

OFFICE/RETAIL FOR SALE

942 Cole Harbour Road, Dartmouth



Office / Retail - For Sale

942 Cole Harbour Road | Dartmouth, NS B2V 1E6



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942 COLE HARBOUR ROAD

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942

PALLADIUM FAMILY RESTAURANT

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Natural H

SECTION I
PROPERTY OVERVIEW

PROPERTY SUMMARY

942 COLE HARBOUR ROAD



Property Summary

| | |
|-----------------|--------------------------------------|
| Property Type: | Office / Retail |
| # Storeys: | 1 |
| Building Size: | 6,526 SF |
| Unit Size: | Unit 1: 2,500 SF Unit 2: 4,166 SF |
| Year Built: | 1970 |
| Lot Size: | 1.56 Acres |
| Zoning: | C-2 (General Business) Zone |
| Parking: | 54 paved |
| Parking Ratio: | 9 per 1,000 |
| Assessed Value: | \$843,200 |
| List Price: | \$1,995,000 |

Property Overview

The subject property is improved with a 6,526 SF single level commercial building that is currently subdivided into two separate retail spaces. The Palladium Restaurant premises located on the right hand side of the building contains 4,166 SF. The second unit on the left hand side is currently vacant and contains 2,500 SF. The building is in fair overall condition. The site is fully paved and offers up to 54 parking spaces which presents a very healthy parking ratio of 9 per thousand to accommodate most office and retail user space requirements. Given the current zoning and large site, this property has the potential for redevelopment into a multifamily apartment or mixed-use project.

Location Overview

Located in a strong retail node in the community of Cole Harbour with close proximity to Atlantic Superstore, Wal-mart, Sobeys, Shoppers Drug Mart, and many other small businesses. In this section of Cole Harbour Road, traffic counts exceed 30,000 vehicles per day.

PROPERTY PHOTOS

942 COLE HARBOUR ROAD



Vacant Premises



PROPERTY PHOTOS

942 COLE HARBOUR ROAD



Palladium Restaurant



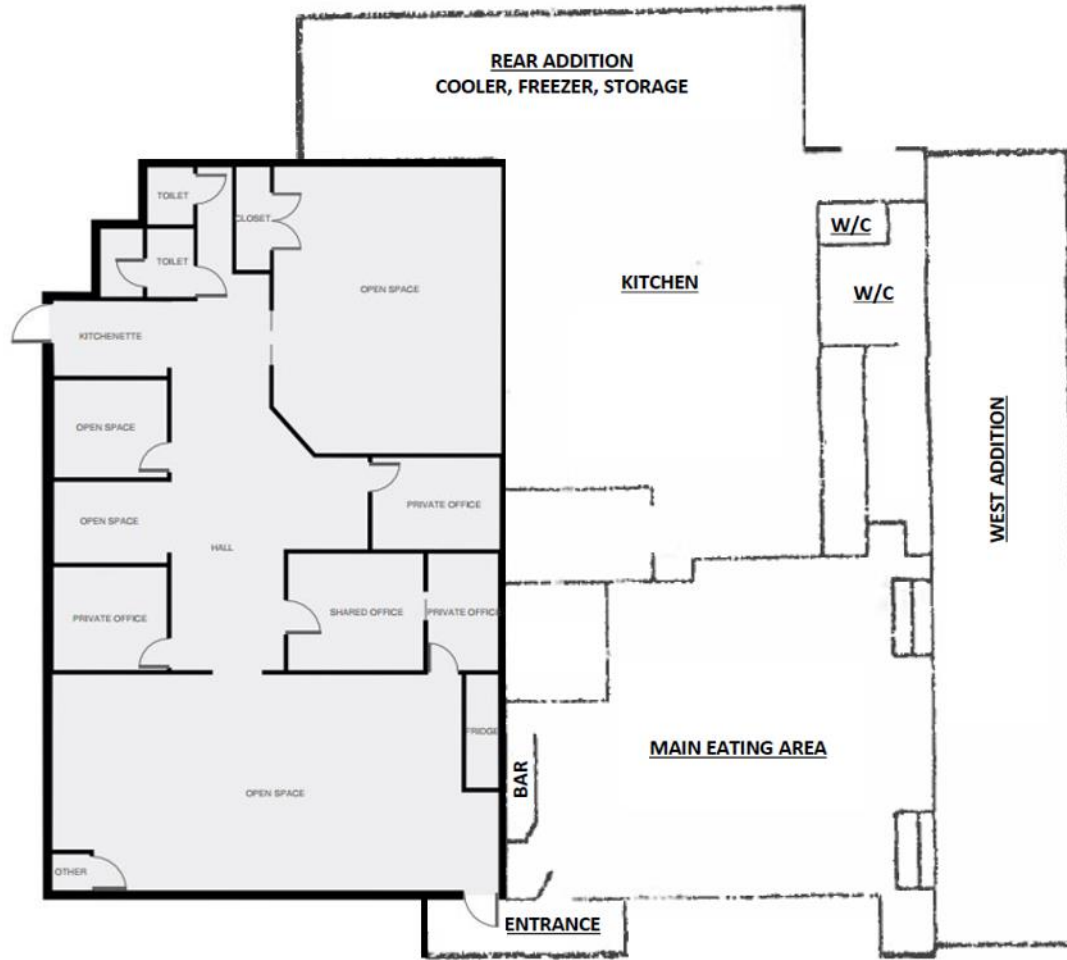
PROPERTY PHOTOS

942 COLE HARBOUR ROAD



FLOOR PLAN

942 COLE HARBOUR ROAD



VACANT UNIT
2,480 SF

PALLADIUM RESTAURANT
4,046 SF

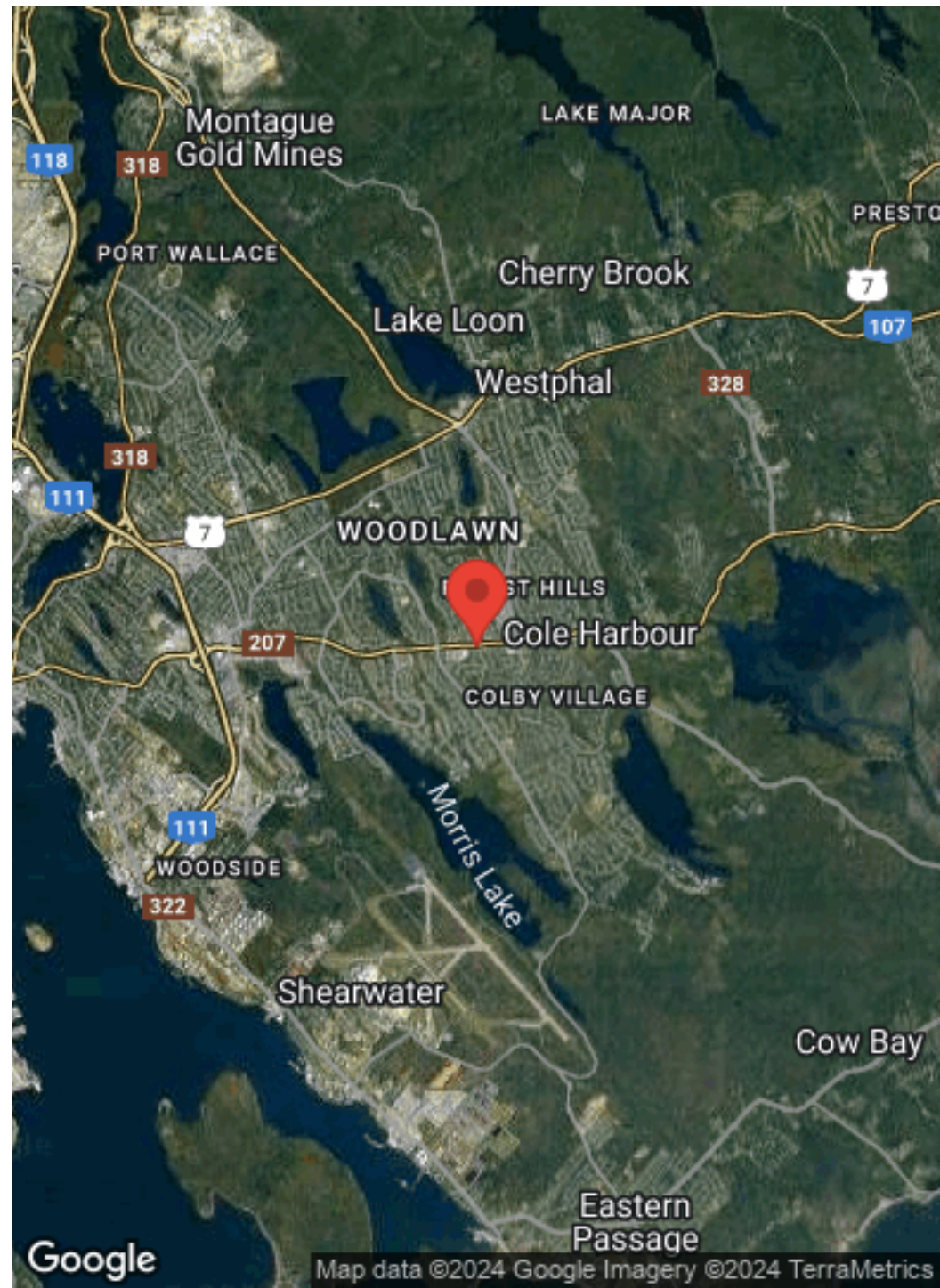


Harvest Medicine Cole
Harbour & Nova Scotia

SECTION II
LOCATION OVERVIEW

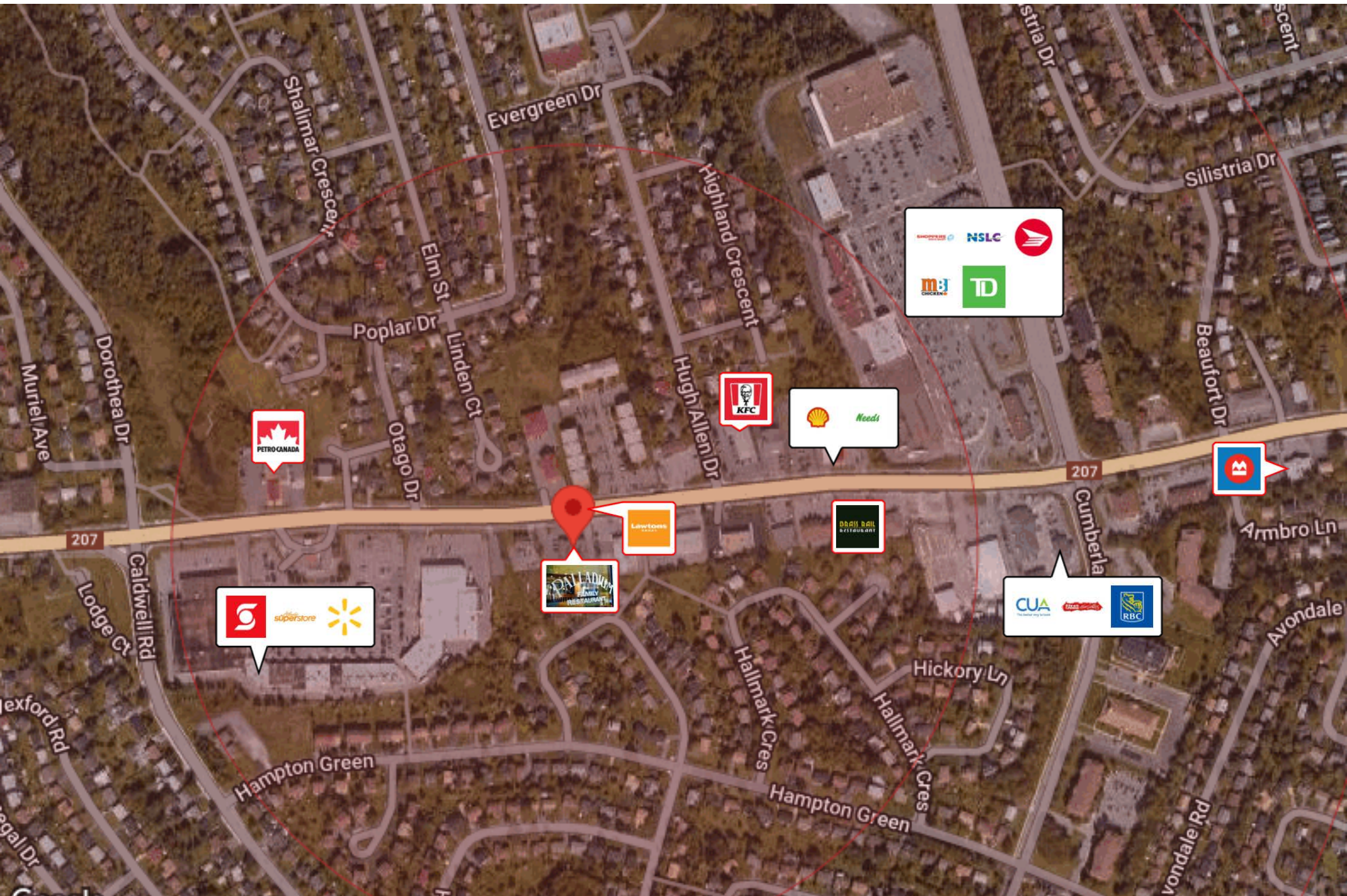
LOCATION MAPS

942 COLE HARBOUR ROAD



BUSINESS MAP

942 COLE HARBOUR ROAD

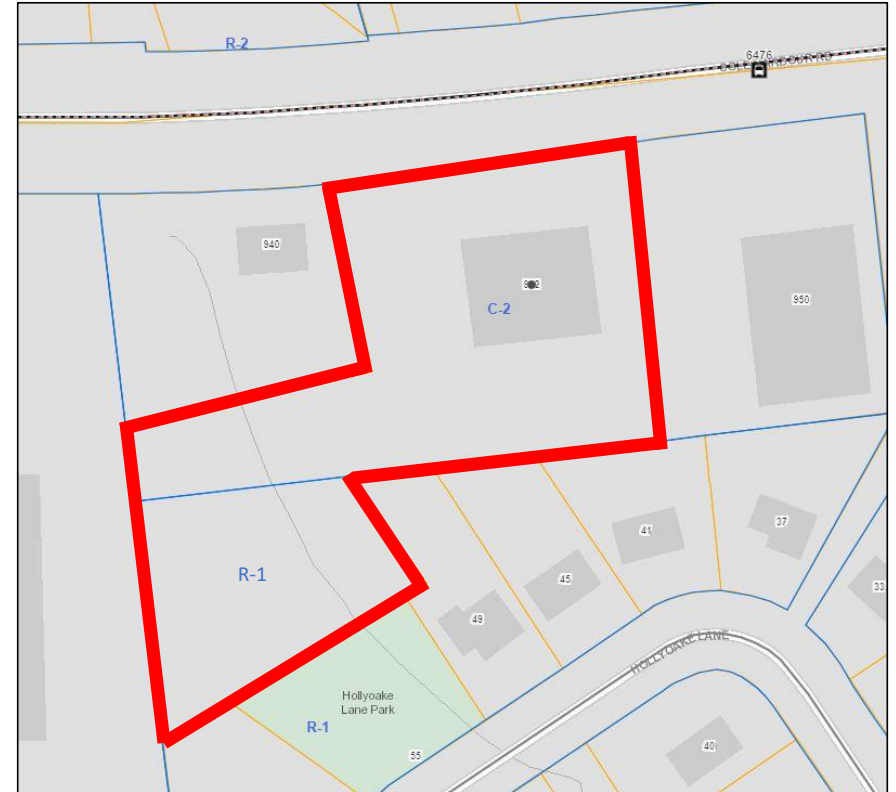
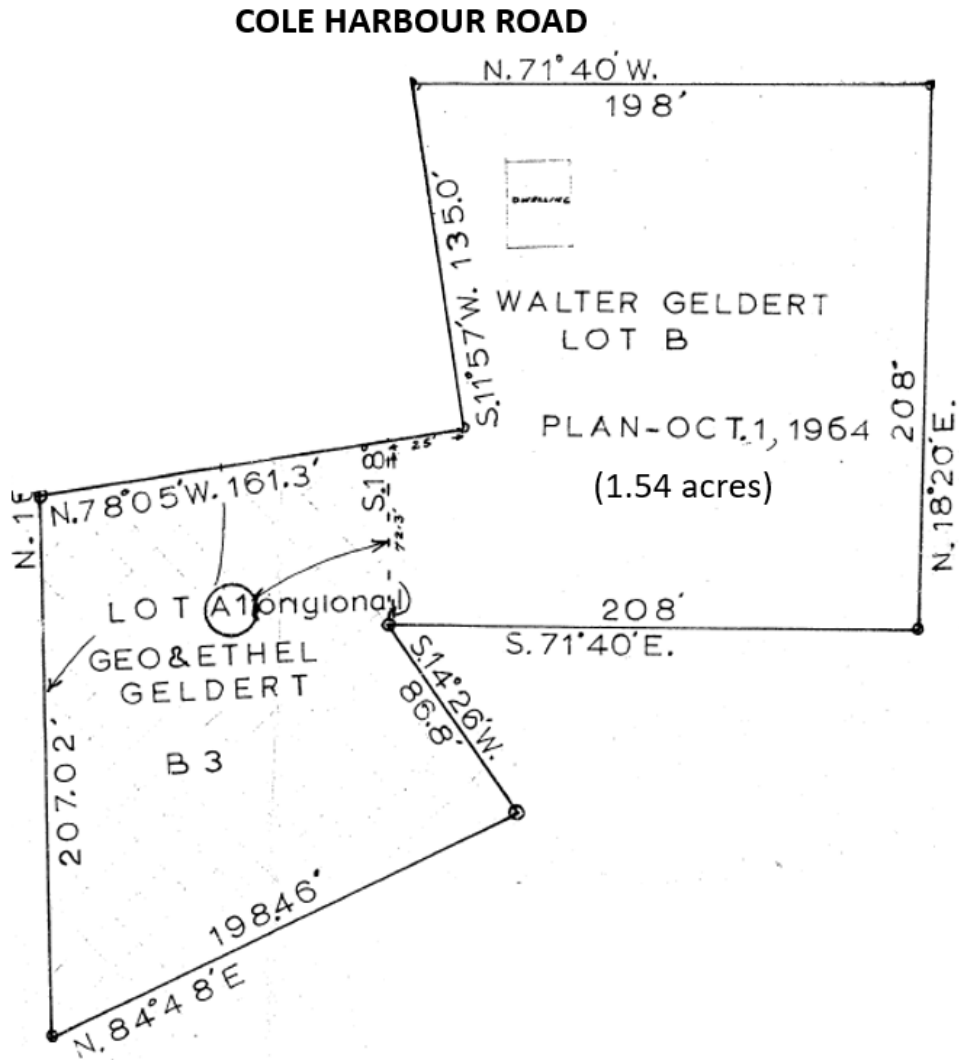




SECTION III
SITE OVERVIEW

SITE PLAN

942 COLE HARBOUR ROAD



C-2 (GENERAL BUSINESS ZONE)

942 COLE HARBOUR ROAD

C-2 USES PERMITTED

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

Commercial Uses

Retail stores;
Food stores;
Service and personal service shops;
Offices;
Commercial schools;
Banks and financial institutions;
Restaurants except drive-in or take-out restaurants;
Theatres and cinemas except drive-in theatres;
Motels, hotels and motor inns;
Funeral establishments;
Taxi and bus depots;
Parking lots;
Veterinary hospitals and indoor kennels;
Existing service stations;
Existing building supply outlets.
Automotive repair uses (minor) (RC-May 11/99;E-Jun 26/99)
Short-term rentals (RC-Feb 21/23;E-Sep 1/23)
Short-term bedroom rentals (RC-Feb 21/23;E-Sep 1/23)

Residential Uses

Existing dwellings;
Shared housing use with 30 or fewer bedrooms; (RC-Aug 9/22;E-Sep 15/22)
Multiple unit dwellings containing no more than twelve (12) dwelling units.

Community Uses

Open space uses;
Institutional uses;
Fraternal centres and halls.

DISCLAIMER

942 COLE HARBOUR ROAD

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