

FOR SALE

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

LAKE LOON ROAD, CHERRY BROOK BLOCK JR (PORTION OF) | DARTMOUTH, NS

DEVELOPMENT LAND | 8.1 ACRES



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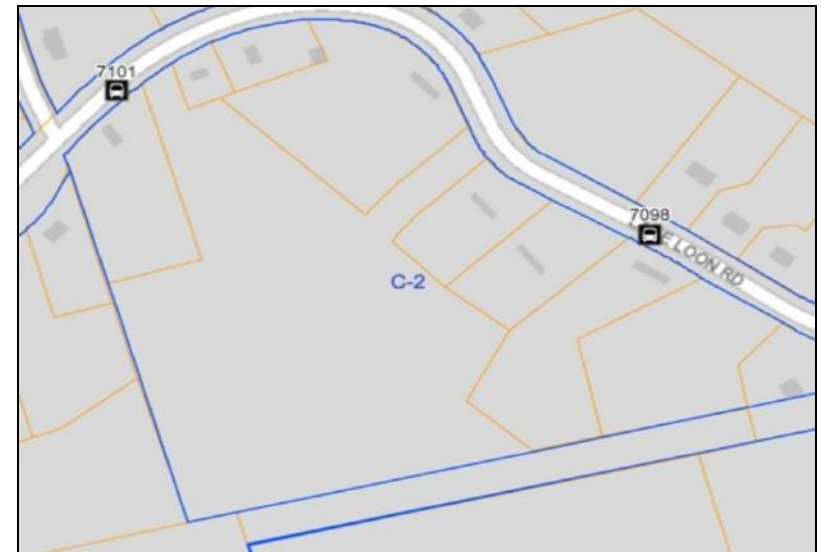
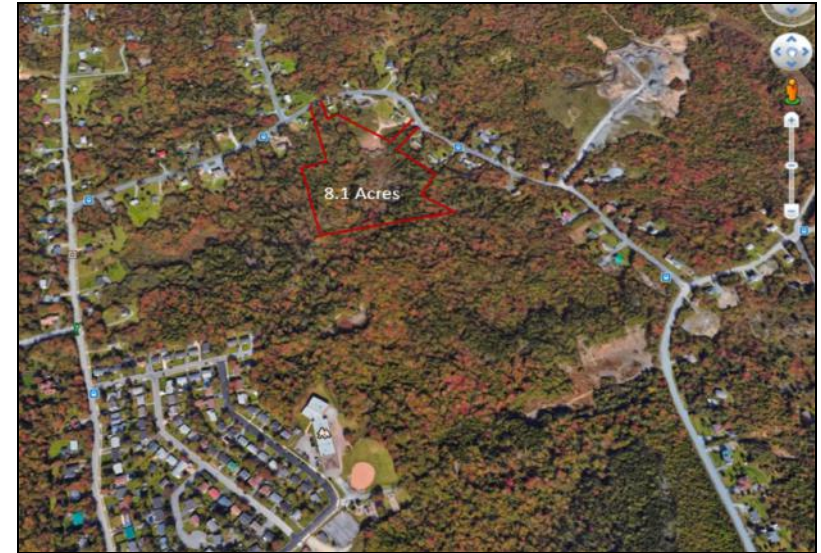
Bedford, NS B4A 1C1

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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 Lake Loon Road, Cherry Brook Block JR (Portion Of), Dartmouth, NS B2W3P4

Civic Address:	Lake Loon Road, Cherry Brook, Dartmouth, NS B2W3P4
Property Type:	Commercial Land With Residential Potential
PID #:	00624403
Current Use:	Vacant
Lot Size:	8.1 Acres
Zoning:	C-2 (General Commercial) Zone
Residential Potential:	30-Unit Mobile Homes Previously Approved
Services:	Well & Septic Required
Assessed Value:	\$37,100 (Resource Taxable 2021)
List Price:	\$995,000



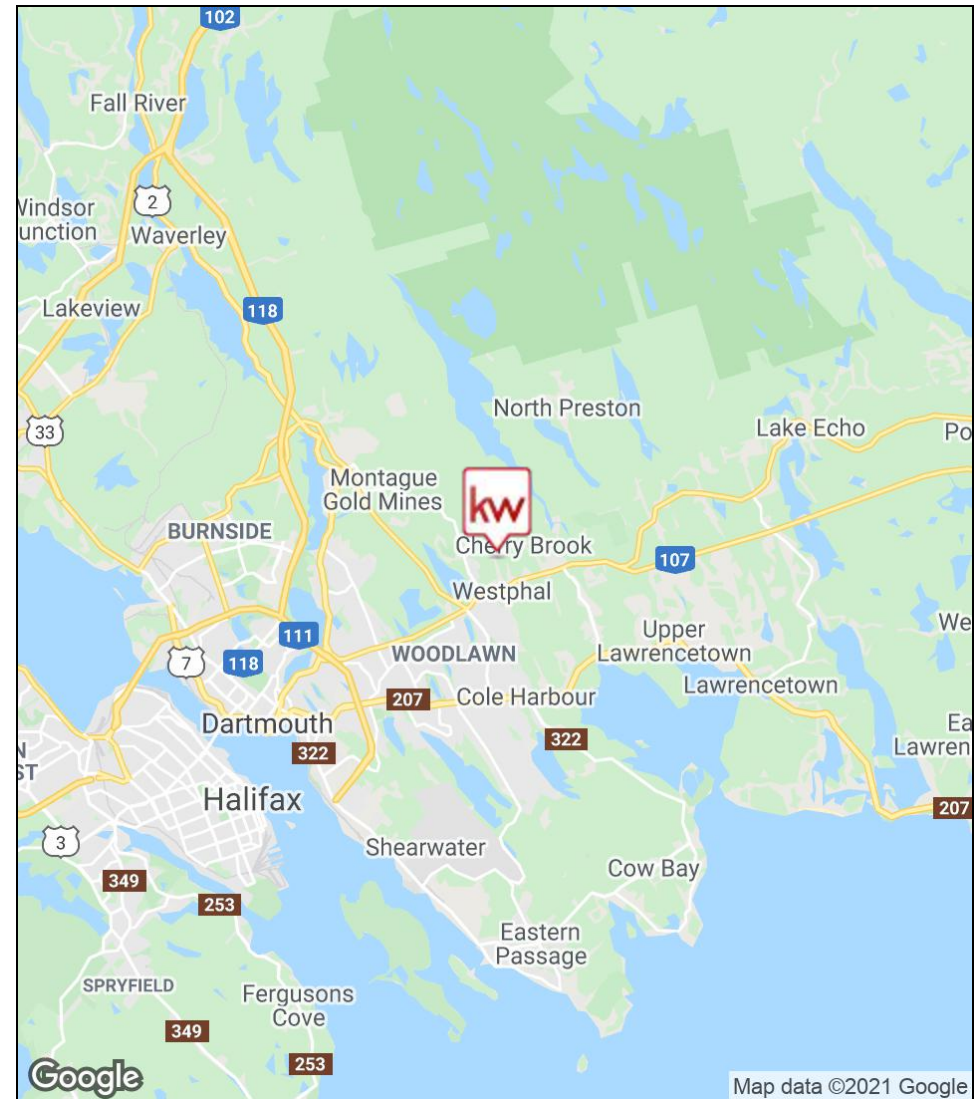
AREA OVERVIEW

Lake Loon is a rural community within the HRM and was originally part of the nearby Westphal jurisdiction. Lake Loon Road is located off of Montague Road in Eastern Dartmouth, East of Main Street & Highway 107 intersection. The area along Main Street is developed with a mix of neighborhood retail and highway-front commercial uses. The Links at Montague Golf Course is also located at the Northern end of the lake.

The site is 12 km from Burnside Industrial Park, 11.8 km from Dartmouth Crossing, and less than 5 km from Cole Harbour Road. The property has easy access to Highways 107 and 118 via exit 14 adjacent to Conrad's Transport.

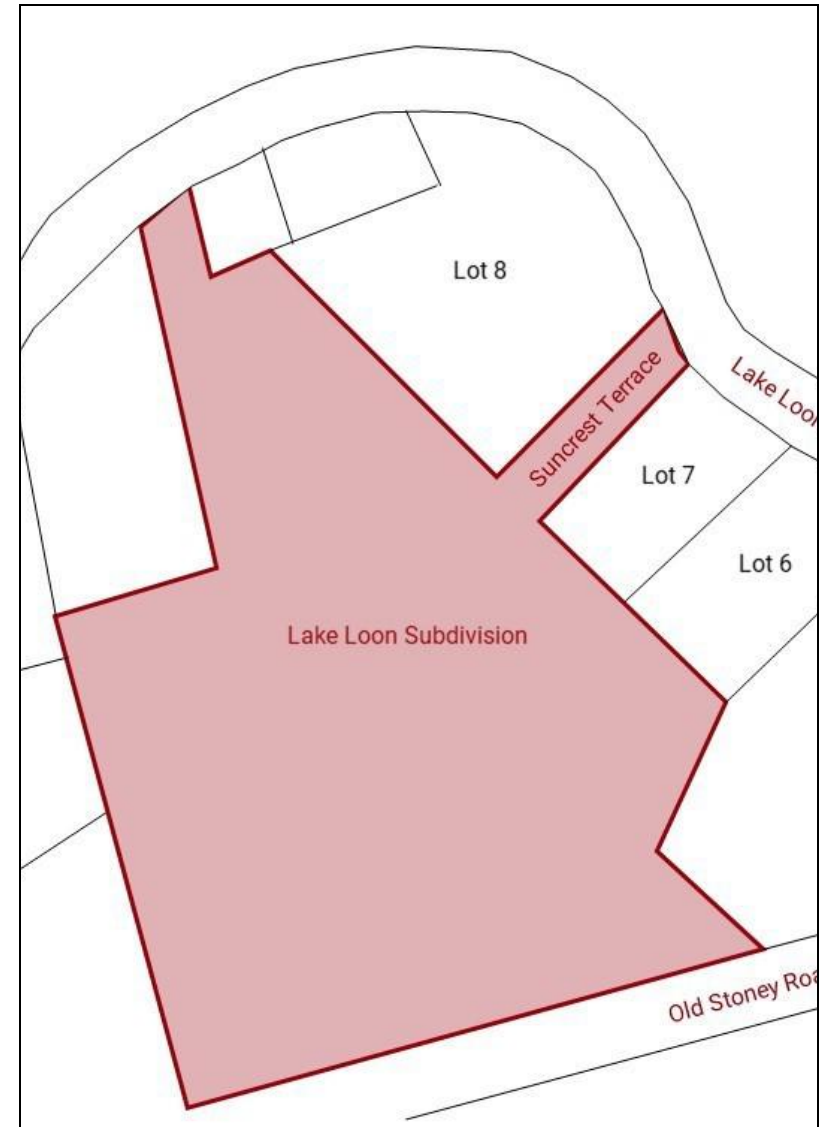
The nearest registered civic address is 105 Lake Loon Road for mapping purposes.

Highway 107 / Main Street Dartmouth provides access to Lake Loon Road via Riley Road (between Lakeland Plant Wold and New Covenant Ministries Church) and MacLaughlin Road (adjacent Karen's Recycling and The Water Shed).



SITE SPECIFICATIONS

Civic Address:	Lake Loon Road, Cherry Brook, Dartmouth, NS B2W3P4
PID #:	00624403
Lot Size:	8.1 Acres
Zoning:	C-2 (General Commercial) Zone
Municipal Services:	Well & Septic Required
Site Condition:	Raw Land
Topography:	Generally Flat
Assessed Value:	\$37,100 (Resource Taxable 2021)



SURVEY PLAN



PID MAP



1 Property found

PID: 00624403 [Details](#)
AAN: 03960544
Value: \$37,100 (2021 RESOURCE TAXABLE)
Address: LAKE LOON ROAD
CHERRY BROOK
BLOCK JR(PORION OF)
County: HALIFAX COUNTY
Owner: NEW LEAF HOLDINGS LTD.
LR: LAND REGISTRATION

ZONING AND PLANNING INFORMATION

PART 9: C-2 (GENERAL COMMERCIAL) ZONE

9.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 Zone except for the following:

- (a) Commercial Uses
Any commercial use permitted in the C-1 Zone
Commercial greenhouses
Existing automotive repair outlets, except within the Lake Major Watershed (MC-Sep 25/95;CHWC-Oct 5/95;E-Oct 25/95)
Garden and nursery sales and supplies
Landscaping, backhoe and other special trades contracting services and shops
Outdoor display courts Rental establishments
Restaurants, except drive-in restaurants
Service stations, except within the Lake Major Watershed (MC-Sep 25/95;CHWC-Oct 5/95;E-Oct 25/95)
Shopping Plazas and incubator malls
- (b) Residential Uses
Single unit dwellings, including mobile dwellings on permanent foundations

9.2 C-2 ZONE REQUIREMENTS: COMMERCIAL USES

In any C-2 Zone, where commercial uses are Permitted, no development Permit shall be issued except in conformity with the following requirements:

- (a) Minimum Lot Area
central 6,000 square feet (557.4 m²) where services are available;
20,000 square feet (1858.1 m²) where central services are not available
- (b) Minimum Frontage
services are 60 feet (18.3 m) where central available;
100 feet (33.7 m) where central services are not available
- (c) Minimum Front or Flankage Yard 30 feet (9.1 m)
- (d) Minimum Rear or Side Yard 15 feet (4.6 m)
- (e) Maximum Lot Coverage 50 percent
- (f) Maximum Height of Main Building 35 feet (10.7 m)

9.3 OTHER REQUIREMENTS: ABUTTING YARDS

Where any use permitted in a C-2 Zone abuts another C-2 Zone permitted commercial use, the abutting rear or side yard may be reduced to eight (8) feet (2.4 m).

9.4 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

The gross floor area devoted to all commercial uses located on a lot in a C-2 Zone shall not exceed five thousand (5,000) square feet (464.5 m²), excluding any floor area devoted to permitted dwelling units.

- (a) In any C-2 Zone, no open storage or outdoor display shall be permitted in any yard which abuts an RA (Residential) or P-2 (Community Facility) Zone.
- (b) No open storage shall be permitted within any front yard.
- (c) No outdoor display shall be located within ten (10) feet (3.0 m) of any front lot line.
- (d) No parking area shall be permitted in any required rear or side yard which abuts any residential or community use, except where a fence or other visual and physical barrier is erected, in which case no parking shall be permitted within five (5) feet (1.5 m) of the abutting rear or side lot line.
- (e) No open storage shall be permitted within any side or rear yard which abuts a residential or community use, except where a fence or other visual and physical barrier is provided and in no case shall open storage be located within a required rear or side yard.

9.6 OTHER REQUIREMENTS: SERVICE STATIONS

Notwithstanding the requirements of Section 9.2, where any service station is permitted in a C-2 Zone, the following requirements shall apply:

- (a) Minimum Lot Area 30,000 square feet (2787.1 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 (15.2 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).

9.7 OTHER REQUIREMENTS: VEHICLE HOLDING AREAS

Where any permitted use within a C-2 Zone involves a holding area for the storage of vehicles awaiting repair, removal or insurance settlements, the following requirements shall apply:

- (a) No vehicle holding area shall exceed three thousand (3,000) square feet (278.7 m²) and shall be screened from public view.
- (b) No vehicle holding area shall be permitted within any required yard.

9.8 C-2 ZONE REQUIREMENTS: RESIDENTIAL USES

Where uses are permitted as residential uses in any C-2 Zone, no development permit shall be issued except in conformity with the requirements of Section 9.2 as are applicable.

CONTACT INFORMATION



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