

**FOR SALE**

# 961 COBEQUID ROAD LOT Y-1 | WINDSOR JUNCTION, NS

LAND | 23,069 SF



## LOCATION OVERVIEW

The subject property is conveniently located on the Cobequid Road in Windsor Junction, less than 5 minutes from Lower Sackville. Lower Sackville is one of HRM's fastest growing communities with a local market population of over 32,000 people. Nearby major retailers include Canadian Tire, Wal-Mart, Tim Horton's, and Michael's. The subject property has easy access to Highways 101 and 102 as well as Halifax, Dartmouth and Bedford.

## PROPERTY FEATURES

- Development land opportunity
- I-3 General Industrial Zone
- Easy access to Highways 101 and 102

**SALE PRICE:** \$199,000

**PID:** 41500604



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**Matt Olsen**  
Real Estate Advisor  
902.489.7187

[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

**KELLER WILLIAMS SELECT REALTY**  
1160 Bedford Highway, Suite 100  
Bedford, NS B4A 1C1  
[www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)



**FOR SALE**

**961 COBEQUID ROAD LOT Y-1 | WINDSOR JUNCTION, NS**

LAND | 23,069 SF



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**Matt Olsen**  
Real Estate Advisor  
902.489.7187

[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

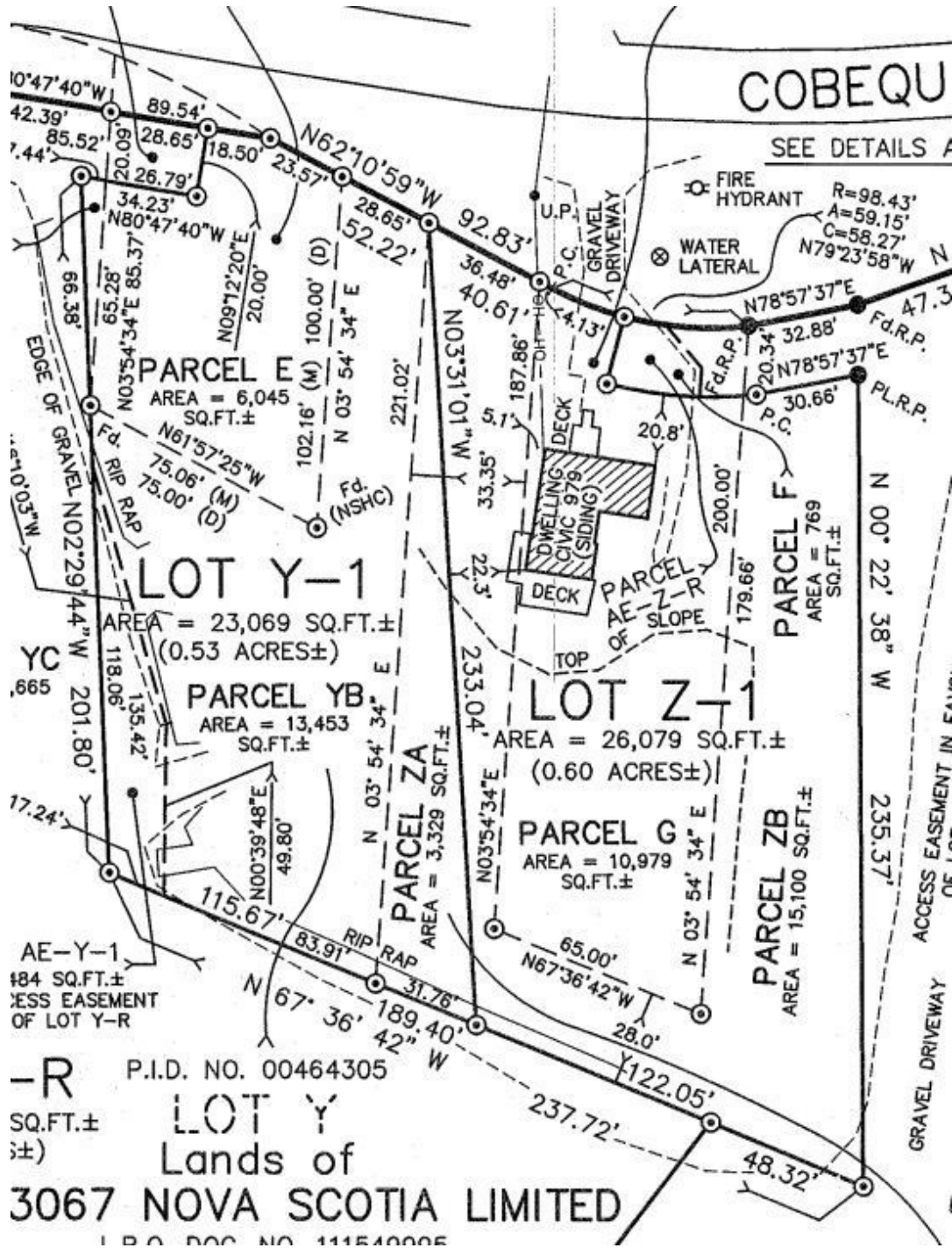
**kw** COMMERCIAL  
ADVISORS®



# FOR SALE

## 961 COBEQUID ROAD LOT Y-1 | WINDSOR JUNCTION, NS

LAND | 23,069 SF



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524

philbolhuis@kwcommercial.com

**Matt Olsen**  
Real Estate Advisor  
902.489.7187

mattolsen@kwcommercial.com

**kw** COMMERCIAL  
ADVISORS



**FOR SALE**

# 961 COBEQUID ROAD LOT Y-1 | WINDSOR JUNCTION, NS

LAND | 23,069 SF

## I-3 ZONE - GENERAL INDUSTRIAL ZONE

50A(1) The following uses shall be permitted in any I-3 Zone:

- (a) any industrial/commercial enterprise, except when the operation of same would cause a nuisance or hazard to the public and except:
  - (i) billboards;
  - (ii) adult entertainment uses; and
  - (iii) amusement centres.
- (b) a public park.

50A(2) No person shall in any I-3 Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

50A(3) No person shall in any I-3 Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

## SETBACK REQUIREMENTS

50A(4) No front, side or rear yards are required in an I-3 Zone; however, any development undertaken in an I-3 Zone shall be required to be setback 200 ft. from any lake or watercourse and any use permitted in the I-3 Zone shall be set back a minimum of 30 feet from a collector roadway and 10 feet from all other roadways.

For full zoning details, see Planning Districts 14 & 17 (Shubenacadie Lakes) Land Use Bylaw.



**Phil Bolhuis**  
Real Estate Advisor  
902.293.4524

[philbolhuis@kwcommercial.com](mailto:philbolhuis@kwcommercial.com)

**Matt Olsen**  
Real Estate Advisor  
902.489.7187

[mattolsen@kwcommercial.com](mailto:mattolsen@kwcommercial.com)

**kw** COMMERCIAL  
ADVISORS®

