

FOR SALE

kw COMMERCIAL
ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

671 OLD SAMBRO ROAD | HARRIETSFIELD, NS

INDUSTRIAL LAND | 4 LOTS - 36.9 ACRES



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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 671 Old Sambro Road, Harrietsfield, NS B3V 1A2

Civic Address:	671 Old Sambro Road Harrietsfield, NS
Property Type:	Industrial Land
PID #:	Lot 1: 40822801 Lot 2: 00560144 Lot 3: 40822819 Lot 4: 00388033
Current Use:	Majority Vacant + Land Lease
Lot Size:	36.9 Acres
Subdivide Options:	Please inquire
Services:	Well & septic required
Zoning:	C-5 (Industrial Commercial Mix) Planning District 5 (Chebucto Peninsula) LUB- HRM
Assessed Value:	Lot 1: \$55,100 (Commercial Taxable 2020) Lot 2: \$47,800 (Commercial Taxable 2020) Lot 3: \$37,000 (Commercial Taxable 2020) Lot 4: \$45,000 (Commercial Taxable 2020) \$40,100 (Resource Taxable 2020)
List Price:	\$3,395,000 (\$92,000/ Acre)
Land Lease Rate:	\$0.75 PSF Gravel Graded



AREA OVERVIEW

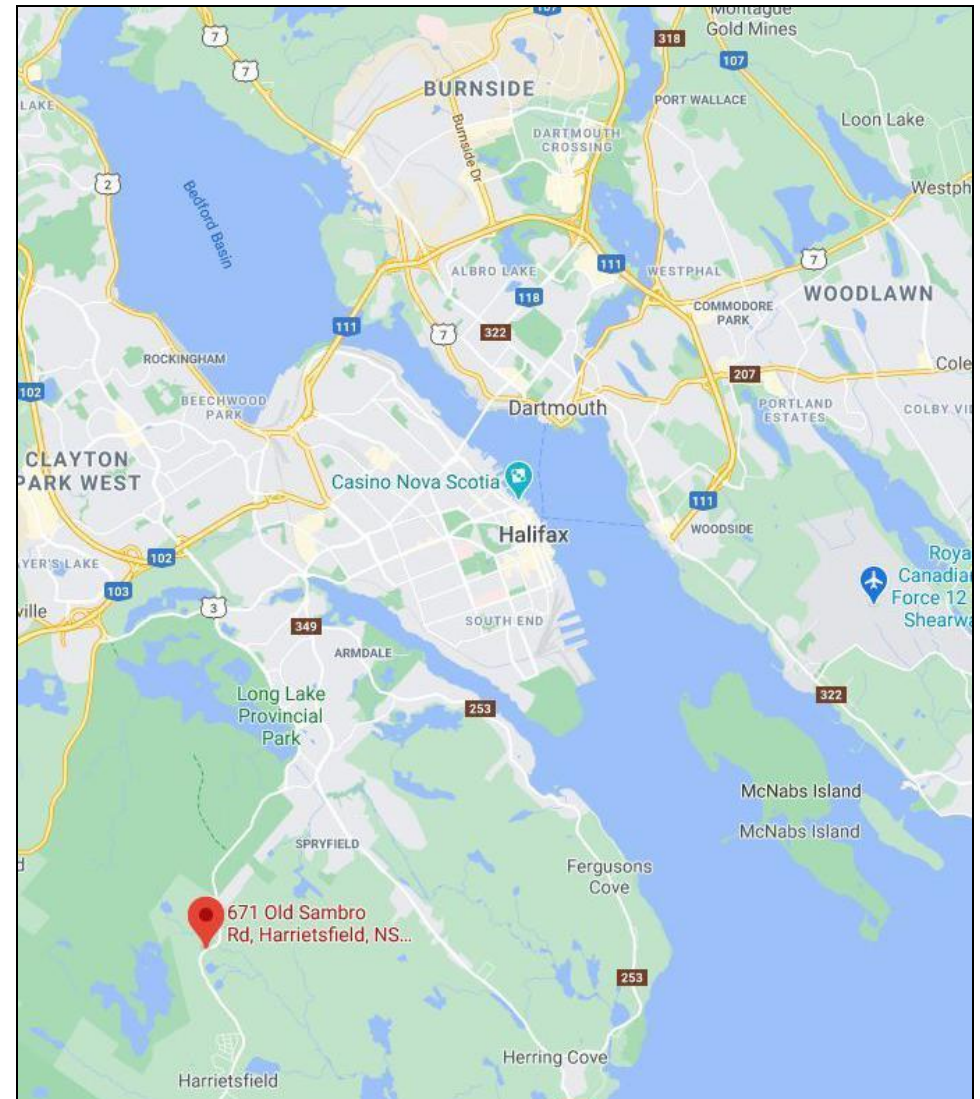
671 Old Sambro Road is centrally located 4.2 KM from Spryfield, in Halifax, NS, and is only 7.4 KM (8 minutes) to the Armdale Rotary. This scarce Halifax Industrial zoned pocket finds itself only 12.7 KM away from the Port of Halifax (Halterm) - closer access than from the Burnside Industrial Park. It is also similar driving distance to the Fairview Cove (Ceres) Terminal.

Easy access to two 100 Series Highways in under 10 minutes - Highway 102 via Dunbrack Street, adjacent Clayton Park, and Highway 103. Dunbrack Street provides Larry Uteck access via the Kearney Lake Road, only 19 minutes from the subject property.

Downtown Halifax is a 16 minute drive via Herring Cove through Quinpool Road, and the Halifax International Airport is approximately 30 minutes away via Highway 102.

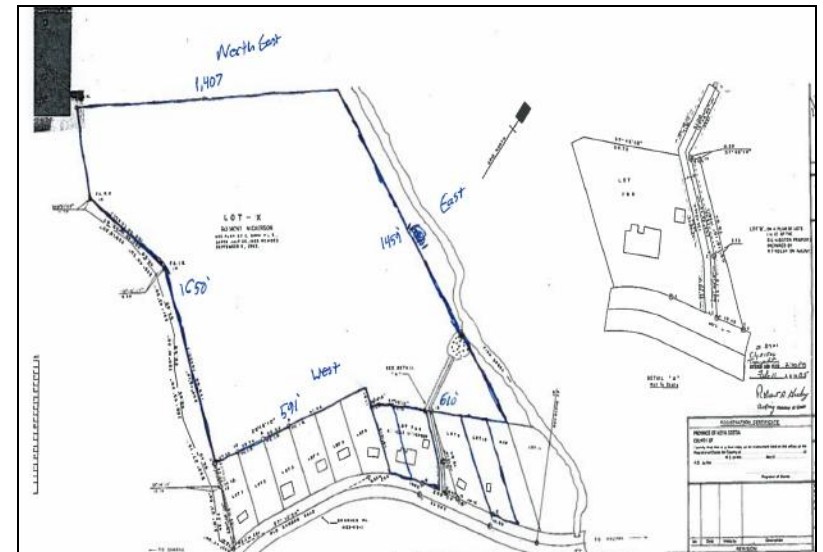
Access to HRM Industrial Parks are also within driving distance:

- Ragged Lake: 11.7 KM (13 Minutes)
- Bayers Lake Business Park via Washmill Lake Drive: 11.9 KM (13 minutes)
- Lakeside Industrial Park: 19.6 KM (17 minutes)
- Atlantic Acres Industrial Park (Bluewater Road): 18.9 KM (23 minutes)
- Burnside Industrial Park via the MacKay Bridge: 23.2 KM (23 minutes)
- Woodside Ocean Industries Industrial Park via Circumferential Highway 111 & MacKay Bridge: 23.7 KM (28 minutes)

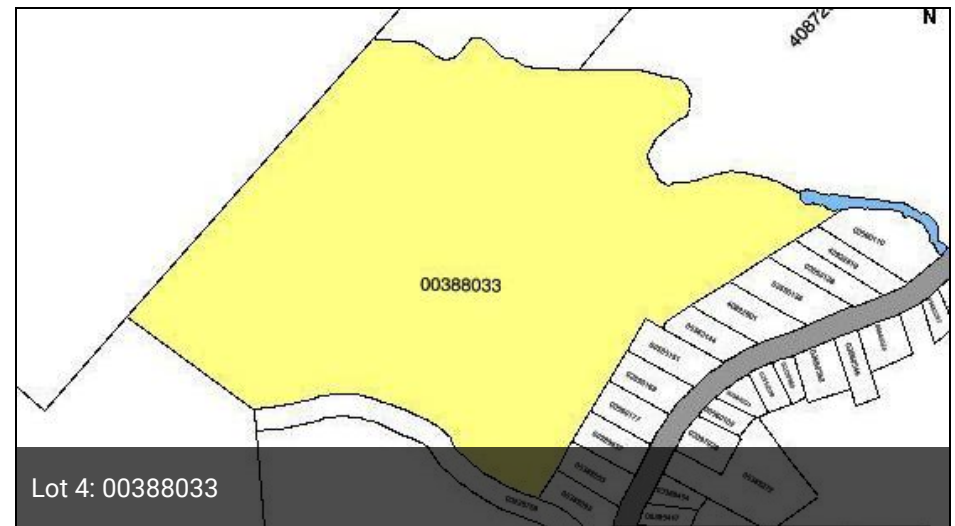
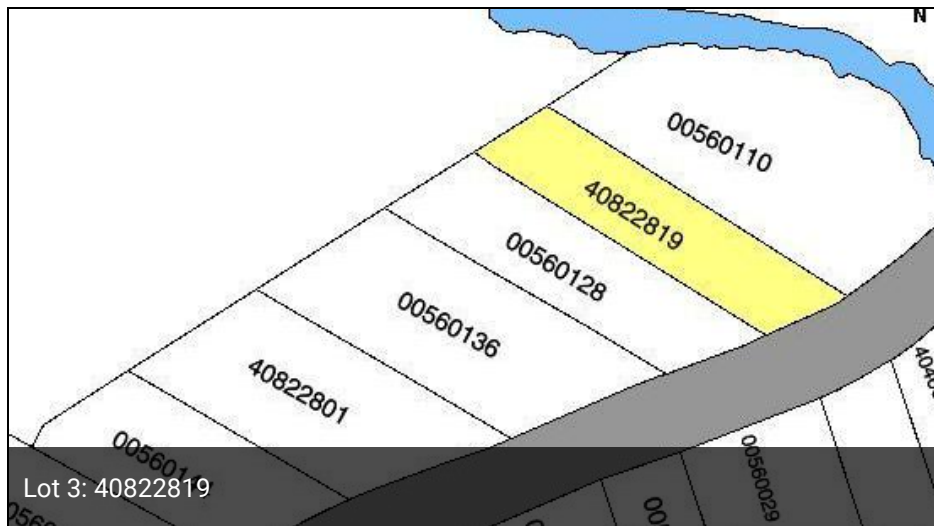
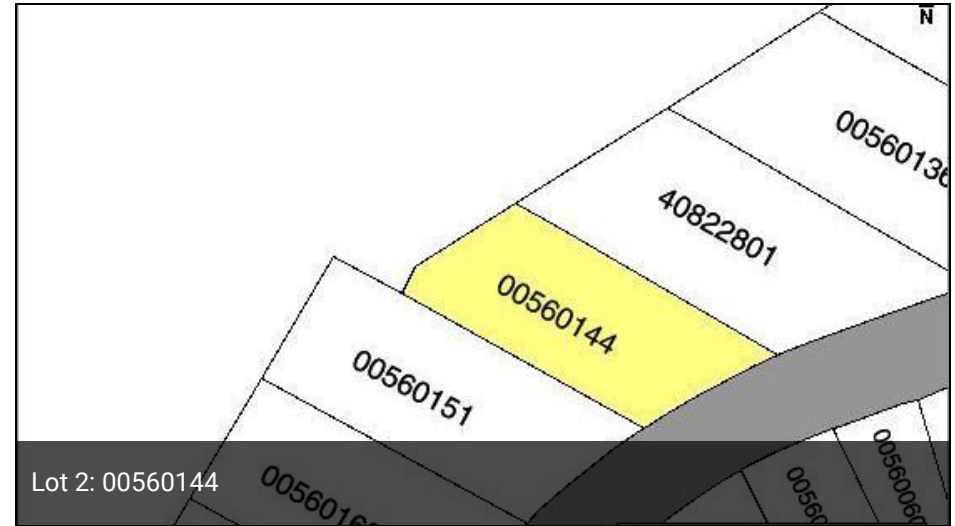
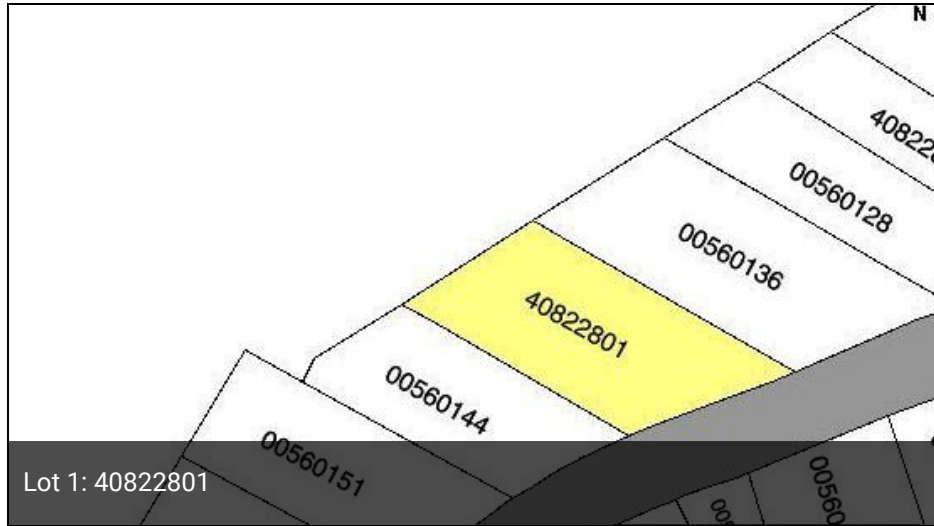


SITE SPECIFICATIONS

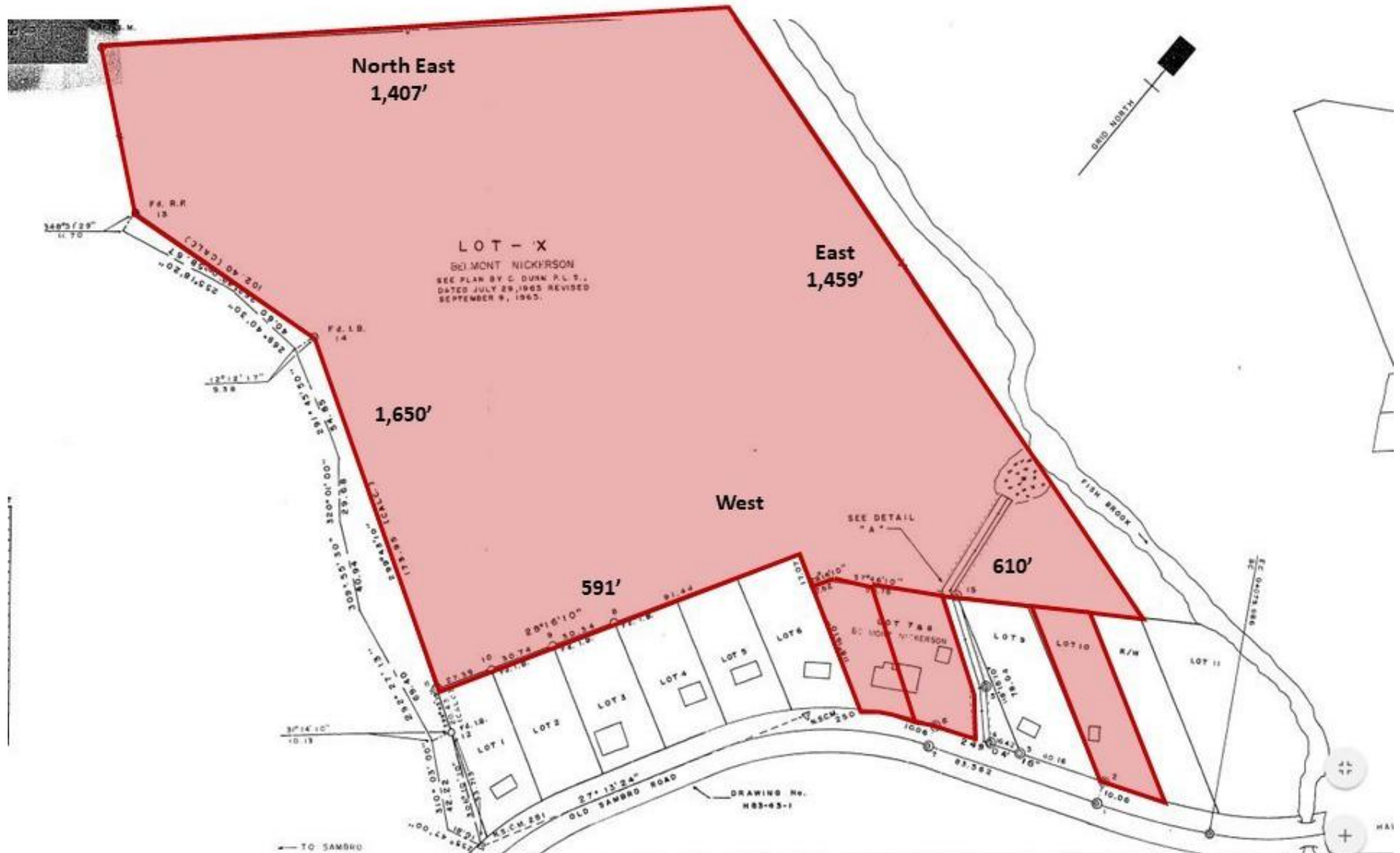
Civic Address:	671 Old Sambro Road Harrietsfield, NS B3V 1A2		
PID #:	Lot 1: 40822801	Lot 2: 00560144	Lot 3: 40822819
	Lot 4: 00388033		
Lot Size:	36.9 Acres		
Site Dimensions:	Old Sambro Road:	1,201'	
	Eastern Boundary:	1,459'	
	North-Eastern Boundary:	1,407'	
	Northern Boundary:	1,650'	
Zoning:	C-5 (Industrial Commercial Mix) Planning District 5 (Chebucto Peninsula) LUB- HRM		
Municipal Services:	Hydro, telephone, police, and fire Well & septic required		
Site Condition:	Raw Land		
Topography:	Generally flat, sloping rear to front, and majority treed		
Assessed Value:	\$184,900 (Commercial Taxable 2020) \$40,100 (Resource Taxable 2020)		



PID MAPS



SURVEY PLAN



ADDITIONAL PHOTOS



ZONING & PLANNING INFORMATION

PART 18: C-5 (INDUSTRIAL COMMERCIAL MIX) ZONE

18.1 C-5 USES PERMITTED

No development permit shall be issued in any C-5 (Industrial Commercial Mix) Zone except for the following:

All uses permitted in the C-2 Zone, except single and two unit dwellings.

Any industrial, assembly, manufacturing operation or **cannabis production facility (RC-Sep18/18;E-Nov 3/18)** which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

Mobile dwellings and single unit dwellings which are accessory to any permitted use.

Composting operations (see section 4.29) (MC-Feb 26/96;E-Mar 28/96)

18.2 C-5 ZONE REQUIREMENTS

In any C-5 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858 m ²)
Minimum Frontage	100 feet (32.84 m)
Minimum Front or Flankage Yard	30 feet (4.1 m)
Minimum Rear or Side Yard	15 feet (4.5 m)
Minimum Separation Distance Between	
Accessory Buildings	15 feet (4.5 m)
Maximum Height of Main Building	35 feet (10.7 m)

18.3 OTHER REQUIREMENTS: SINGLE AND TWO UNIT DWELLINGS

Notwithstanding Section 18.1, no person shall erect any single or two unit dwelling unless such a dwelling is located on a lot in existence on the effective date of this By-law, except where a single or two unit dwelling is accessory to any permitted use.

18.4 OTHER REQUIREMENTS: SEPARATION DISTANCES

- (a) Where any C-5 Zone abuts any park or conservation zone, no building or structure shall be permitted within fifty (50) feet (16.4 m) of the abutting zone.
- (b) Where any commercial or industrial use in any C-5 Zone abuts any residential or

community facility use, no building or structure shall be permitted within fifty (50) feet (16.4 m) of the abutting use.

- (c) Where any C-5 Zone abuts any other zone, no bulk fuel storage tanks shall be permitted within one hundred (100) feet (32.84 m) of the abutting zone, and in no case shall any bulk fuel storage tanks be located within one hundred (100) feet of a residential use.

18.5 OTHER REQUIREMENTS: OPEN STORAGE, OUTDOOR DISPLAY, PARKING AND LOADING AREAS

- (a) No open storage shall be permitted in any required front or side yard.
- (b) No outdoor display shall be permitted within ten (10) feet (3 m) of any lot line.
- (c) No open storage or outdoor display shall be permitted in any yard which abuts any residential or community facility use except where a visual barrier is provided.
- (d) No parking or loading area shall be permitted in any required side or rear yard where the required yard abuts any residential or community facility use except where a visual barrier is provided.
- (e) Notwithstanding the provisions of Section 4.27, the parking area shall be paved or otherwise maintained with a stable surface which is treated in a manner so as to prevent the raising of dust and loose particles.

18.6 OTHER REQUIREMENTS: ENVIRONMENTAL

No building, structure, open storage or parking area shall be located within twenty-five (25) feet of Fish Brook or within twenty-five (25) feet of Spruce Hill Lake.

18.7 OTHER REQUIREMENTS: SERVICE STATIONS

Where a service station is erected in any C-5 Zone, the following shall apply:

- (a) Minimum Lot Area: 30,000 square feet (2787 m²);
- (b) Minimum Lot Frontage: 150 feet (45.7 m);
- (c) No portion of any pump island shall be located closer than twenty (20) feet (6.1 m) from any street line;
- (d) The minimum distance between ramps or driveways shall be thirty (30) feet (9.1 m);
- (e) The minimum distance from a ramp or driveway to a road intersection shall be fifty (50) feet (16.4 m);
- (f) The minimum angle of intersection of a ramp to a road line shall be forty-five (45) degrees;
- (g) The width of a ramp shall be a minimum of twenty (20) feet (6.1 m) and a maximum of twenty-six (26) feet (7.9 m);
- (h) Any materials or automobiles being stored as part of the service station operation shall be enclosed by a fence, vegetation or other means which provide a visual and physical barrier.

18.8 OTHER REQUIREMENTS: AUTO BODY SHOPS

- (a) Any materials associated with an auto body shop operation shall be contained within a building or otherwise enclosed by a fence, vegetation or other means which provide a visual and physical barrier.
- (b) No open storage of vehicles or equipment shall be permitted within any required yard.

ZONING & PLANNING INFORMATION

18.9 OTHER REQUIREMENTS: ONE MAIN BUILDING ON A LOT

No person shall erect more than one (1) main industrial or commercial building on a lot within any C-5 (Industrial Commercial Mix) Zone. Developments which involve more than one main commercial or industrial building on a lot may be considered by development agreement subject to Policy P-81 of the Municipal Planning Strategy and Section 3.6 of this By-law.

18.10 OTHER REQUIREMENTS: USES WITHIN 250 FEET

Notwithstanding Section 18.2, no development permit shall be issued for any commercial or industrial use located within 250 feet of the Old Sambro Road north of Fish Brook, or within 250 feet of Long Lake Provincial Park, except pursuant to Section 3.6(j) of this By-law.

18.11 OTHER REQUIREMENTS: CANNABIS PRODUCTION FACILITY (RC-Sep18/18; E-Nov 3/18)

(a) Where a lot containing a cannabis production facility abuts a lot

- (i) zoned or used for residential purposes, or
- (ii) that is used for a daycare, community centre, school, religious institution, public park or playground,

such facility, including any building or outdoor area used as a Cannabis production facility, shall be set back a minimum 230 feet (70 metres) from the abutting lot line.

C-5 (INDUSTRIAL COMMERCIAL MIX) SUMMARY

All uses permitted in the C-2 Zone, except single and two unit dwellings. Any industrial, assembly, manufacturing operation or cannabis production facility (RC-Sep18/18; E-Nov 3/18) which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

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CONTACT INFORMATION



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