

OFFICE RETAIL INVESTMENT OPPORTUNITY

Bayview Centre



Offering Memorandum

5445 & 5447 St. Margarets Bay Road | Upper Tantallon, NS



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5445 & 5447 ST MARGARETS BAY ROAD

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KW COMMERCIAL ADVISORS
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PROPERTY SUMMARY

5445 & 5447 ST MARGARETS BAY ROAD



Property Summary

# Storeys:	2 (Each Building)
# Tenant Spaces:	5 (4 + 1)
Bldg Size: 5445 SMB (Office - Front)	5,115 SF
Bldg Size: 5447 SMB (Daycare - rear)	6,885 SF
Year Built / Expanded:	2011 - 2018
Heating System:	Oil and Electric Heat Pump
Assessment (2022):	\$1,309,900
Site Area:	1.65 Acres / 71,874 SF
Site Servicing:	Drilled Well + Sewage Disposal
Paved Parking:	30+
Zoning:	VG (Village Gateway)
Assessed Owner:	3064804 Nova Scotia Limited
List Price:	\$2,695,000

Property Overview

The front 2 storey office building (5445) was built in 2 sections. The original section was a 70 year old single family home that was renovated into commercial offices. This section was recently expanded to include a 2 level addition with 3 separate office suites. One of the office suites on the 2nd level is still unfinished. Current tenants include: Farrow Hicks Law Inc. , Open Door Construction Ltd, and Momentum Wellness Inc.

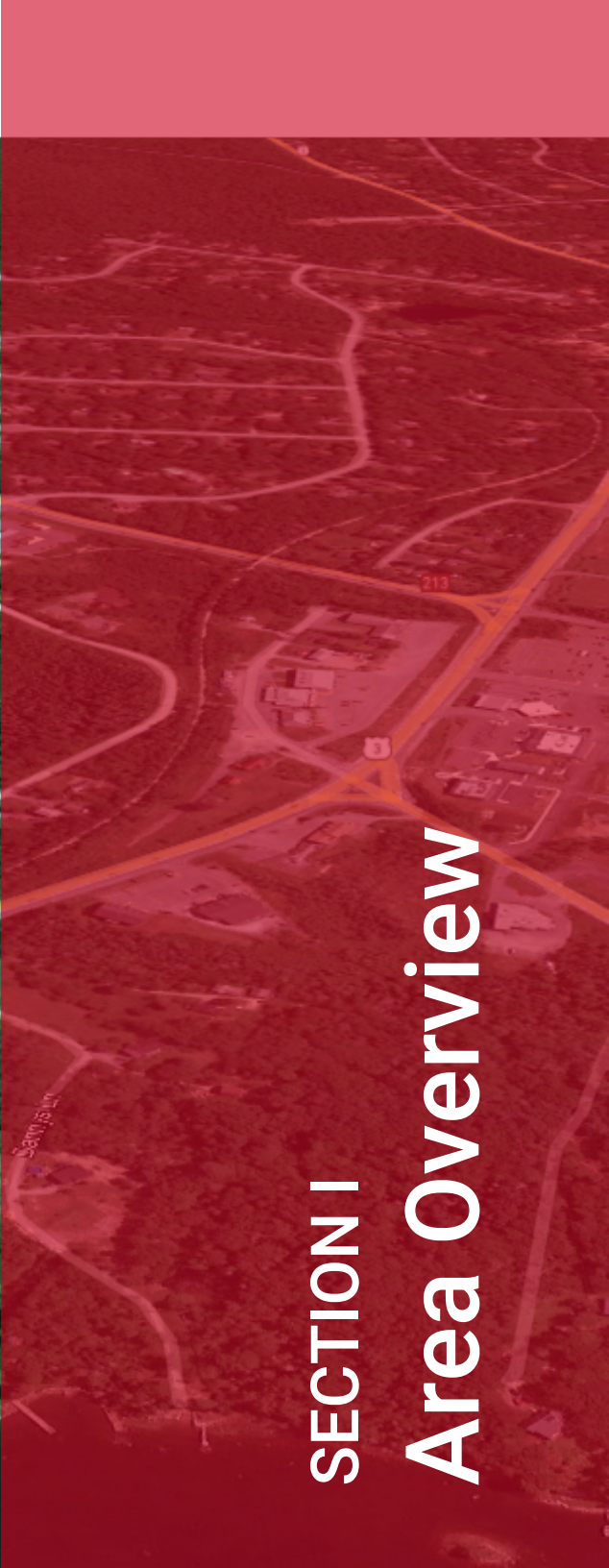
The 2 storey commercial building (5447) at the back of the property was purpose built in 2011 for daycare center use. This building is fully finished and air conditioned with 2 large fenced-in children's play areas at the side and rear. It is leased long term to Friends For Life Early Learning Inc. Both buildings are in excellent condition throughout. The site area is 1.65 acres with paved parking for over 30 vehicles.

Location Overview

The subject property is well located on the north side of the St. Margaret's Bay Road in the community of Upper Tantallon. The location offers easy access from the Hammonds Plains Rd, the Peggy's Cove Road and Hwy 103 and is in close proximity to a variety of national and local retailers, including Atlantic Superstore, Canadian Tire, and Lawtons. The premises is also surrounded by many single family and multi-unit dwellings, offering excellent exposure to a large customer base and drive-by traffic.



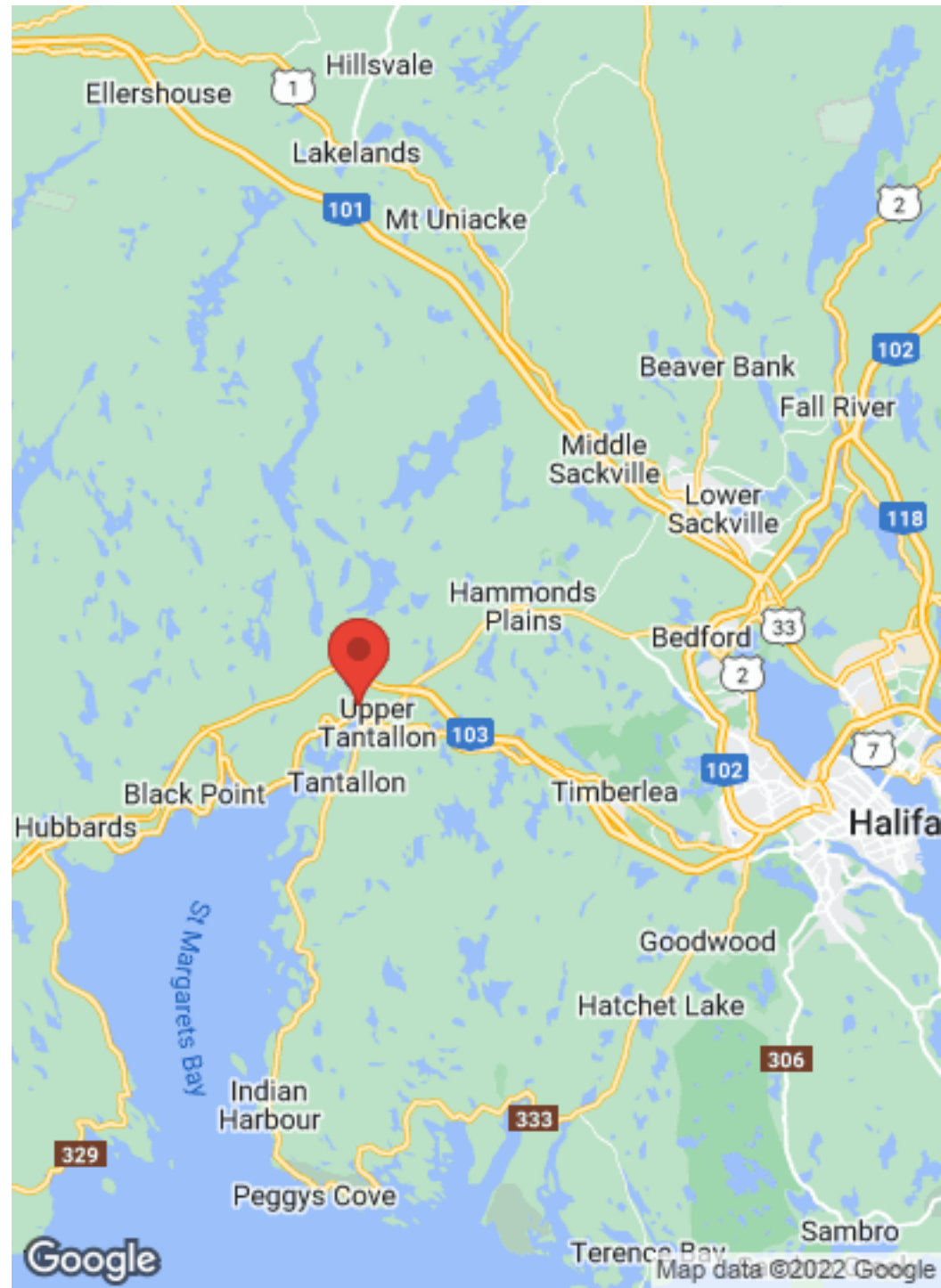
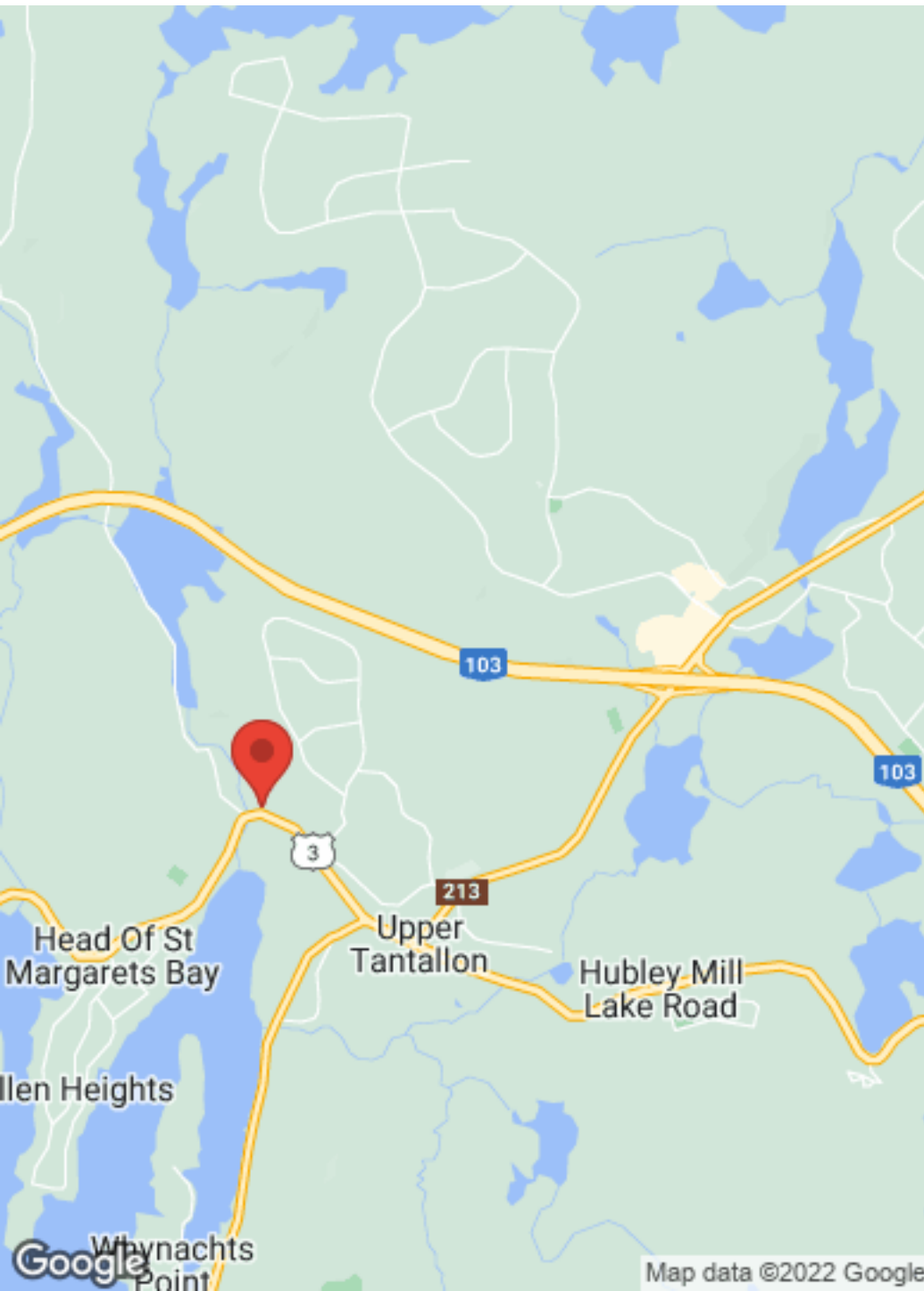
5445 St Margaret's Bay Rd



SECTION I
Area Overview

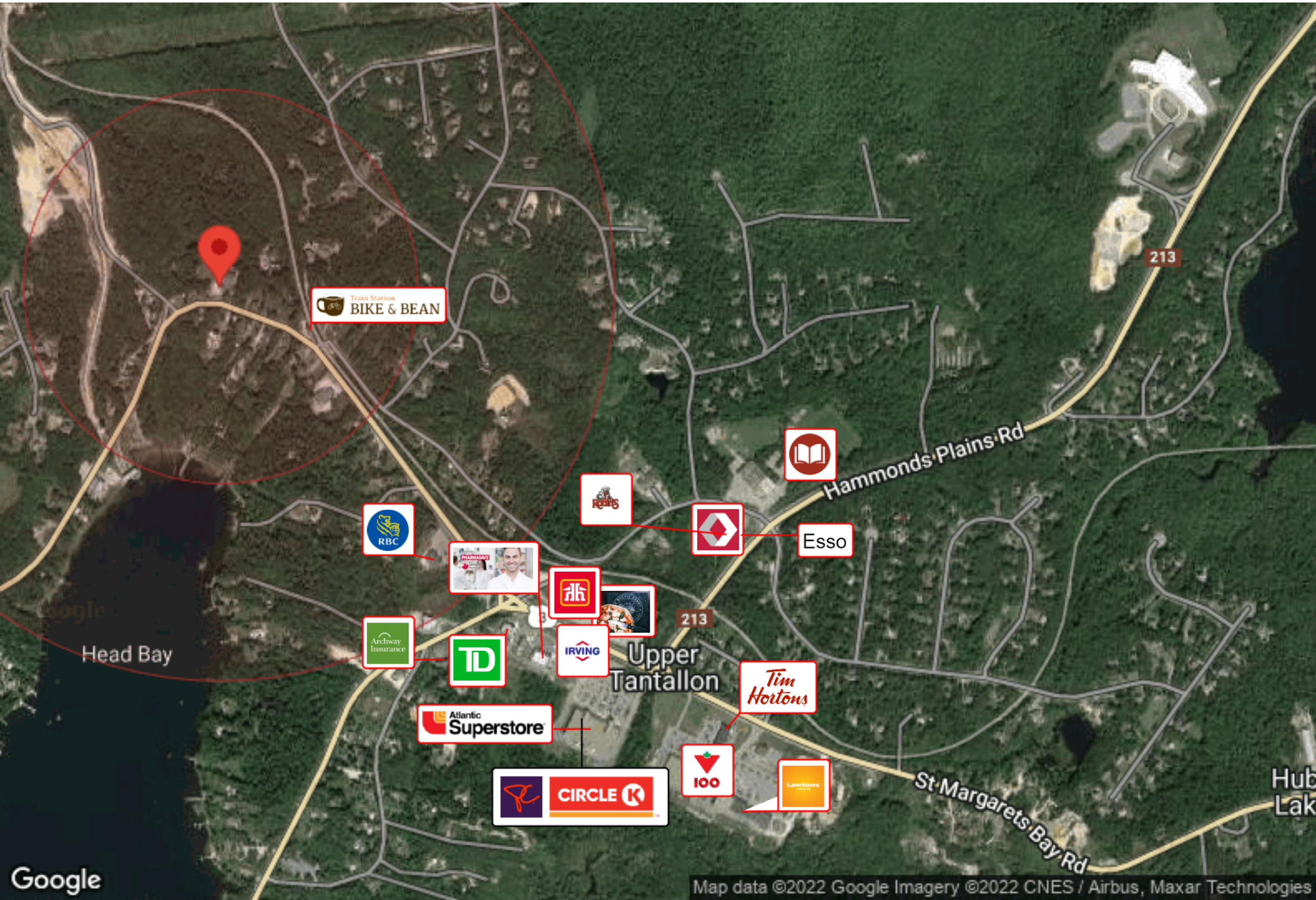
LOCATION MAPS

5445 & 5447 ST MARGARETS BAY ROAD



BUSINESS MAP

5445 & 5447 ST MARGARETS BAY ROAD



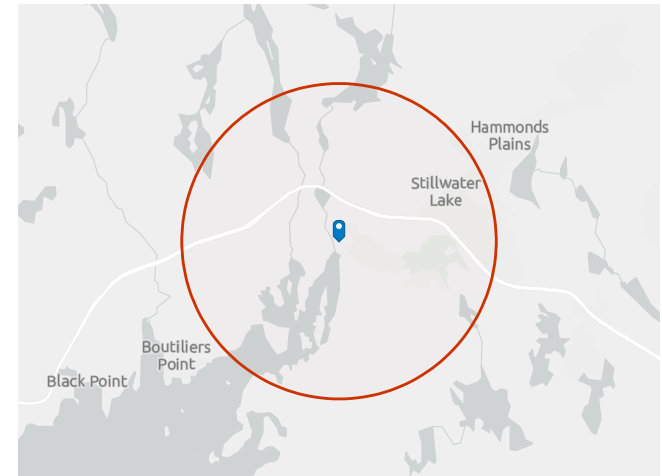
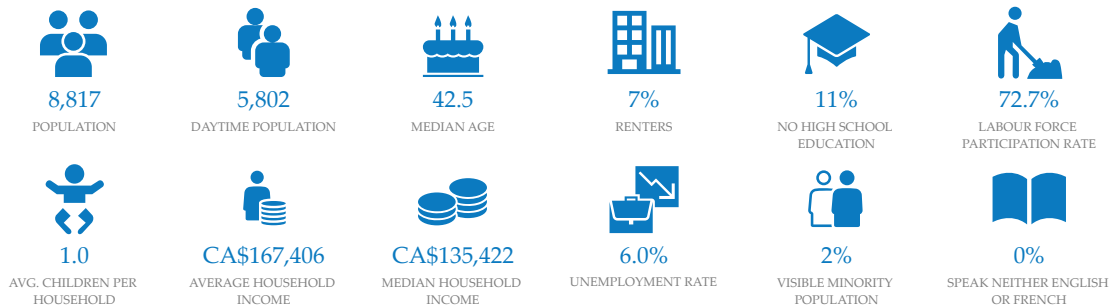
5 KM DEMOGRAPHICS & SPENDING

5445 & 5447 ST MARGARETS BAY ROAD

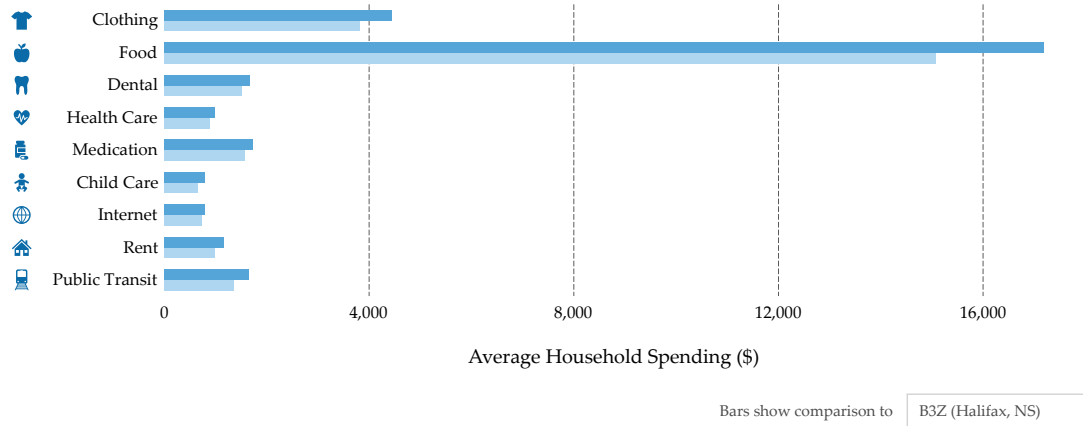
Demographics and Spending

5445 St Margarets Bay Rd, Upper Tantallon, Nova Scotia, B3Z 2H9

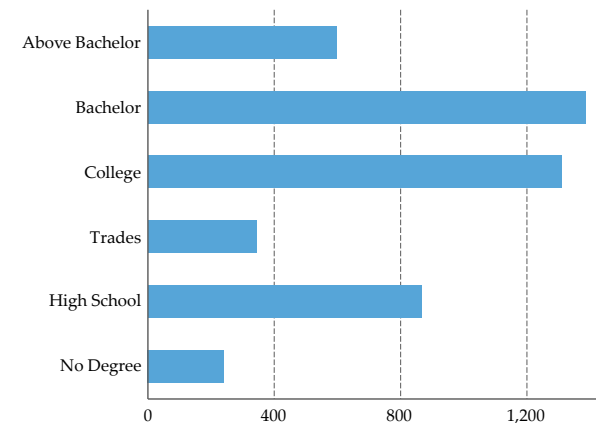
5445 St Margarets Bay Rd, Upper Tantallon, Nova Scotia, B3Z 2H9



HOUSEHOLD SPENDING



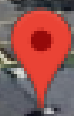
EDUCATIONAL ATTAINMENT



Anglican Parish
Of French Village



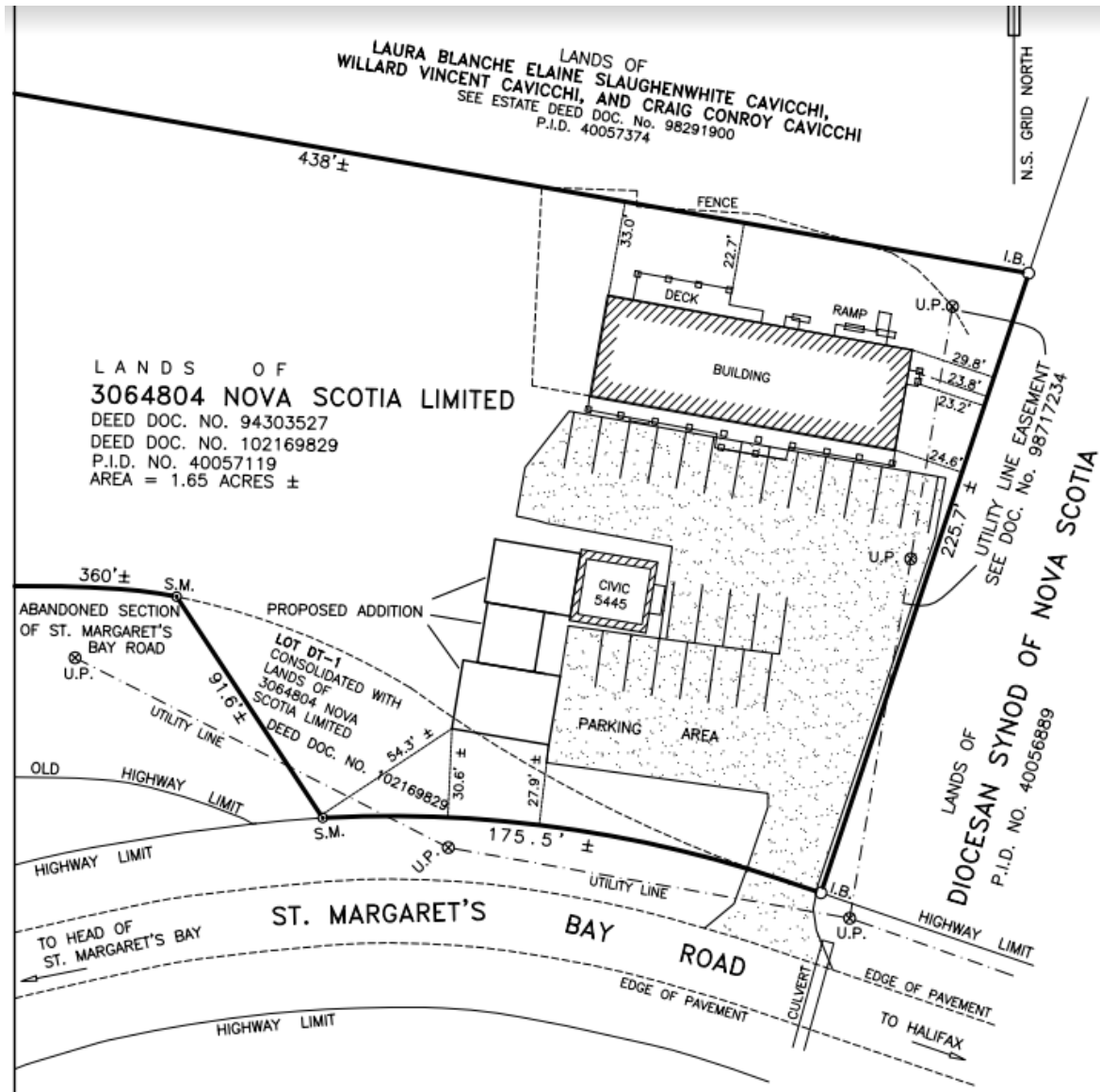
5445 St Margarets Bay Rd



SECTION II
Site Overview

SURVEY PLAN

5445 & 5447 ST MARGARETS BAY ROAD



PART 11B: VG (VILLAGE GATEWAY) ZONE

No development permit shall be issued in any VG (Village Gateway) Zone except for the following:

Residential Uses:

- Single unit dwellings
- Auxiliary dwelling units
- Multiple unit dwellings (max 12 units)
- Commercial building (max 12 units)
- Mobile homes existing on June 24, 2014
- Semi-detached dwellings
- Two-unit dwellings
- Townhouse dwellings (max 12 units)
- Institutional building (max 12 units)

Commercial Uses:

- Banks and financial institutions (excl. drive-throughs)
- Commercial entertainment uses, excl. adult entertainment and drive-in theatres
- Commercial recreation uses
- Craft shops
- Medical clinics
- Personal service shops
- Retail Stores, excluding drive-throughs, motor vehicle dealerships, adult bookstores and sex-aid shops
- Service shops
- Service stations existing on the date of adoption of this Section
- Greenhouses located no less than 45.7 m (150 feet) from any well situated on another lot, and from any watercourse
- Veterinary clinics
- Farmers markets
- Offices
- Restaurants (excluding drive-throughs)
- Traditional uses
- Tourist accommodations

Community Uses:

- Day care facilities
- Public transit terminals
- Institutional uses
- Open Space

For additional details on permitted uses see Part 11B of the Halifax Land Use Bylaw – Planning Districts 1 & 3 (St. Margaret’s Bay)



SECTION III
Building Overview

PROPERTY DESCRIPTION - BUILDING 5445

5445 & 5447 ST MARGARETS BAY ROAD



Property Description

Building Type:	2 Level Professional Offices
Year Built:	Expanded 2018
Building Size:	5,115 SF Rentable
# Tenant Spaces:	4
Construction:	Wood Frame
Roof:	Asphalt Shingle Hip Roof
Foundation:	Reinforced Poured Concrete
Exterior Walls	Wood Frame with Vinyl & Stained Wood.
Interior Walls & Ceilings	Plastered and Painted Drywall
Floors:	Laminate & Vinyl Finished Hardwood
Windows:	Vinyl Frame Double Glazed Single Hung
Electrical:	200 amp, 120 / 240 Volt Electrical Service
Heating System:	Oil & Electric Heat Pump

EXTERIOR PHOTOS - 5445

5445 & 5447 ST MARGARETS BAY ROAD



PROPERTY PHOTOS

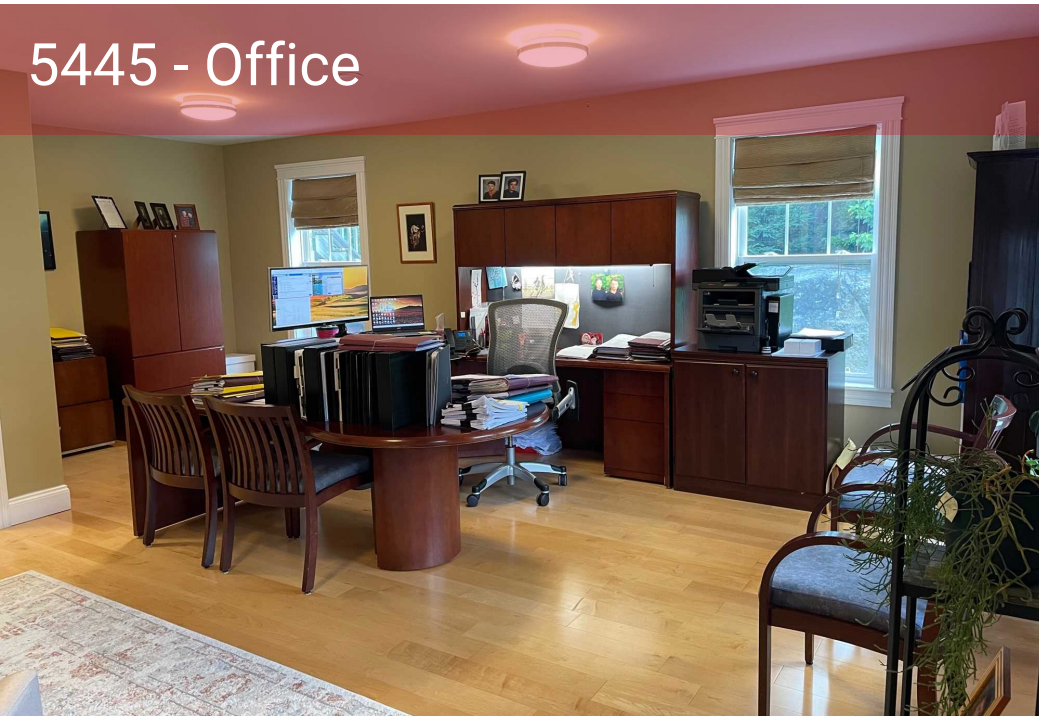
5445 & 5447 ST MARGARETS BAY ROAD



PROPERTY PHOTOS

5445 & 5447 ST MARGARETS BAY ROAD

5445 - Office



5445 - Staff Kitchen



5445 - Unfinished Expansion - 2nd Fl



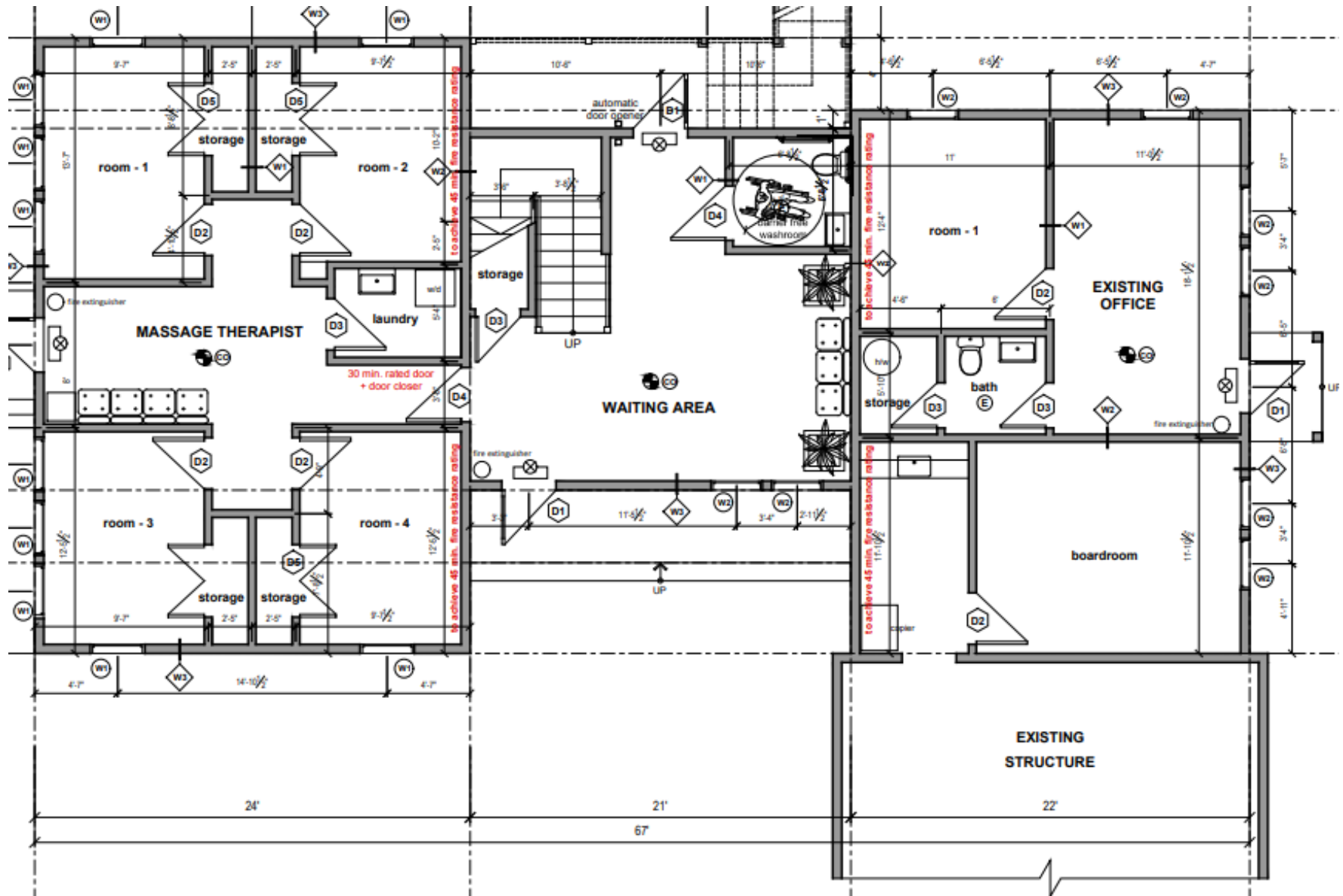
5445 - Construction Company



BUILDING PLANS - 5445

5445 & 5447 ST MARGARETS BAY ROAD

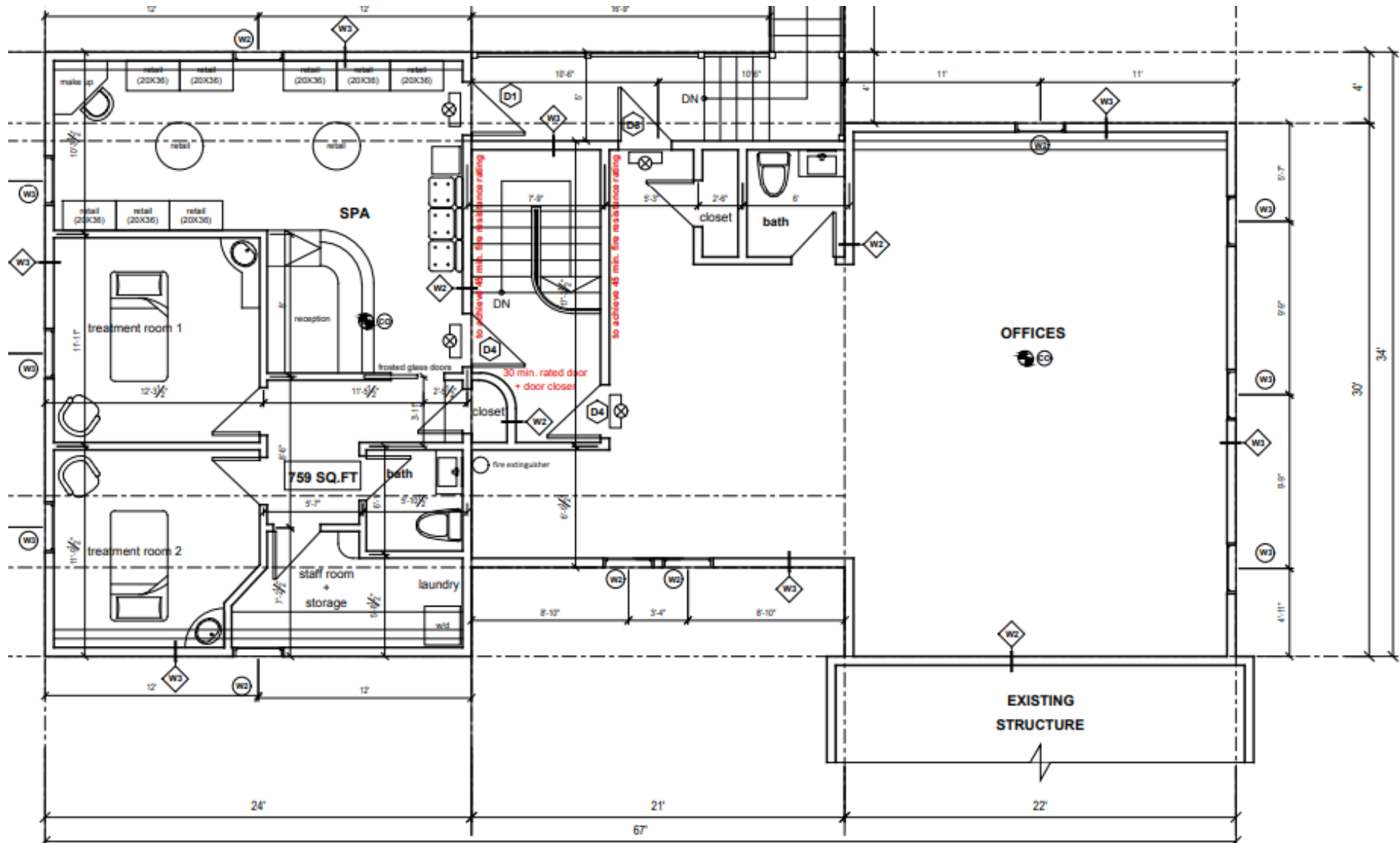
Main Level – Office Building



BUILDING PLANS - 5445

5445 & 5447 ST MARGARETS BAY ROAD

Second Level – Office Building



PROPERTY DESCRIPTION - BUILDING 5447

5445 & 5447 ST MARGARETS BAY ROAD



Property Description

Building Type:	2 level purpose built daycare center with side and rear fenced in children play areas.
Year Built:	2011
Building Size:	6,885 SF
Construction:	Wood Frame
Roof:	Asphalt Shingle Gable Roof
Foundation:	Reinforced Poured Concrete
Exterior Walls:	Stained Wood Exterior Siding
Interior Walls & Ceilings:	Plastered & Painted Drywall & Suspended Acoustical
Floor Finishes:	Laminate, Ceramic, & Vinyl
Windows:	Vinyl Frame Double Glazed Single Hung
Doors:	Commercial Grade Aluminum Frame, Insulated Steel
Electric:	400 amp, 120 / 240 Volt Electrical Service with back up generator
Heating System:	Fully ducted HVAC electric (heat pump) system
Fire Emergency:	Fire alarm. Sprinkler system w/ 3 x 200 gallon reservoir tanks

EXTERIOR PHOTOS - 5447

5445 & 5447 ST MARGARETS BAY ROAD



PROPERTY PHOTOS

5445 & 5447 ST MARGARETS BAY ROAD

5447 Day Care Play Area



5447 Day Care Play Area



5447 Day Care



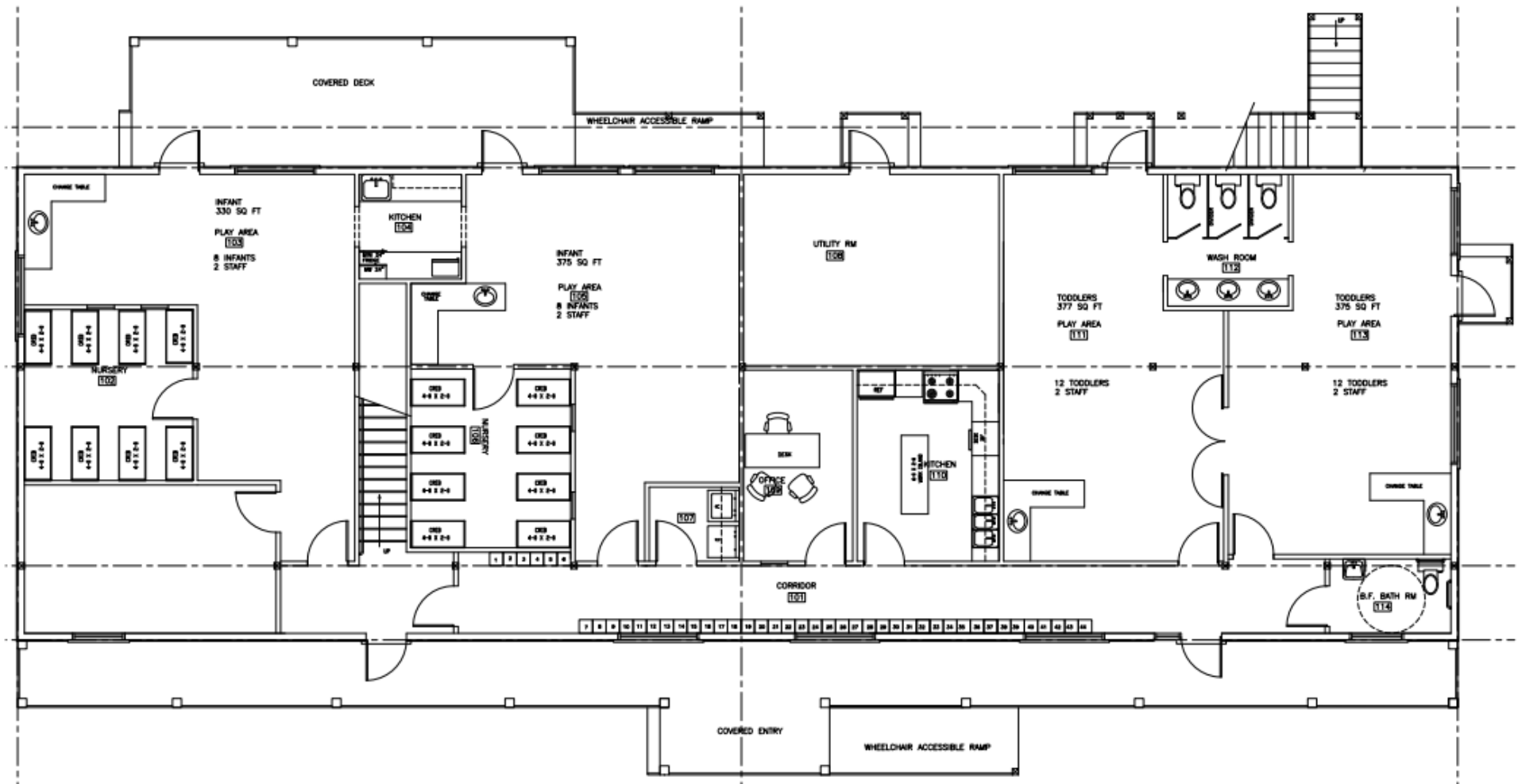
5447 Kitchen



BUILDING PLANS - 5447

5445 & 5447 ST MARGARETS BAY ROAD

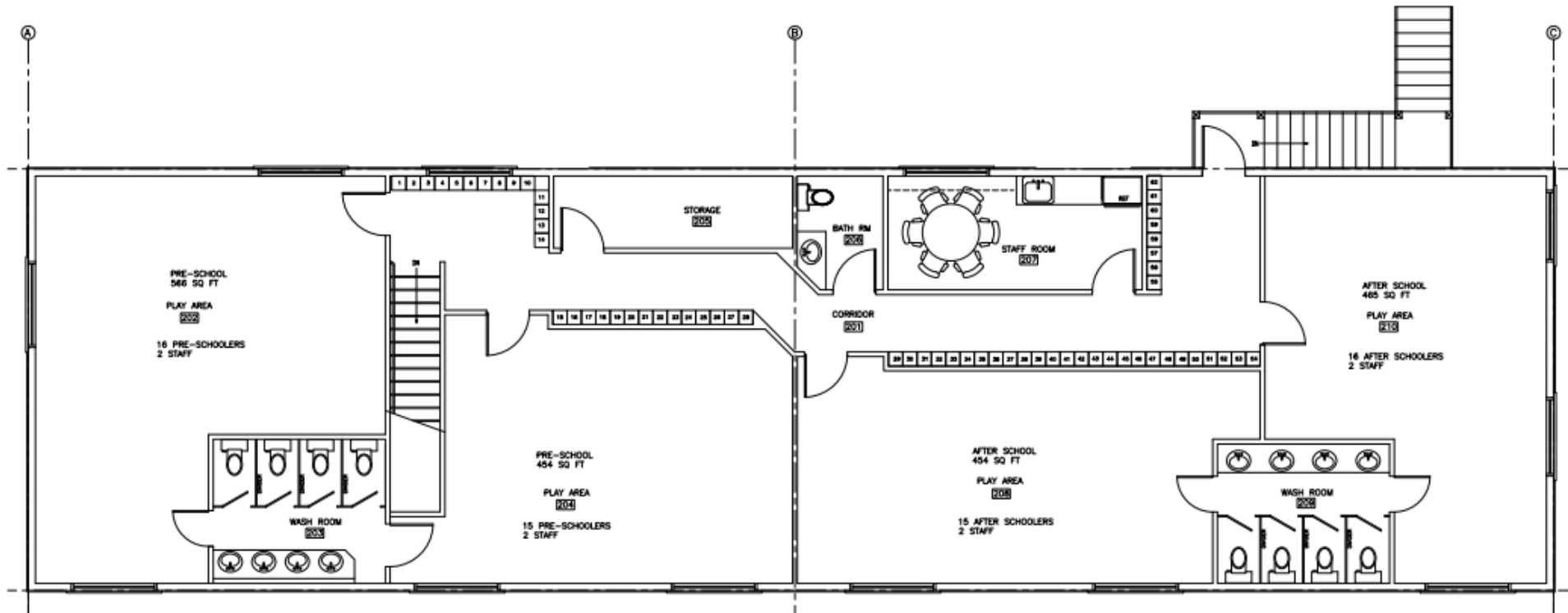
Main Level - Day Care Centre



BUILDING PLANS - 5447

5445 & 5447 ST MARGARETS BAY ROAD

Upper Level - Day Care Centre



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5445 & 5447 ST MARGARETS BAY ROAD

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