

INDUSTRIAL FOR SALE

95 JAMES BOYLE DRIVE

JAMES BOYLE DRIVE WEST, MOUNT UNIACKE, NS B0N 1Z0

kw COMMERCIAL
ADVISORS



FOR SALE

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EXECUTIVE SUMMARY

JAMES BOYLE DRIVE WEST



OFFERING SUMMARY

PID #:	45392974
PROPERTY TYPE:	Industrial Land
LOT SIZE:	3.34 Acres (145,490 SF approx.)
LOT DIMENSIONS:	299.99' X 485'
LOT FRONTAGE:	299.99'
ZONING:	BP (Business Park) Zone
LIST PRICE:	\$550,000/ \$3.78 PSF
PROPERTY FEATURES:	Existing shed structures may remain or be removed Subject to Municipal Buy-Back Agreement (inquire for details)

LOCATION OVERVIEW

The subject property is located in the newer section of the Mount Uniacke Industrial Park, off of Highway 1.

Mount Uniacke, located within the Municipality of East Hants is located at Exit 3 on the twinned 110km/h Highway 101, and is the logical extension of Lower, Middle and Upper Sackville in the HRM. 12 minutes or 18.2 KM gets you to the Bedford Bypass for convenient access to Larry Uteck, and the Burnside Industrial Park via magazine hill, and future Burnside access via Burnside connector to Highway 102 exit adjacent Duke Street, Bedford (2023 target completion).

In 2016, East Hants had one of the most economically active populations in Nova Scotia, with 66.3% of residents (age 15 years and over) in employment. East Hants attracts talent from all over Canada, with the following employment sectors:

Business, finance and administration occupations (14.1%);
Trades, transport, and equipment operators (22.9%);
Education, law, social community, & government services (10.4%); and
Management occupations (9.5%) all represented in the region (Statistics Canada, Census Profile, 2016).

PROPERTY PHOTOS

JAMES BOYLE DRIVE WEST

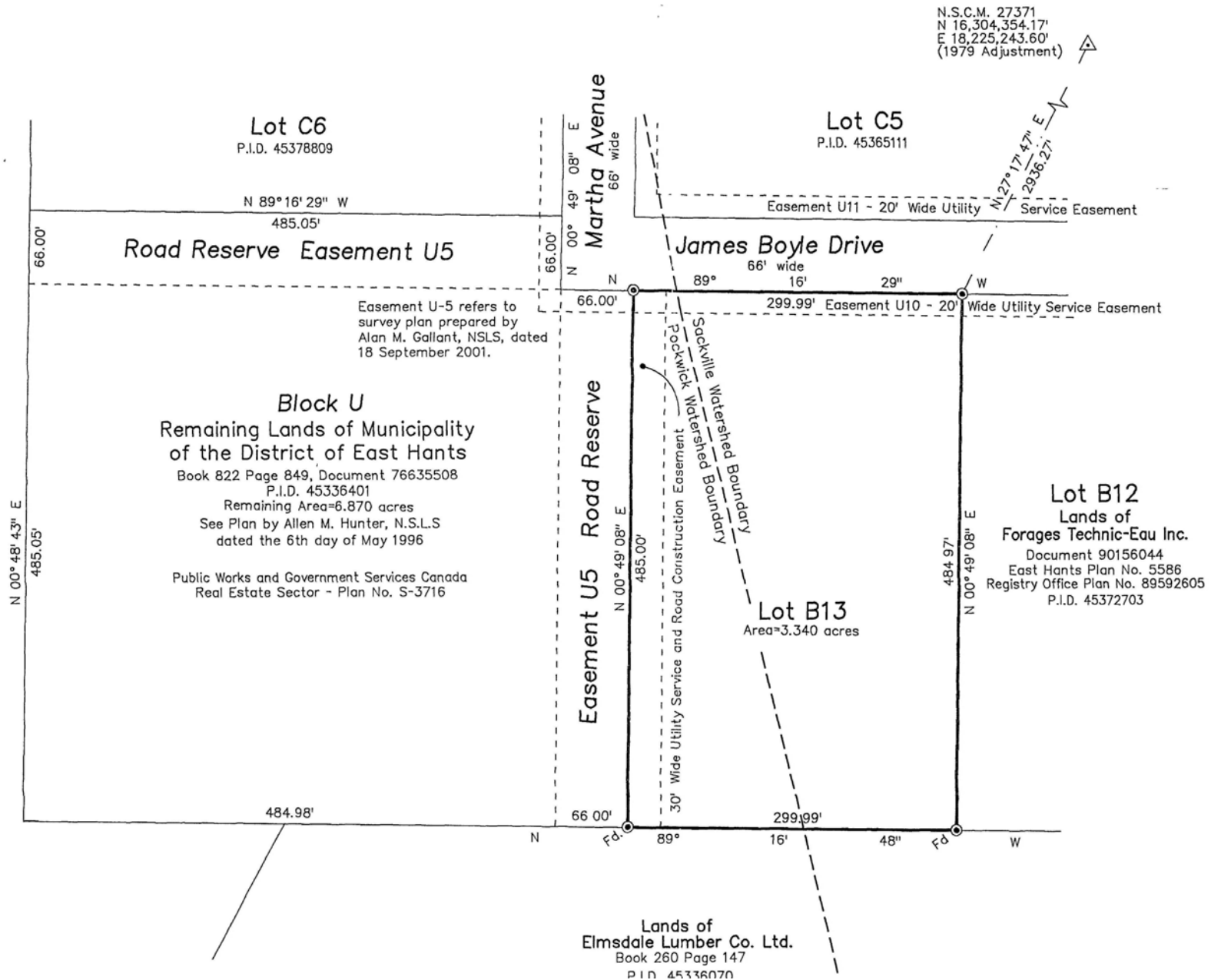


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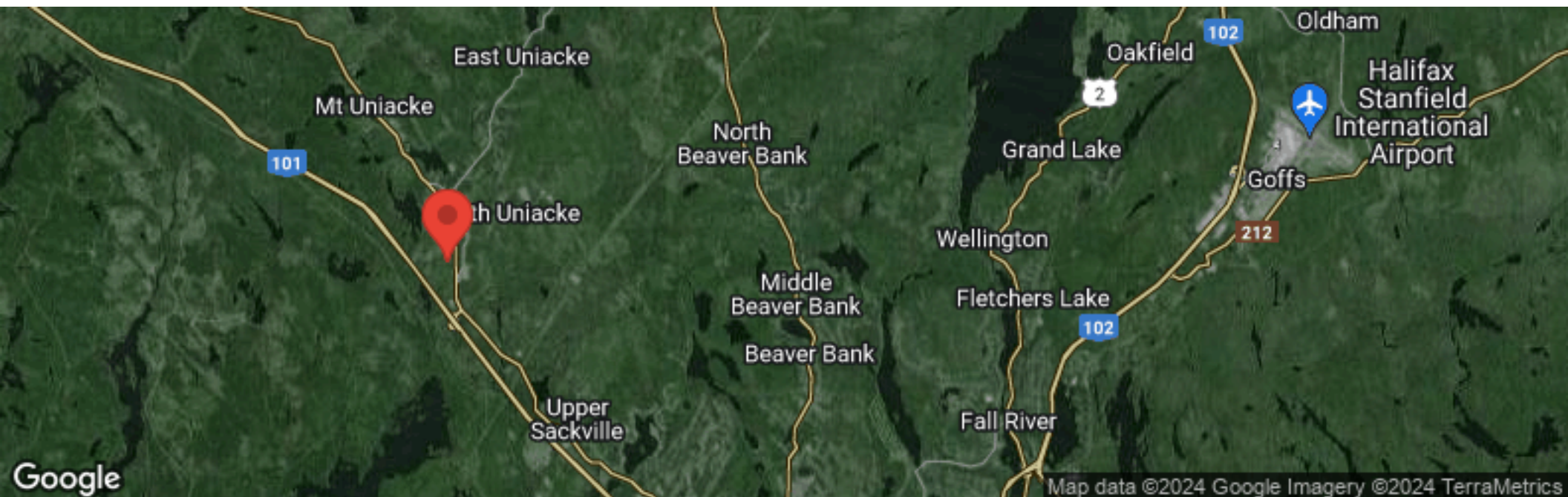
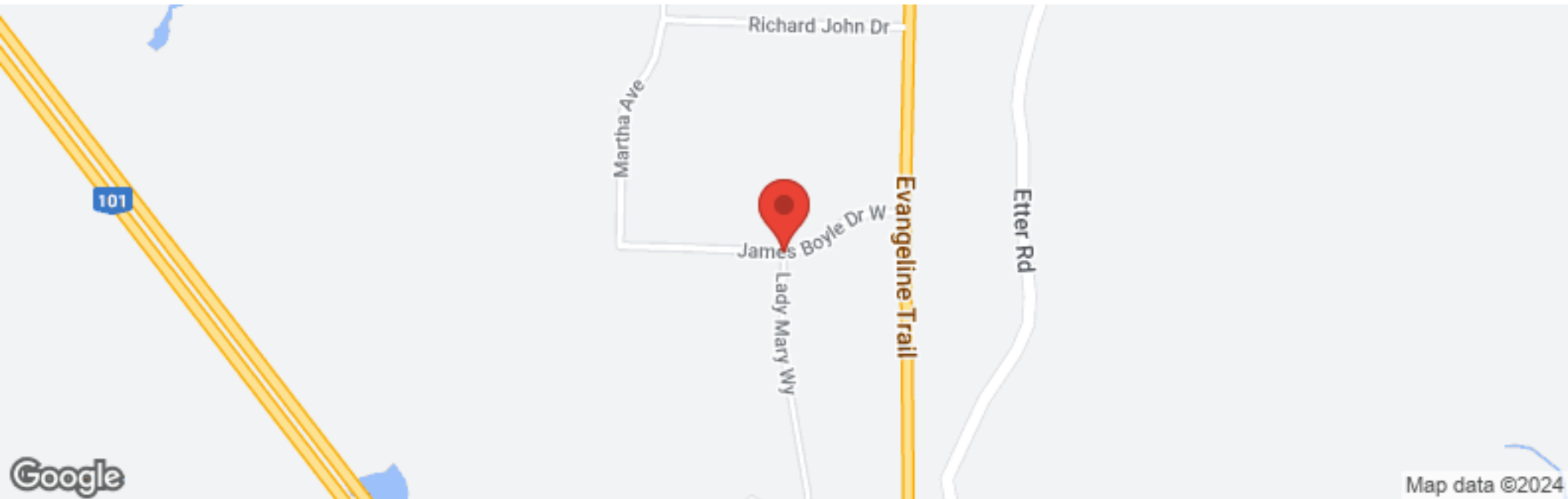


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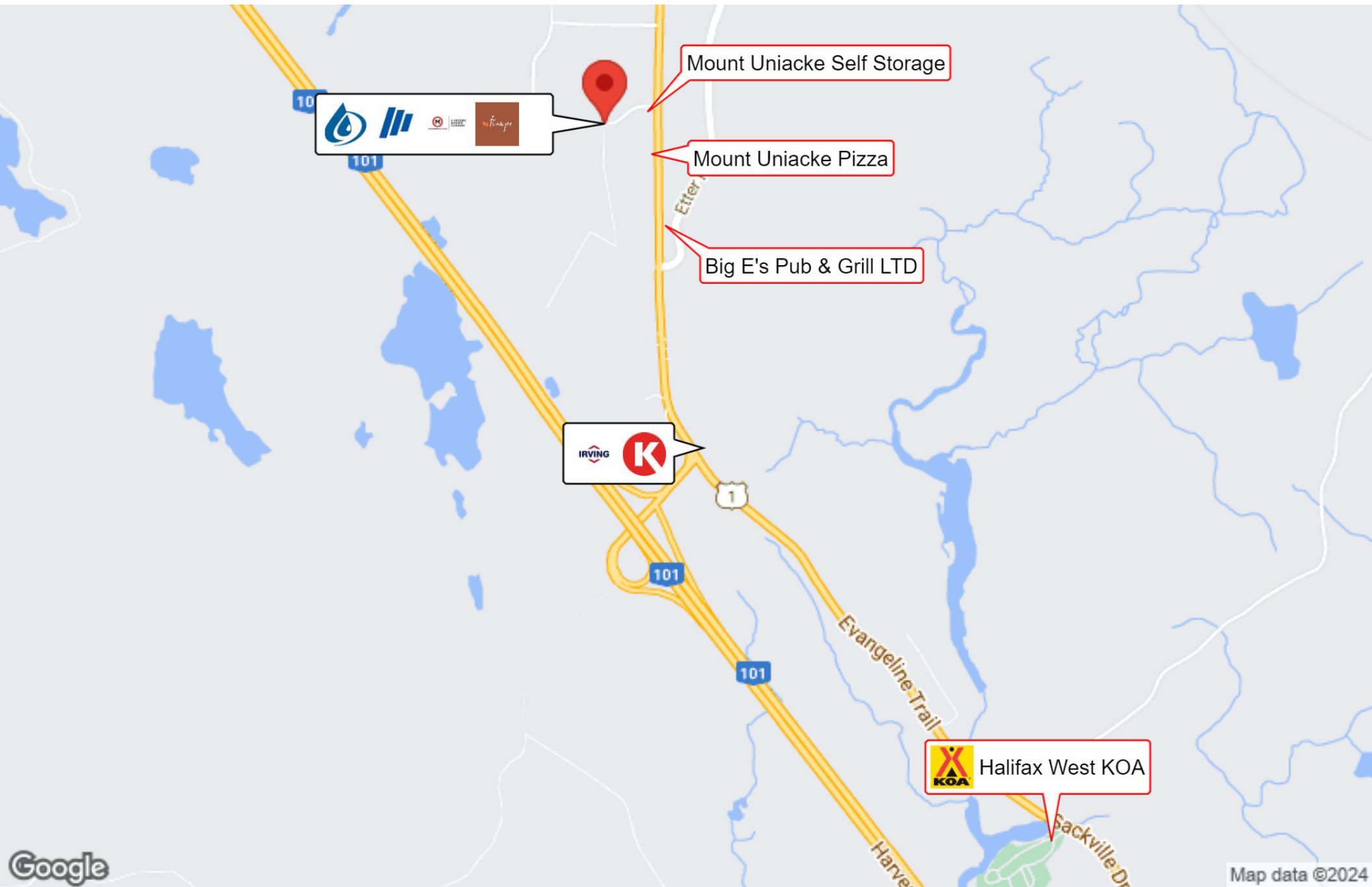
LOCATION MAPS

JAMES BOYLE DRIVE WEST



BUSINESS MAP

JAMES BOYLE DRIVE WEST



LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

8.6. BP: Business Park Zone

Intent

To allow for a wide range of office, retail, and light industrial uses within a pre-designated areas, thus encouraging a concentrated commercial growth pattern and alleviating land use incompatibility.

Uses primarily by development permit
Detached or attached buildings
Small to medium footprint
No maximum building height
Broad commercial use allowances
Concealed or screened parking
Large buffer requirements

BP Zone: Uses Considered by Site Plan Approval

- Commercial Parking Lots where the lot is an outdoor parking lot, and the commercial parking area is equal to or less than 600 m²

BP Zone: Uses considered by Development Agreement

- Asphalt, Aggregate & Concrete Plants
- Commercial Parking Lots where the lot is an indoor parking lot, or the commercial parking area is greater than 600 m²
- Industrial Uses, Noxious
- Dog Daycare uses where more than 10 dogs at once are kept
- Kennels, Boarding

8.6.1. General Zone Requirements

In the BP Zone, no development permit shall be issued except in conformity with the following requirements:

	Type of Servicing		
	Sewer and Water	On-Site ¹ (Milford)	On-Site ¹ (Mount Uniacke)
Minimum Lot Area	1858 m ²	4,000 m ²	9 4,000 m ²
Minimum Lot Frontage	30 m	52 m	60 52 m
Minimum Front Yard	7.5 m	9 m	9 m
Minimum Rear Yard	9 m	12 m	12 m
Minimum Exterior Side Yard	4.5 m	6 m	6 m
Minimum Flankage Yard	6 m	6 m	6 m
Maximum Building Height	n/a	n/a	n/a
Conditions			
¹ Approval from the Nova Scotia Department of the Environment is required for an on-site sewage disposal system.			

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CONTACT INFORMATION

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