



DEVELOPMENT LAND FOR SALE

1530 Highway 7

Development Land - For Sale

1530 Nova Scotia Trunk 7, East Preston, NS B2Z 1M6

kw COMMERCIAL
ADVISORS[®]

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1530 NOVA SCOTIA TRUNK 7

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EXECUTIVE SUMMARY

1530 NOVA SCOTIA TRUNK 7



OFFERING SUMMARY

| | |
|------------------------|--|
| PID #: | 40194375 (Commercial Building) |
| | 40187064 (Development Land) |
| | 40194383 (Development Land) |
| BUILDING SIZE: | 6,226 SF |
| LOT SIZE: | 23.8 Acres (Combined) |
| | 0.36 Acres (0194375) |
| | 23.4 Acres (40187064 / 40194383) |
| ZONING: | R6a (Rural Residential Single Dwelling) I-1 (Light Industry Zone) |
| ASSESSED VALUE: | 40194375: \$230,400 (2024 Commercial Taxable) |
| | 40187064: \$92,500 (2024 Residential Taxable) |
| | 40194383: \$263,100 (2024 Residential Taxable) |
| PRICE: | \$2,099,000 (Combined) |
| | \$799,000 (Commercial Building) |
| | \$1,300,000 (Development Land) |

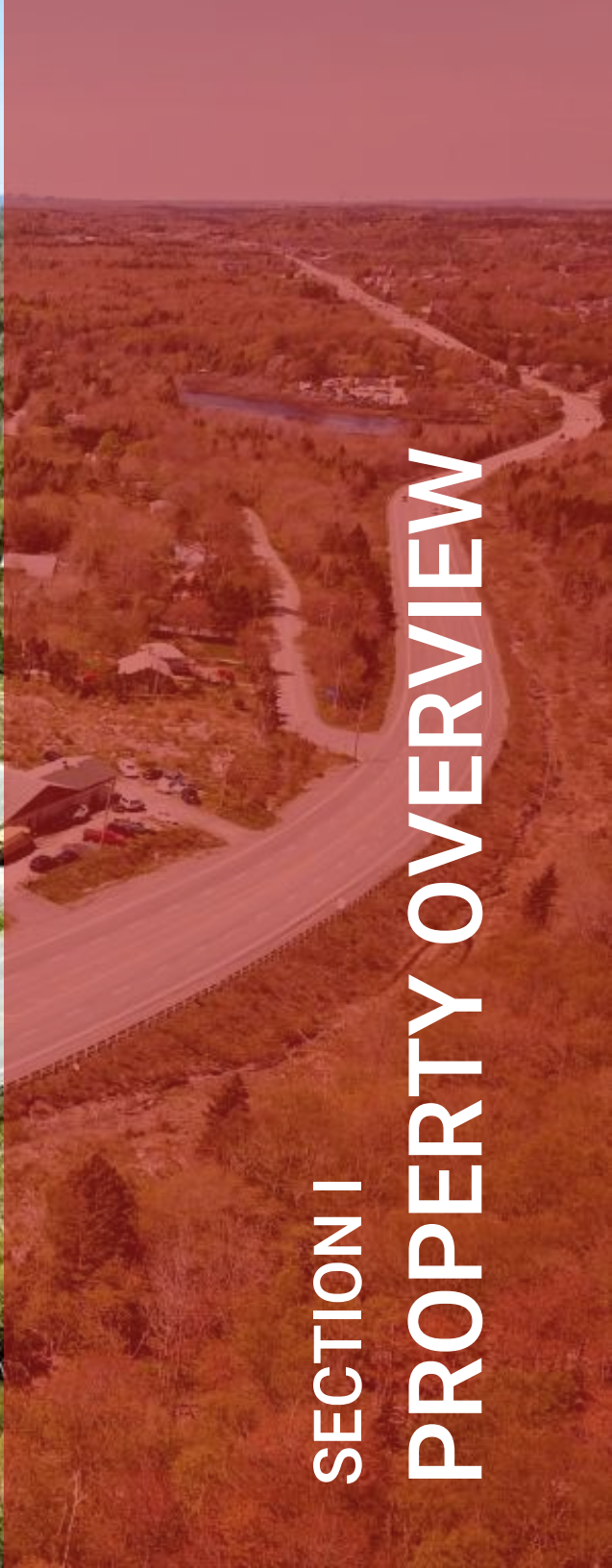
PROPERTY OVERVIEW

Combined commercial and development land opportunity in East Preston.

Construction Type: Cinderblock & Masonry
Ceiling Height: 11' Clear
Electrical: 120/ 240 Volt 200 Amp 3 Phase
Loading: Two (2) Grade Loading (8' High x 12' Wide + 8' High x 6' Wide)
Heating: Oil Fired Forced Air
Sanitary Source: Septic
Water Source: Well

LOCATION OVERVIEW

The property is located on a primary traffic artery between Westphal and East Preston. The location offers excellent accessibility to Highway 107, highway 118 and other major arterial routes. The property is within close proximity to several Dartmouth bedroom communities including Westphal, Woodlawn, Cole Harbour and Porters Lake.



SECTION I PROPERTY OVERVIEW

BUILDING OVERVIEW

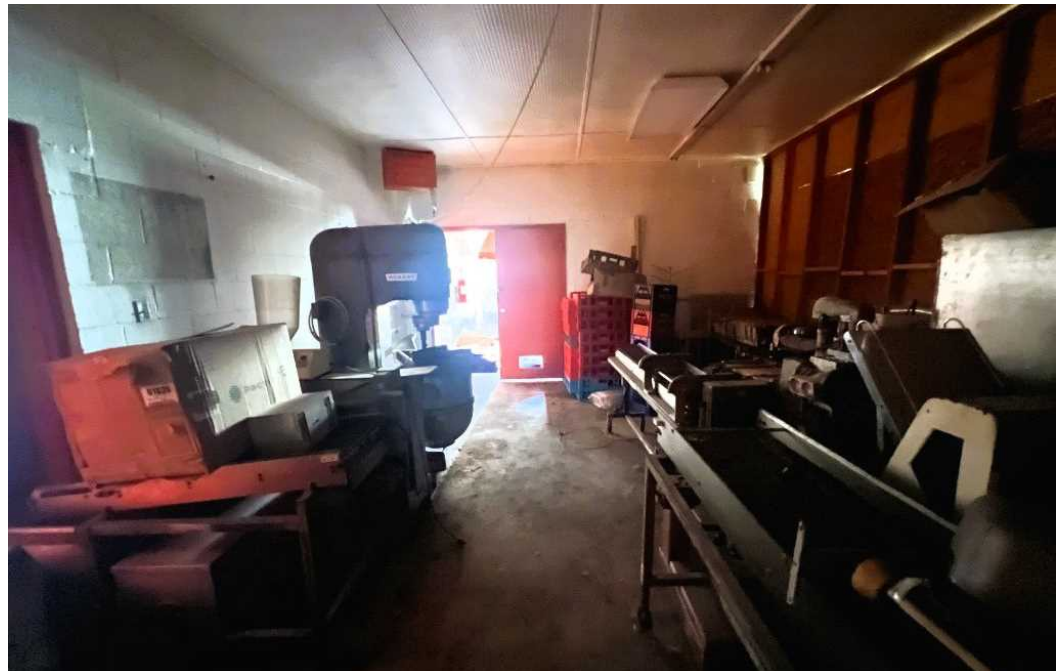
1530 NOVA SCOTIA TRUNK 7



| | |
|--------------------|---|
| Building Size: | 6,226 SF |
| Construction Type: | Cinderblock & Masonry |
| Ceiling Height: | 11' Clear |
| Lot Size: | 0.36 Acres |
| Loading: | Two (2) Grade Loading (8' High x 12' Wide + 8' High x 6' Wide) |
| Electrical: | 120/ 240 Volt 200 Amp 3 Phase |
| Heating: | Oil fired forced air |
| Sanitary Source: | Septic |
| Water Source: | Well |
| Zoning: | I-1 (Light Industry Zone) |
| Assessed Value: | \$230,400 (2024 Commercial Taxable) |
| Price: | \$799,000 (Commercial Building) |

PROPERTY PHOTOS

1530 NOVA SCOTIA TRUNK 7



PROPERTY PHOTOS

1530 NOVA SCOTIA TRUNK 7



PROPERTY PHOTOS

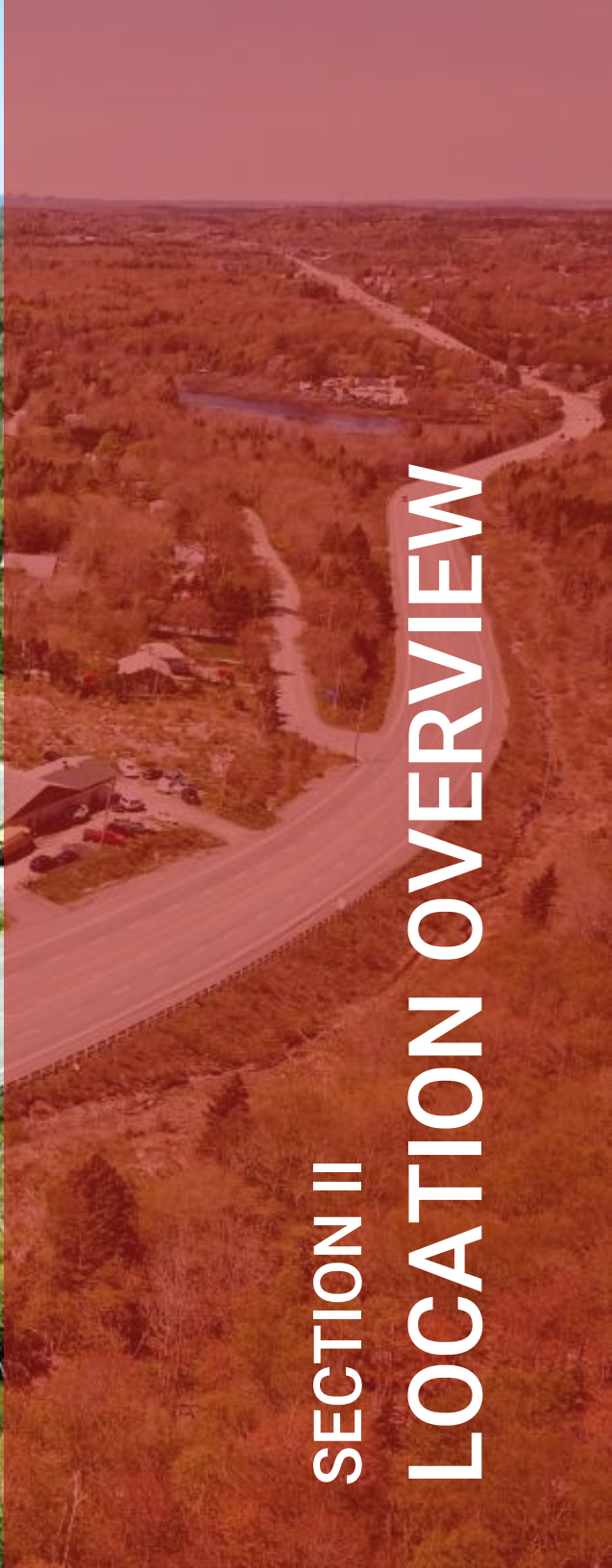
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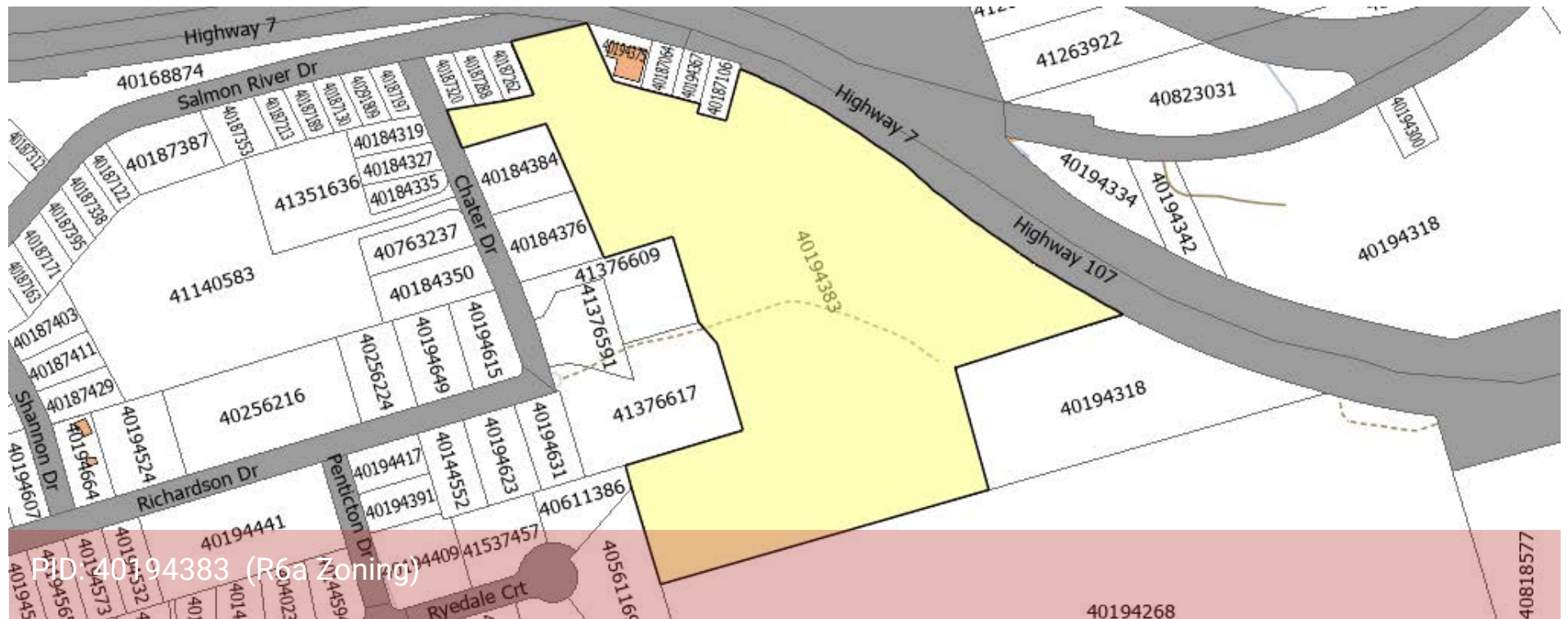
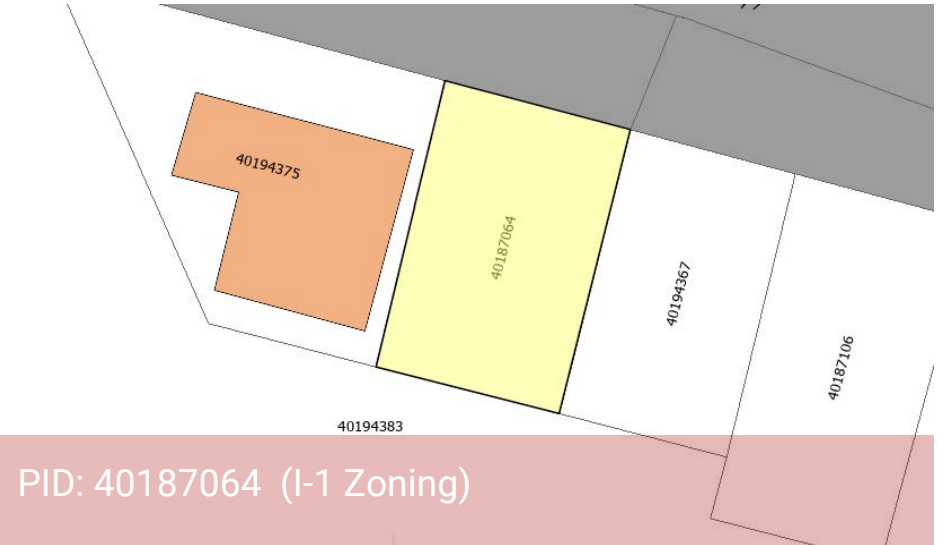
PROPERTY PHOTOS

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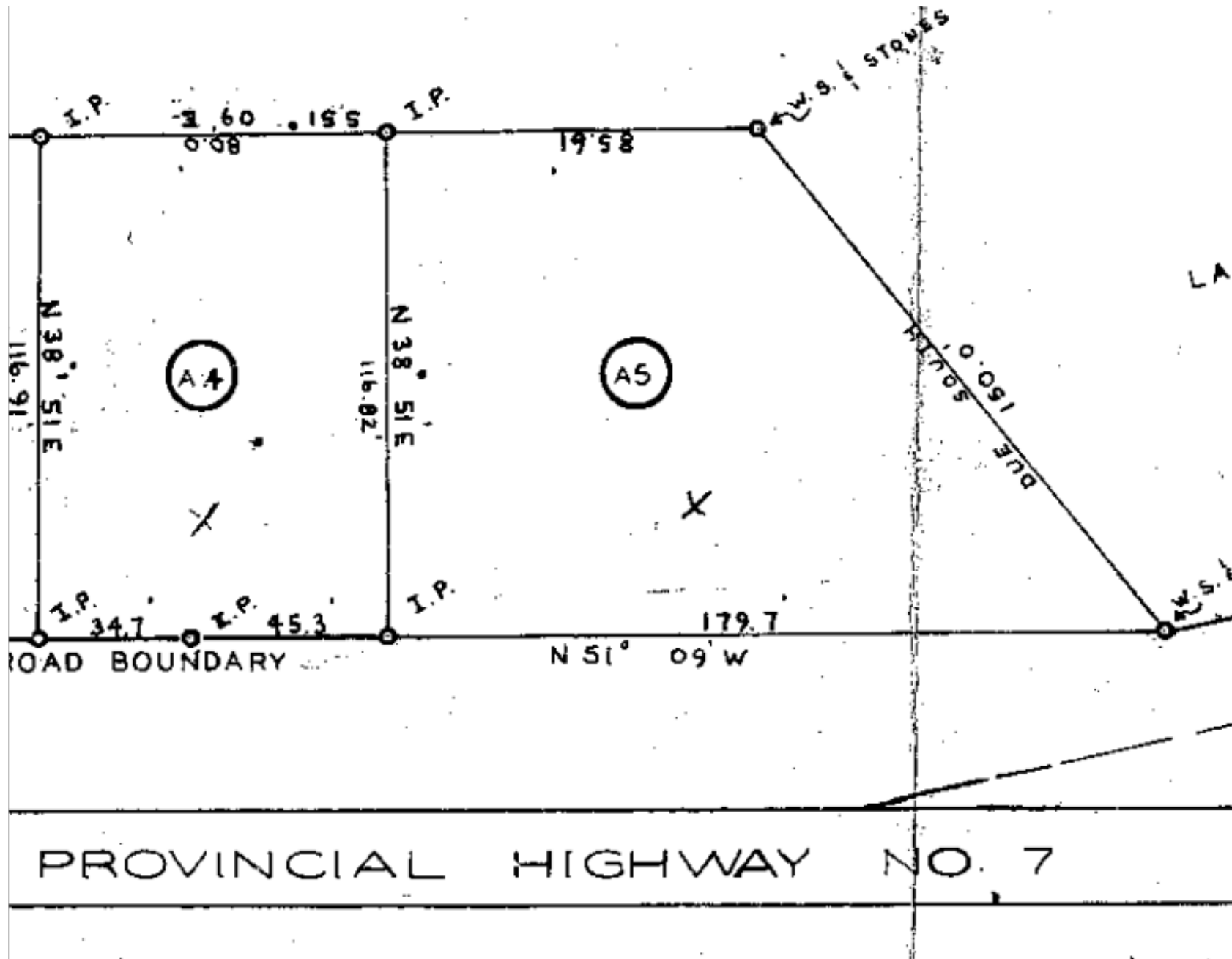


SECTION II LOCATION OVERVIEW



SURVEY PLAN

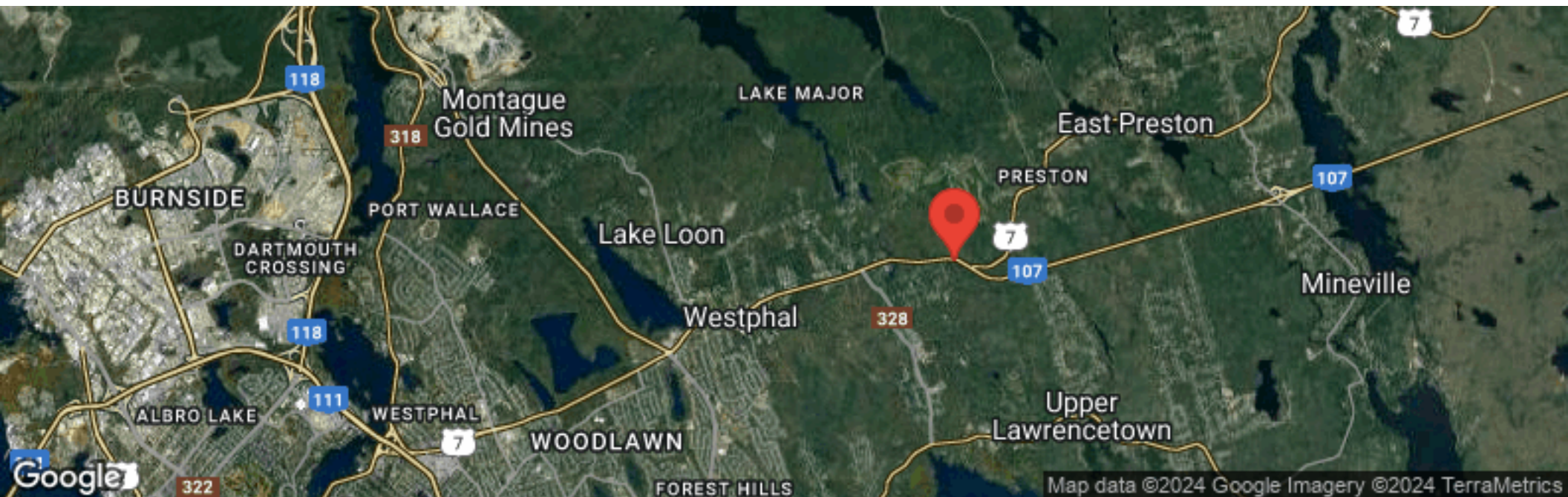
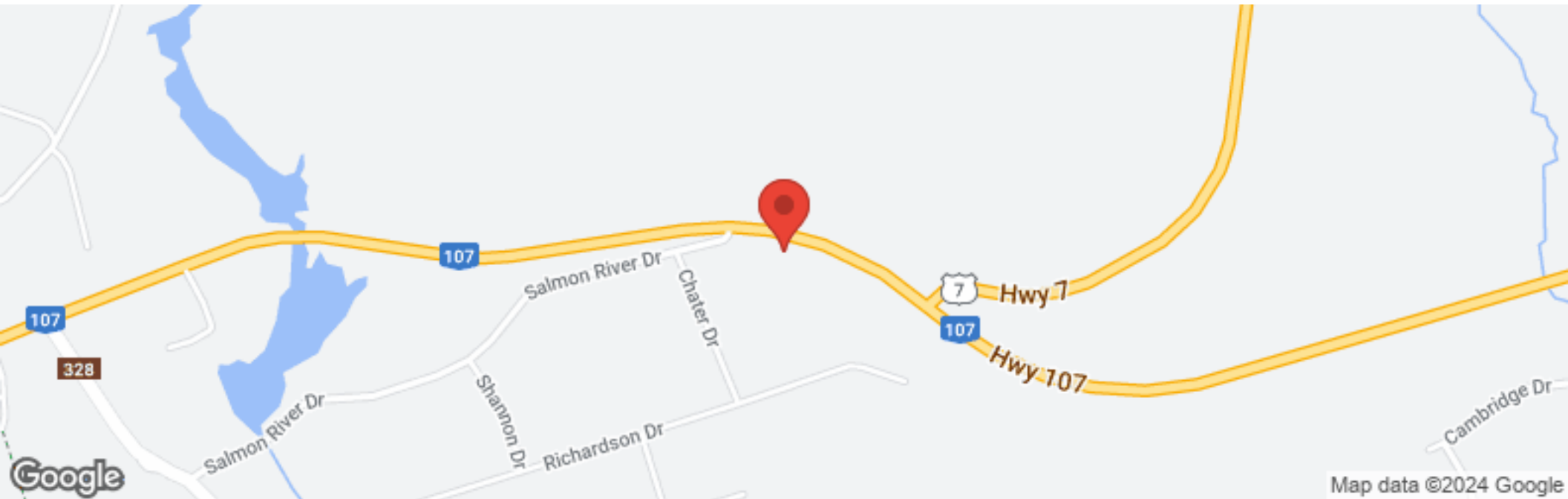
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LOCATION MAPS

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AERIAL MAP

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ZONING: R6A (RURAL RESIDENTIAL)

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PART 12: R-6a (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE

12.1 R-6a USES PERMITTED

No development permit shall be issued in any R-6a (Rural Residential Single Unit Dwelling Zone) except for the following:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home business uses in conjunction with permitted dwellings;

Existing two unit dwellings.

Community Uses

Open space uses

12.2 R-6a ZONE REQUIREMENTS: RESIDENTIAL USES

In any R-6a Zone, where uses are permitted as Residential Uses, no development permit shall be issued except in conformity with the following:

| | |
|---------------------------------|---|
| Minimum Lot Area | 20,000 square feet (1858.1 m ²) |
| Minimum Frontage | 100 feet (30.5 m) |
| Minimum Front or Flankage Yard | 20 feet (6.1 m) |
| Minimum Rear or Side Yard | 8 feet (2.4 m) |
| Maximum Lot Coverage | 35 percent |
| Maximum Height of Main Building | 35 feet (10.7 m) |

12.3 OTHER REQUIREMENTS: HOME BUSINESS USES

Where home business uses are permitted in any R-6a Zone, the following shall apply:

- (a) Any business shall be wholly contained within the dwelling which is the principal residence of the operator of the business.
- (b) No accessory building shall be used for the storage or display of materials, goods, supplies or equipment related to the operation of the business.
- (c) No more than twenty-five (25) per cent of the gross floor area shall be devoted to any home business use, and in no case shall any business use occupy more than three hundred (300) square feet (27.9 m²) gross floor area.
- (d) No mechanical equipment shall be used except that which is reasonably consistent with the use of a dwelling and which does not create a nuisance by virtue of noise, vibration, glare, odour or dust or which is obnoxious.
- (e) no outdoor storage or display of materials, goods, supplies, or equipment related to the operation of the home business use shall be permitted.

- (f) No more than one (1) sign, which shall be affixed to the main dwelling, shall be permitted for any home business and no such sign shall exceed two (2) square feet (0.2 m²) in area.
- (g) One (1) off-street parking space, other than that required for the dwelling shall be to any home business.
- (h) No exterior alterations to the dwelling related to the home business use shall be permitted except to meet fire safety, structural safety, or health regulations.
- (i) No retail operation shall be permitted except where retail is accessory to a home business use which involves the production of goods or crafts or the provision of a service.

12.4 OTHER REQUIREMENTS: COMMUNITY USES

In any R-6a Zone, where uses are permitted as Community Uses, no development permit shall be issued except in conformity with the provisions of Part 20.

12.5 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities are permitted in any R-6a Zone, the following shall apply:

- (a) With the exception of outdoor play space, any day care facility shall be wholly contained within the dwelling, which is the principal residence of the operator of the facility.
- (b) No open storage or outdoor display shall be permitted.
- (c) No more than one (1) sign shall be permitted for any facility and no such sign shall exceed two (2) square feet (0.2 m²) in area.
- (d) One (1) off-street parking space, other than that required for the dwelling, shall be provided.

ZONING: I-1 (LIGHT INDUSTRY)

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PART 19: I-1 (LIGHT INDUSTRY) ZONE

19.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Light Industry) Zone except for the following:

Nurseries and greenhouses;
Truck terminals;
Warehousing;
Construction storage yards;
Service industries;
Light manufacturing operations.

Composting operations (refer to Section 4.29) (MC-Feb 26/96;M-Mar 28/96)

19.2 I-1 ZONE REQUIREMENTS:

In any I-1 Zone no development permit shall be issued except in conformity with the following:

| | |
|--------------------------------|---|
| Minimum Lot Area: | central services - 6,000 square feet (557.4 m ²) on-site services - 20,000 square feet (1858.1 m ²) |
| Minimum Frontage: | central services - 60 feet (18.3 m) on-site services - 100 feet (30.5 m) |
| Minimum Front or Flankage Yard | 30 feet (7.6 m) |
| Minimum Rear or Side Yard | 25 feet (4.6 m) |
| Maximum Lot Coverage | 50 percent |



SECTION III
CONTACT INFORMATION

DISCLAIMER

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