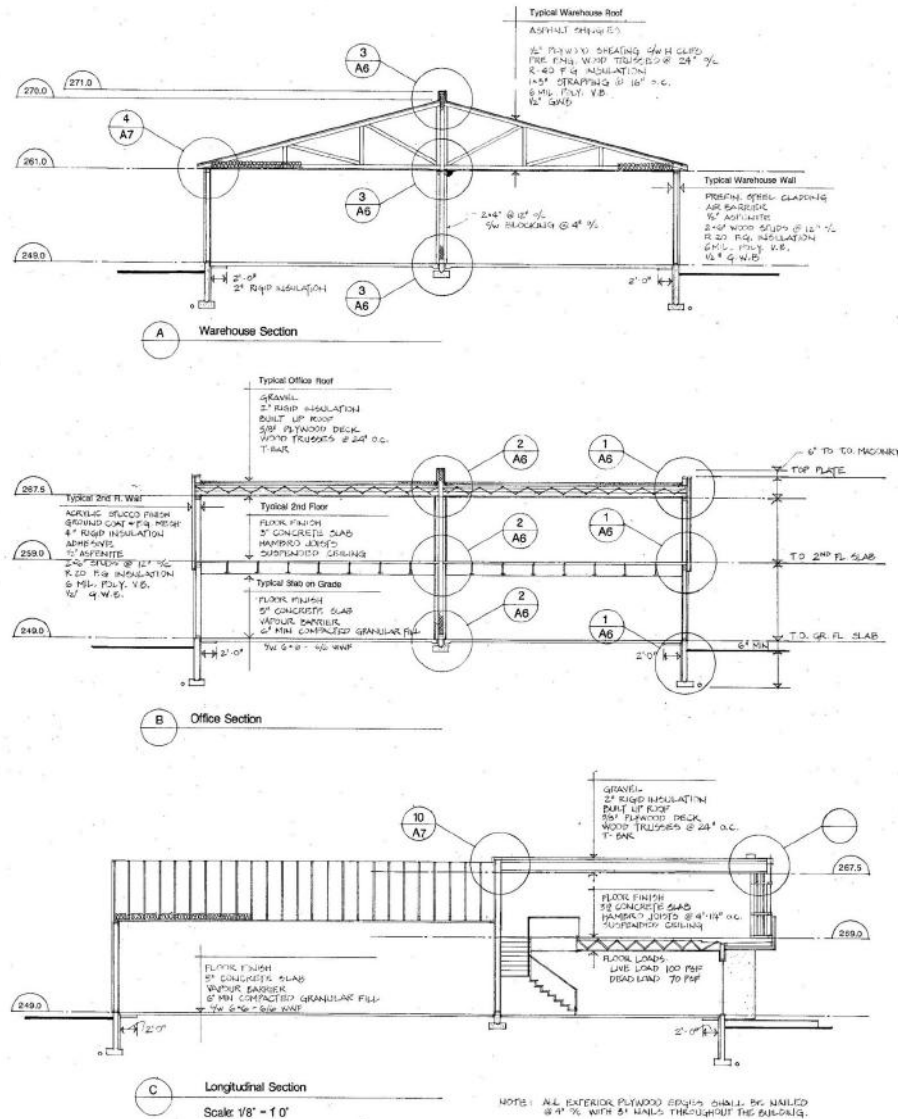


BUILDING OVERVIEW

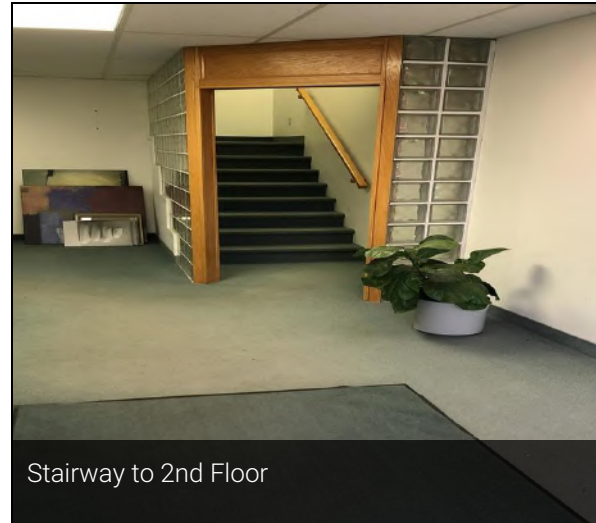
Building Type:	Industrial Flex / Office
Building Size:	3,528 SF
Building Dimensions:	30' x 32' 2-storey office + 14.5' x 4' Jog at front 50' x 31' single storey at rear
Current Use:	Multi-Tenant Office & Workshop Owner-occupied at front Transportation office at rear
Construction Style:	Front: Concrete & steel 2-storey Rear: Wood frame single storey
Exterior:	Concrete & pre-eng steel siding
Foundation:	Poured reinforced concrete
Roof Type:	Flat rubber membrane & pitched asphalt shingle
Ceiling Height:	14' Clear in warehouse
Loading:	1 (One) 12' x 10' grade load
Heating & Cooling:	Rooftop HVAC and oil fired forced air
Fuel Type:	Electric and oil
Electrical System:	120/240 Volt 200 Amp single phase
Hot Water System:	1 (One) 184 L electric tank, 1 (One) space saver electric tank



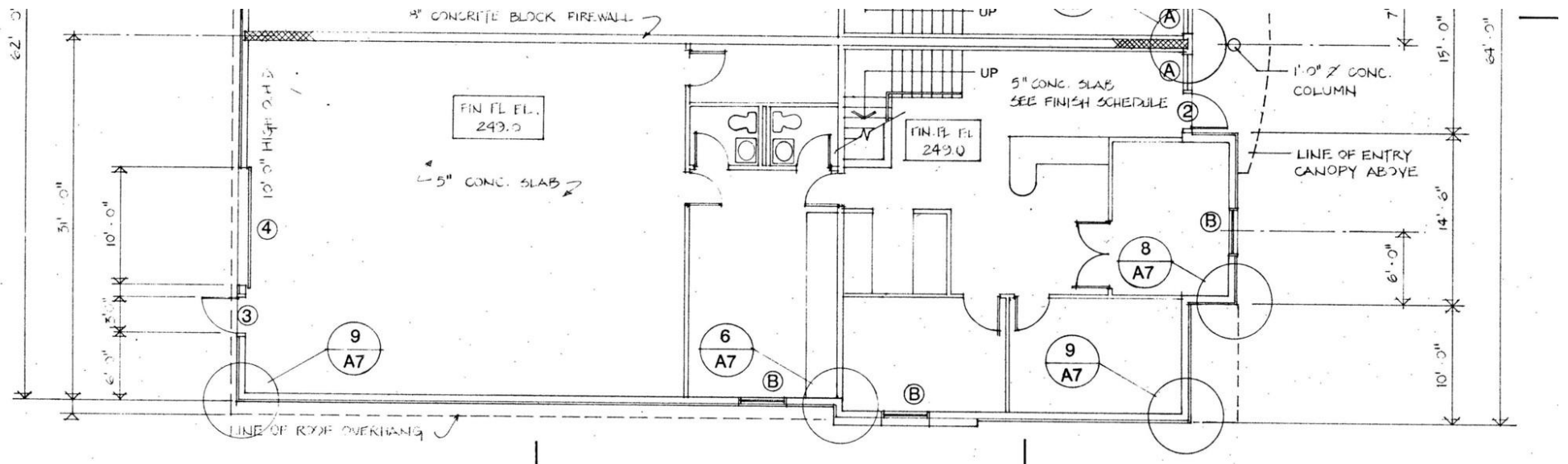
BUILDING SECTIONS



GROUND FLOOR - FRONT OFFICE PHOTOS



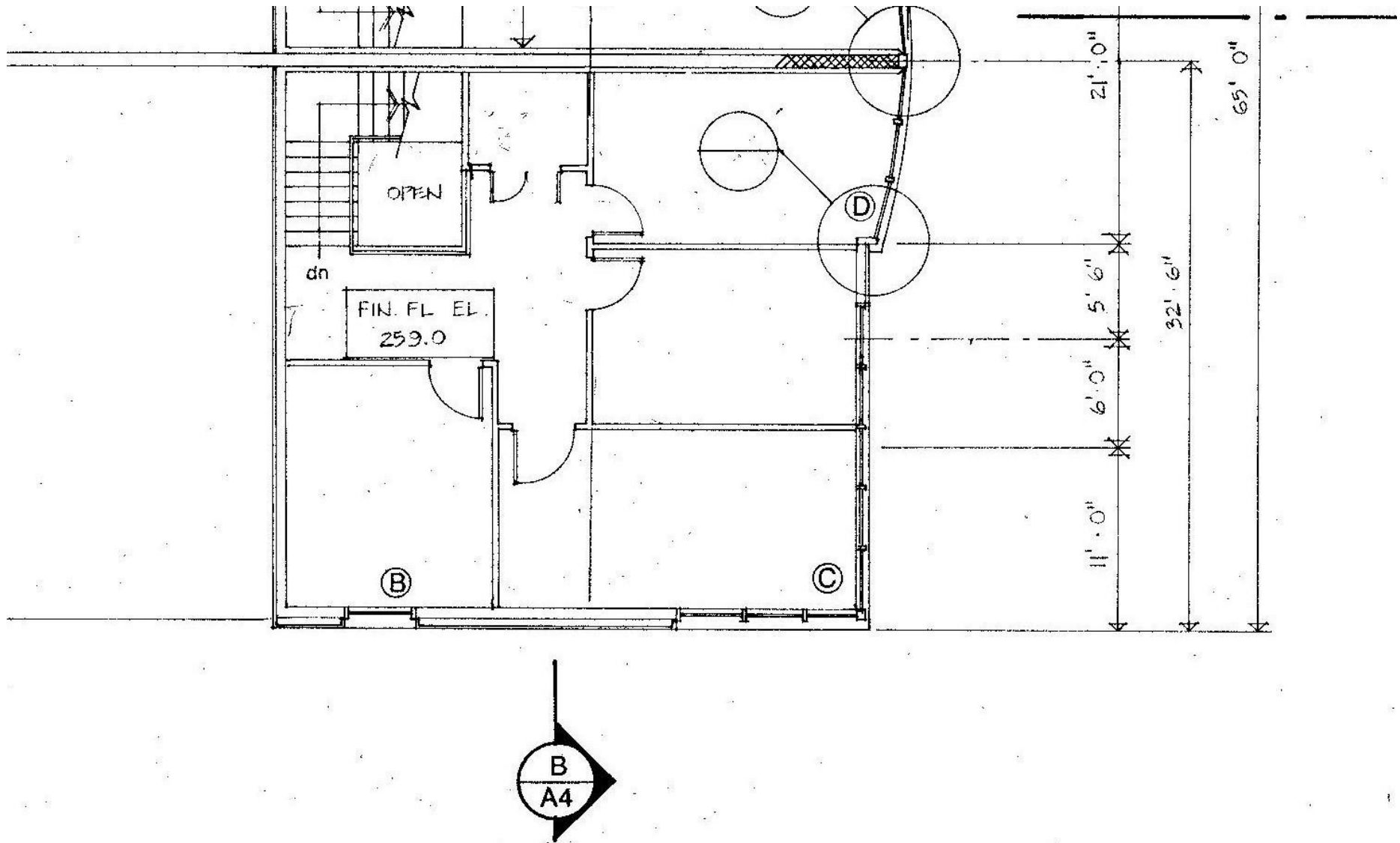
GROUND FLOOR - FLOOR PLAN



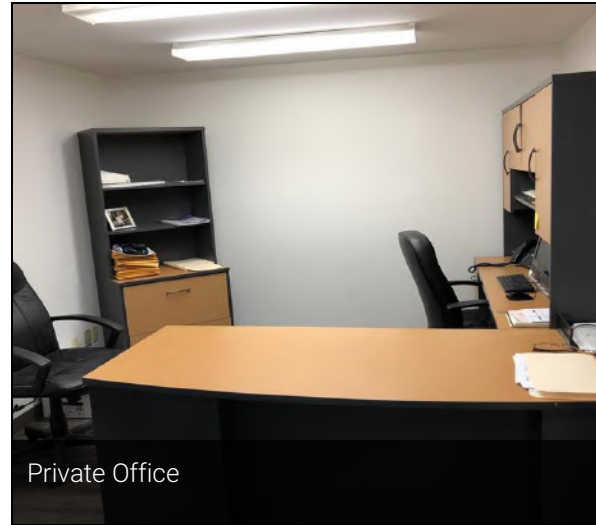
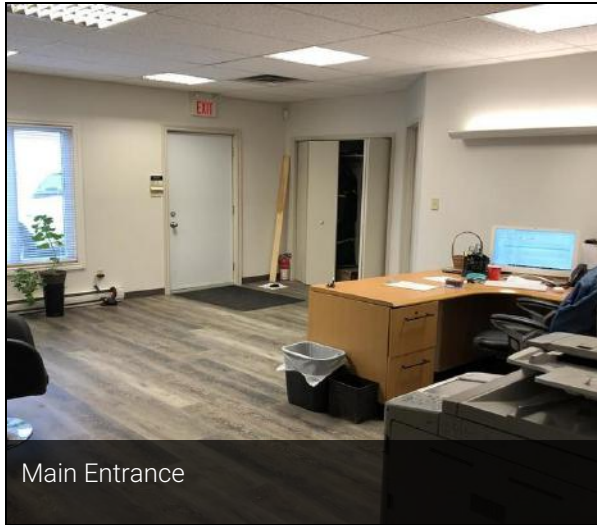
2ND FLOOR - FRONT OFFICE PHOTOS



2ND FLOOR - FLOOR PLAN



REAR WAREHOUSE - OFFICE PHOTOS



EXTERIOR PHOTOS



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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