

COMMERCIAL FOR SALE

915 East River Road

Commercial / Mixed-Use - For Sale

915 East River Road , New Glasgow, NS B2H 3S5

kw COMMERCIAL
ADVISORS

TABLE OF CONTENTS

915 EAST RIVER ROAD

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SECTION I - PROPERTY OVERVIEW

Executive Summary	4
Property Photos	5
Building Overview	7
Floor Plan	8

SECTION II - LOCATION OVERVIEW

Location & Highlights	11
Site Details	12
Site Plan	13
Location Maps	14
Zoning	15

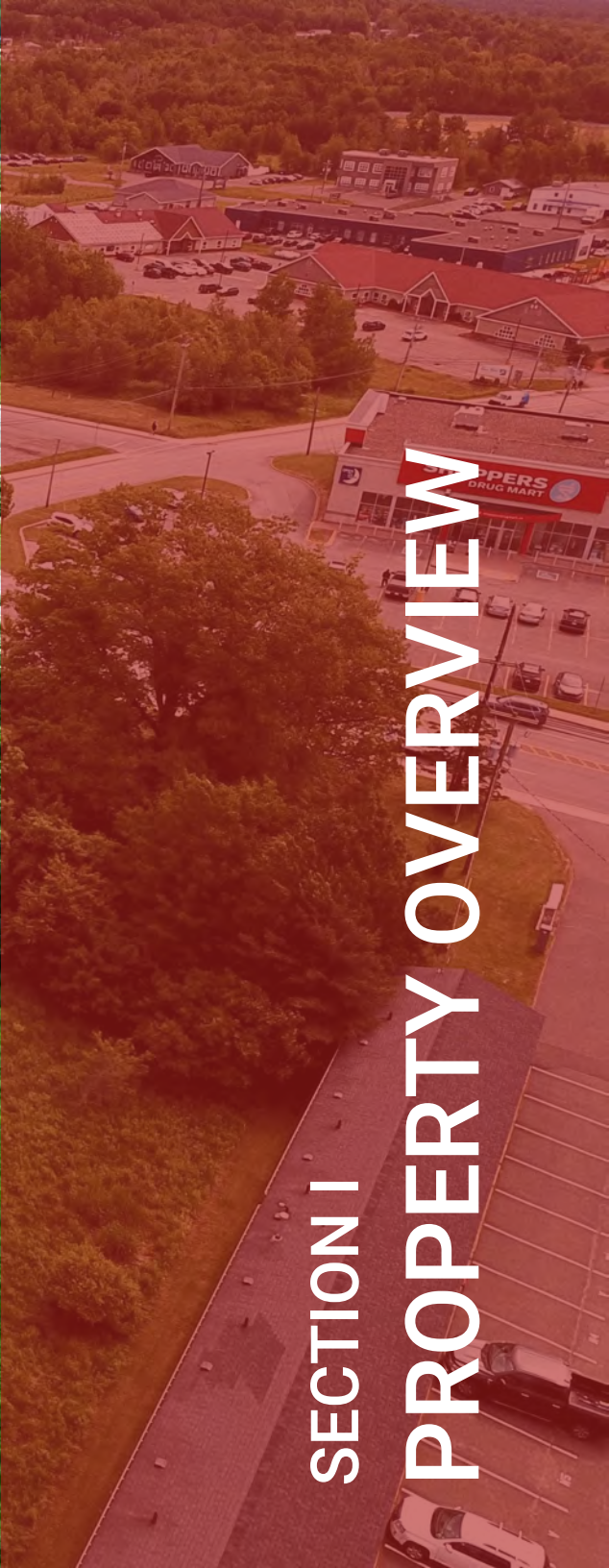
SECTION III - CONTACT INFORMATION

Contact Information	19
Disclaimer	20

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SECTION I PROPERTY OVERVIEW

EXECUTIVE SUMMARY

915 EAST RIVER ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Commercial
PID #:	00857821
BUILDING SIZE:	3,580 SF
YEAR BUILT:	1881
LOT SIZE:	49,216 SF (1.13 Acres)
ZONING:	C3 (Highway Commercial) Zone
LIST PRICE:	\$1,295,000

PROPERTY OVERVIEW

This commercial property offers prime redevelopment potential. Featuring a 3,580 SF wood frame historic building, built in 1881, features a 1,333 SF unfinished cellar, 1,784 SF main floor (excluding 187 SF attached garage), and 1,796 SF second floor (including 187 SF above garage), with two full washrooms and dual staircases. Building systems include municipal water and sewer, a 100 Amp 120/240 Volt single-phase electrical system, and oil-fired heating via a Granby boiler with cast iron radiators. The building has strong aesthetic and historical qualities, so expansion or addition to the building is a strong possibility for conversion to commercial use with the existing structure currently used as residential.

PROPERTY HISTORY

The property was originally a 90-acre farm known as Prospect Farm. It was the childhood home of the late Hon. W.D. Ross, former Lieutenant Governor of Ontario (1927 to 1932) and Christine Ross Barker who was the first female chartered accountant (1899). Their brother, Walker Ross, farmed the land prior to giving a portion to the Aberdeen Hospital Foundation to build the new Aberdeen Hospital.

PROPERTY PHOTOS

915 EAST RIVER ROAD



PROPERTY PHOTOS

915 EAST RIVER ROAD



BUILDING OVERVIEW

915 EAST RIVER ROAD



Building Size:

Main Level: 1,784 SF (excludes attached 187 SF Garage)
2nd Level: 1,796 (1,609 SF + 187 SF above garage)
Cellar: 1,333 SF (37' 7" x 49'4", unfinished)
4,913 SF Combined Total

Includes 2 washrooms and 2 staircases

Foundation:

Thick Stone & Concrete

Year Built:

1881

Construction Type:

Wood Frame

Roof Type:

Asphalt Shingles

Electrical:

100 Amp 120/ 240 volt Single Phase

Heating:

Oil Fired Granby Boiler to Cast Iron Radiators

Oil Tank:

Fiberglass (2009)

Hot Water Tank:

Bradford White 178 Liter Electric (2015)

Insulation:

Blown In

Lot Size:

49,216 SF (1.13 Acres)

Zoning:

C3 (Highway Commercial)
* Also allows for C1 (Downtown Core) & C1-A (Downtown Commercial) zoning uses

Municipal Services:

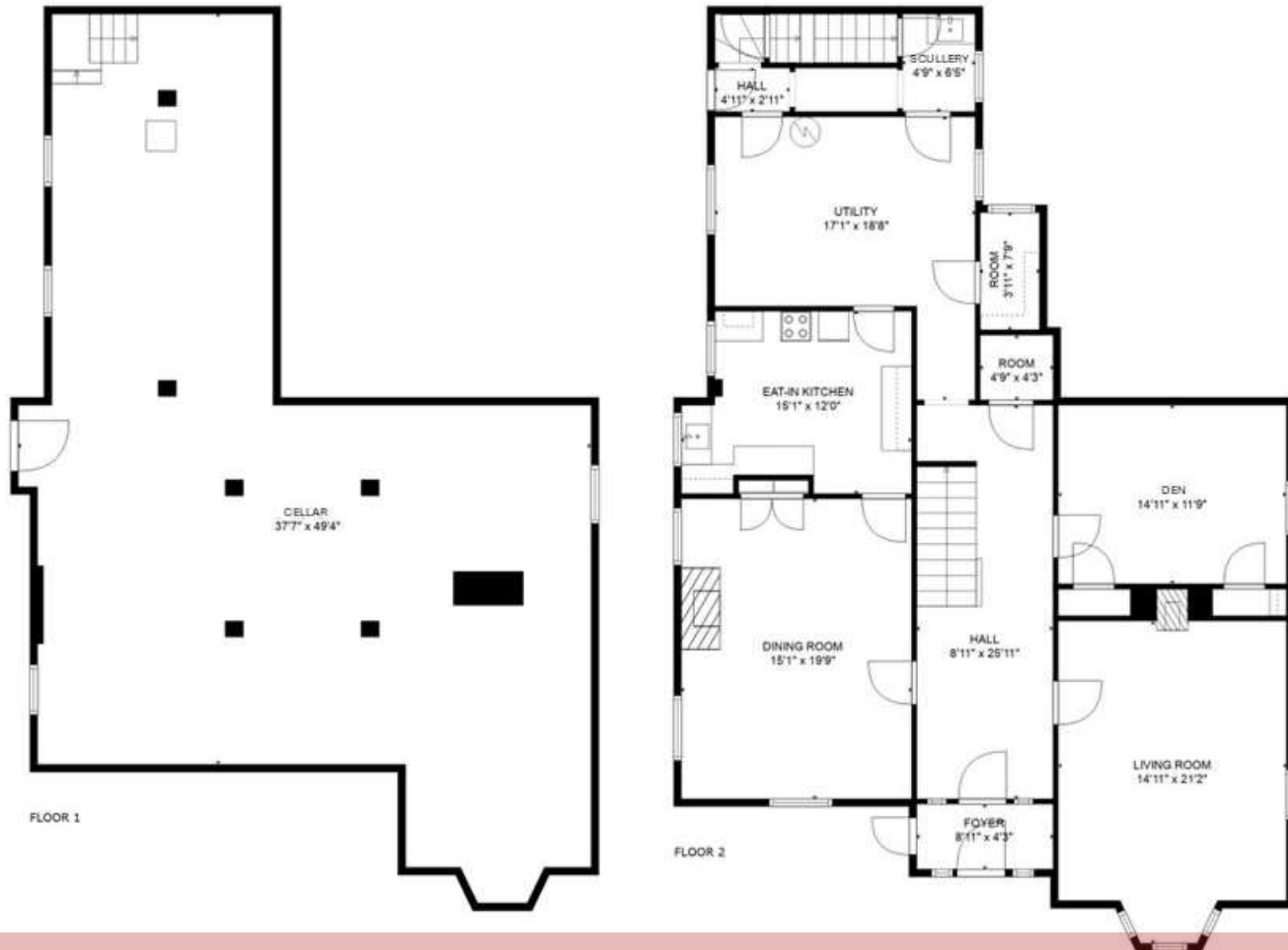
Sewer & Water

List Price:

\$1,295,000

FLOOR PLAN

915 EAST RIVER ROAD



Cellar & Main Level

FLOOR PLAN

915 EAST RIVER ROAD



FLOOR 3



FLOOR 4

3rd & 4th Level



SECTION II LOCATION OVERVIEW

LOCATION & HIGHLIGHTS

915 EAST RIVER ROAD



LOCATION OVERVIEW

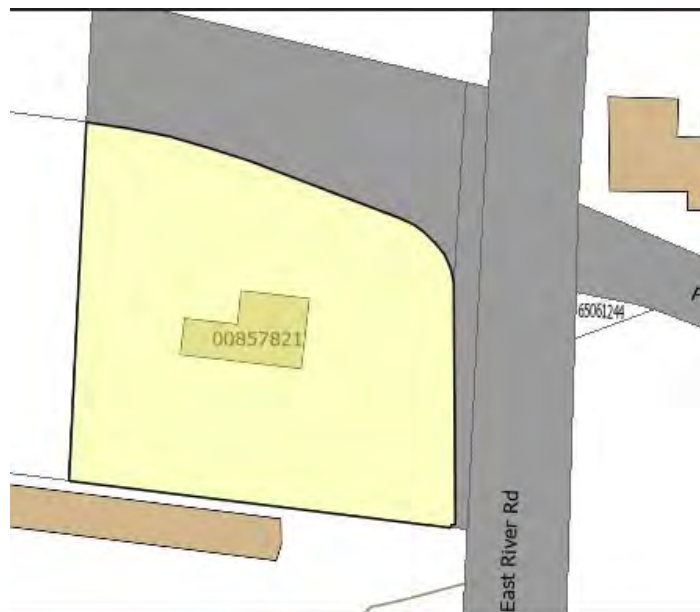
Strategically located in a thriving commercial hub, 915 East River Road in New Glasgow benefits from its close proximity to Highway 104, a major arterial route connecting the town to key provincial destinations like Halifax (150 km south, ~1.5-hour drive), Truro (60 km, ~45-minute drive), and Antigonish (50 km, ~35-minute drive). This prime location ensures high visibility and accessibility for businesses, with easy access for customers and commuters.

The 1.13-acre property, zoned Highway Commercial (C3), is just steps from major amenities, including Aberdeen Hospital, Shoppers Drug Mart (912 East River Road), Lawtons Drugs (810 East River Road), and A&W (850 East River Road), driving consistent foot traffic.

Its adjacency to the Aberdeen Business Centre, home to Sobeys, Cineplex, and other national retailers, positions the property in the heart of New Glasgow's retail core, ideal for commercial ventures like restaurants, offices, or service-based businesses. Nearby establishments such as Tim Hortons and the Highland Square Mall (2 km away) home of Canadian Tire and Walmart, further enhance the area's commercial vibrancy. The site's versatile zoning also supports multi-family residential development, offering opportunities to cater to the growing demand for housing near healthcare and retail hubs. With its strategic location and proximity to both local and regional markets, 915 East River Road is a prime investment for capitalizing on New Glasgow's bustling economic corridor.

SITE DETAILS

915 EAST RIVER ROAD



Lot Size: 49,216 SF (1.13 Acres)

Site Boundaries:

North Eastern Boundary: 260.14' (79.31 Meters Arc-length)

East River Road Frontage: 152.2' (46.404 Meter Arc-length, Eastern Boundary)

South Boundary: 240.26' (73.251 meters)

West Boundary: 224.92' (68.574 meters)

Easement:

4.572 M wide Easement (Burden) in favor of NS Power along East River Road



Water & Sewer:

Municipal, Accessed by East River Road

Electrical:

East River Road Only

Site Topography:

Generally Flat

Site Improvements:

Gravel Driveway, Grassed Lawn, Mature Trees, Access to Sidewalk

Nearest Traffic Light:

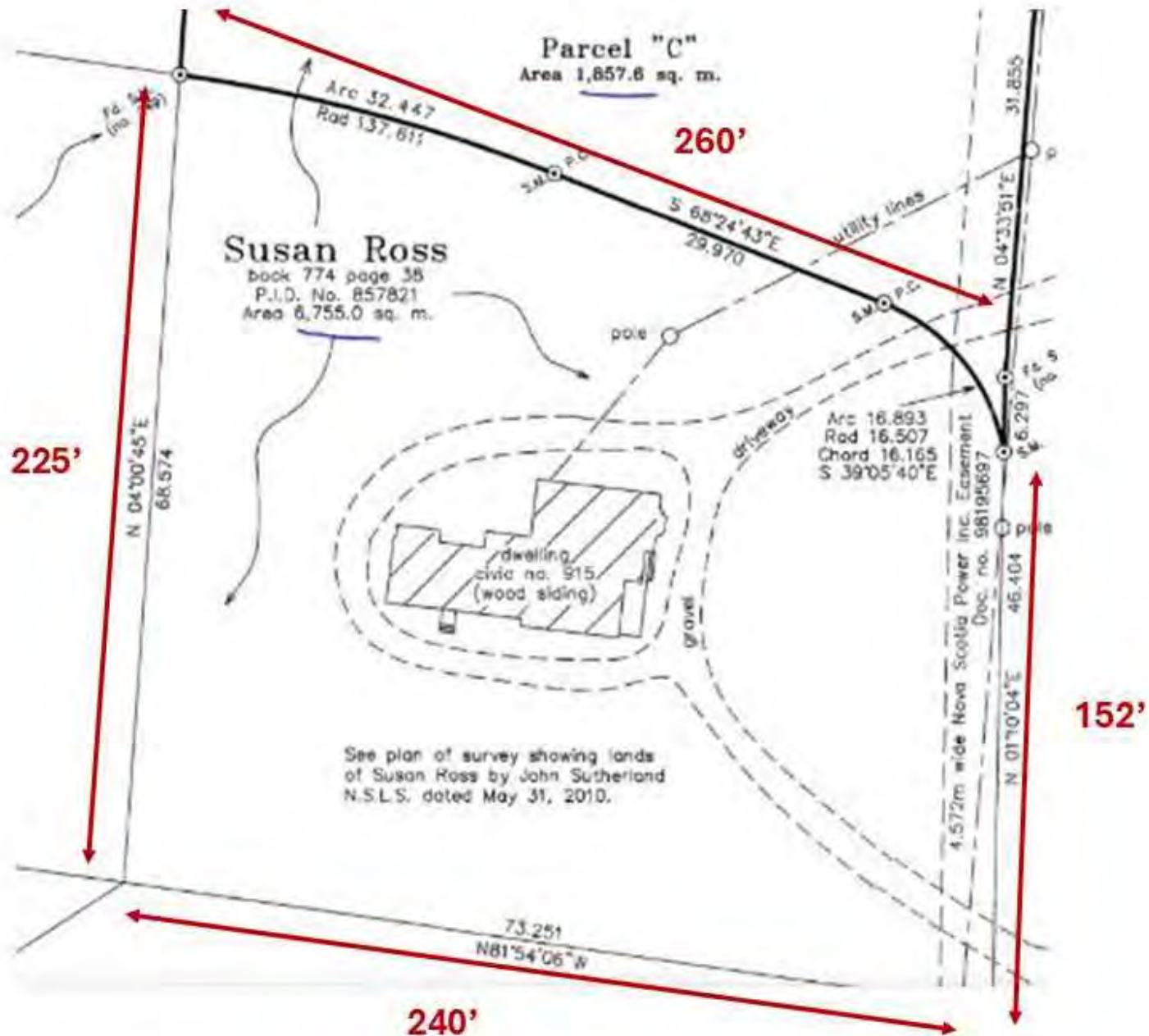
Park Street and East River Road Corner

Zoning:

C3 (Highway Commercial) Zone, Town of New Glasgow, Stellarton, & Westville Common Land Use By-law

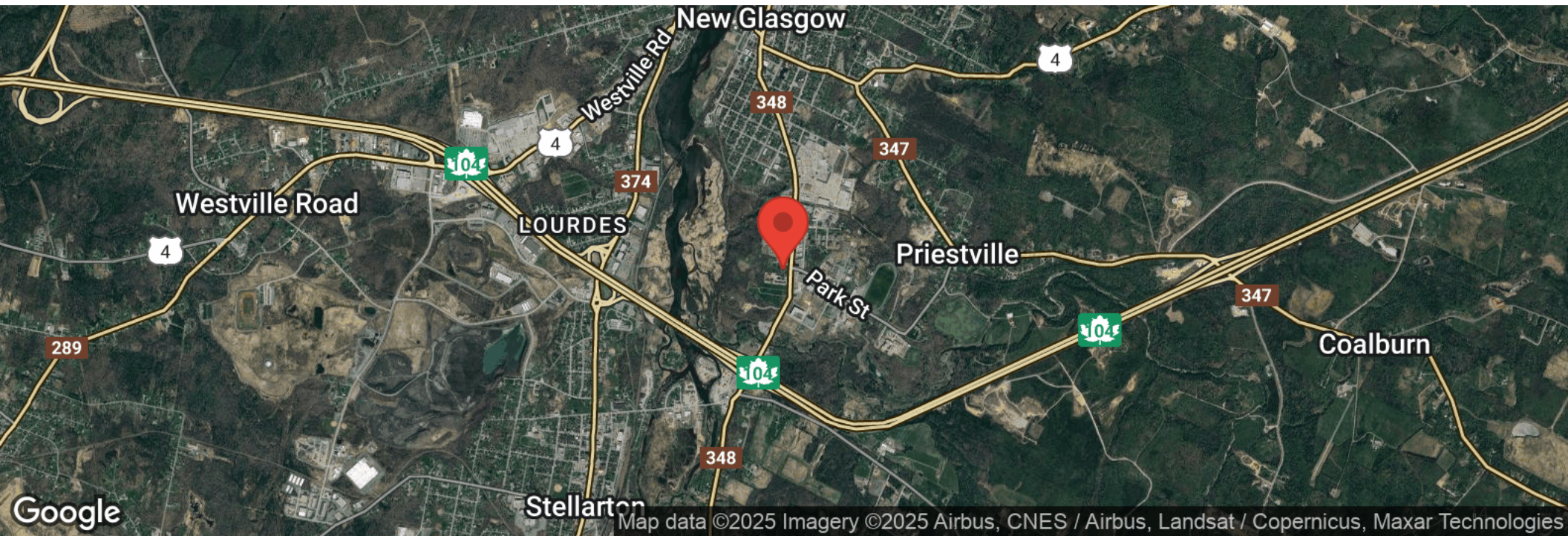
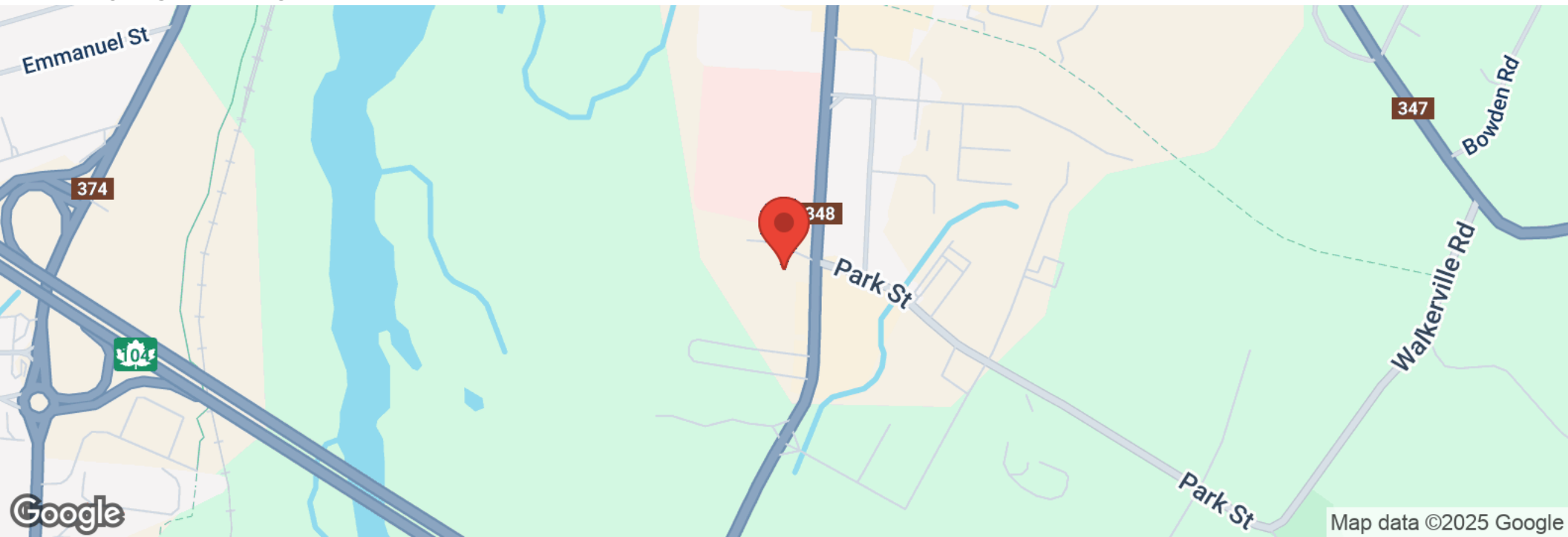
SITE PLAN

915 EAST RIVER ROAD



LOCATION MAPS

915 EAST RIVER ROAD



C3 (Highway Commercial)

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

43. Highway Commercial (C3) Zone

43.1. Permitted Uses

43.1.1. As-of-Right

a. Commercial Uses

- i. All Age Teen Clubs
- ii. Animal grooming
- iii. assembly Uses
- iv. auto body shops
- v. Automobile Rental Establishments
- vi. Automobile Sales Establishments
- vii. Automobile Service Stations
- viii. Banking facilities (Drive-through)
- ix. Bed & Breakfast establishments
- x. Boarding Houses
- xi. Bulk Storage Facilities
- xii. bus station
- xiii. Cafes
- xiv. carpentry shops
- xv. Clinics and medical Offices
- xvi. Commercial Clubs
- xvii. Commercial Recreational Uses
- xviii. Commercial Schools
- xix. Commercial Uses utilizing Heavy Equipment and/or heavy vehicles
- xx. Convenience Stores
- xxi. convention centre
- xxii. cultural Uses
- xxiii. Custom Workshops
- xxiv. Day Care
- xxv. Day Care (Residential)
- xxvi. department stores
- xxvii. Downtown Core (C1) and Downtown Commercial (C1-A) Zone Uses
- xxviii. dry cleaning
- xxix. dressmaking, tailoring
- xxx. existing banks and Financial Institutions (limited to existing Floor Area)
- xxxi. Finance Companies
- xxxii. funeral parlours
- xxxiii. garden markets
- xxxiv. general Retail
- xxxv. Hotels
- xxxvi. laundromats
- xxxvii. Licensed Liquor Establishments (except for "Cabaret licenses" per the Liquor Control Act, R.S., c. 260 and Adult Cabarets, Adult Entertainment and Massage Parlour Uses)
- xxxviii. Motels
- xxxix. Offices
- xl. Parking Lots and Parking Structures

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

- xii. Personal Service establishments
- xiii. pharmacies
- xliii. photography Studios
- xliv. postal services
- xlv. printing establishments
- xlvi. Private Clubs
- xlvii. Restaurants and associated outdoor Cafes and eating areas
- xlviii. Rental Shops
- xlix. Retail Uses
- l. Service and Repair Shops (including cars, trucks, boats, etc.)
- li. small engine and equipment repair
- lii. supermarkets and grocery stores
- liii. taxi stands
- liv. theatres and cinemas
- lv. tourist information centres
- lvi. variety stores
- lvii. Video Outlet stores
- lviii. wholesale Uses

b. Non-Commercial Uses

- i. existing residential Uses subject to Residential Two Unit (R2) Zone requirements
- ii. Industrial Services
- iii. Institutional (I) Zone Uses subject to the requirements of the Institutional (I) Zone
- iv. Recreation Facilities and Uses
- v. Recreation (P) Zone Uses subject to the requirements of the Recreation (P) Zone
- vi. Recycling Centre
- vii. Repair Shops
- viii. residential Uses in Commercial Buildings
- ix. warehousing, storage, and distribution (but shall not include any Recycling Depot, recycling operation, waste management operation, or other similar Use)
- x. the existing Big 8 Beverages Bottling Plant located at 120 North Foord Street
- xi. the existing Nova Scotia Power storage Yard and Offices
- xii. the former Nova Scotia Department of Mines Building (NSTIR)

43.1.2. Development Agreement

- a. multiple unit residential Dwellings (without Commercial Uses subject to Policy CD-22)
- b. Seniors Residential Complexes (without Commercial Uses subject to Policy CD-22)

43.1.3. Site Plan Approval

Applications for new, and expansions to Commercial, Industrial, Institutional (I), Recreation (P) and mixed Uses in the Downtown Commercial (C1-A) Zone, Neighbourhood Commercial (C2) Zone, Highway Commercial (C3) Zone, Commercial

C3 Allows: C1 (Downtown Core)

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

Part 7: Commercial Zones

40. Downtown Core (C1) Zone

40.1. Permitted Uses

40.1.1. As-of-Right

- a. General Retail Uses
 - i. All Age Teen Clubs
 - ii. Animal grooming
 - iii. art gallery/Studio
 - iv. bakery/bake shop
 - v. banks and Financial Institutions
 - vi. Bed and Breakfast establishments
 - vii. Boarding Houses
 - viii. Cafes
 - ix. Clinics
 - x. Commercial Clubs
 - xi. Commercial Schools
 - xii. Commercial Recreation Uses
 - xiii. convention centre
 - xiv. Convenience Store
 - xv. cultural Uses
 - xvi. Day Care
 - xvii. Day Care (residential)
 - xviii. department stores
 - xix. dressmaking/tailoring
 - xx. drugstore/pharmacy
 - xxi. dry cleaners
 - xxii. Dry Cleaning Depots
 - xxiii. existing Automobile Service Stations
 - xxiv. existing Automobile and marine Sales and Rental Establishments
 - xxv. existing Licensed Liquor Establishments
 - xxvi. florist
 - xxvii. funeral parlours
 - xxviii. grocery store
 - xxix. hardware store
 - xxx. home improvement store
 - xxxi. Hotels and Motels
 - xxxii. Laundromat
 - xxxiii. Licensed Liquor Establishments (except for "Cabaret licenses", per the Liquor Control Act R.S., c. 260 and Adult Cabarets, Adult Entertainment and Massage Parlour Uses)
 - xxxiv. liquor stores
 - xxxv. Office supply and equipment sales/service
 - xxxvi. Personal Service establishments
 - xxxvii. Pet Grooming establishment
 - xxxviii. photography Studios

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

- xxxix. postal or courier service
- xl. printing establishments
- xli. Private Clubs
- xl.ii. Recreation Facilities
- xl.iii. Restaurants and associated outdoor Cafes and eating areas
- xl.iv. Retail garden centre
- xl.v. Service and Repair Shops (excluding automotive and small engine repair)
- xl.vi. theatres and cinemas
- xl.vii. Video Outlet stores
- b. Other Commercial Uses
 - i. Bed and Breakfast establishments
 - ii. Boarding Houses
 - iii. bus terminal
 - iv. clinics
 - v. Commercial Schools
 - vi. Commercial Recreation Uses
 - vii. Day Care
 - viii. Day Care (Residential)
 - ix. health service Office
 - x. Offices
 - xi. parking Lots and parking Structures
 - xii. Recycling Centres
 - xiii. taxi stands
 - xiv. tourist information services and centres
- c. Non-Commercial Uses
 - i. Existing Multiple Residential Dwellings
 - ii. Existing Residential Two Unit (R2) Zone Uses subject to the requirements of that Zone
 - iii. Recreation (P) Zone Uses subject to the requirements of that Zone
 - iv. Institutional Zone Uses subject to the requirements of that Zone
 - v. Residential Uses in Commercial Buildings

40.1.2. Development Agreement

- a. Multiple Unit Residential Dwellings (without Commercial Uses subject to Policy CD-22)
- b. expansion of existing dairy processing facility at 230 Foord Street (as per relevant SPS)
- c. Light Industrial Uses associated with Commercial Developments (subject to Policy CD-4)
- d. Multiple Unit Residential Dwellings (without Commercial Uses subject to Policy CD-22)
- e. Multiple Unit Residential Dwellings (with Commercial Uses subject to Policy CD-21)

C3 Allows: C1-A (Downtown Commercial)

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

41. Downtown Commercial (C1-A) Zone

41.1. Permitted Uses

41.1.1. As-of-Right

a. General Retail Uses

- i. All Age Teen Clubs
- ii. Animal grooming
- iii. Automobile Sales and Rental Establishments
- iv. Banks and Financial Institutions
- v. Bed and Breakfast Establishments
- vi. Boarding Houses
- vii. Cafes
- viii. Clinics
- ix. Commercial Schools
- x. Commercial Clubs
- xi. Commercial Recreation Uses
- xii. convention centre
- xiii. Cultural Uses
- xiv. Custom Workshops
- xv. Day Care (Residential)
- xvi. department stores
- xvii. dressmaking - tailoring
- xviii. dry cleaners and laundromat establishments
- xix. Dry Cleaning and laundromat Depot
- xx. existing residential Uses
- xxi. Finance Companies
- xxii. funeral parlours
- xxiii. Hotels and Motels
- xxiv. Institutional Zone Uses
- xxv. liquor stores
- xxvi. Licensed Liquor Establishments (except for "Cabaret licenses", per the Liquor Control Act R.S., c. 260 and Adult Cabarets, Adult Entertainment and Massage Parlour Uses)
- xxvii. Offices
- xxviii. marina sales Uses
- xxix. marina related gas stations
- xxx. parking Lots and parking Structures
- xxxi. Personal Service shops
- xxxii. photography Studios
- xxxiii. post Office
- xxxiv. printing establishments
- xxxv. Private Clubs
- xxxvi. Recreation Facilities
- xxxvii. Recycling Centres
- xxxviii. Rental Shops
- xxxix. Residential Uses in Commercial Buildings
- xl. Restaurants and associated outdoor Cafes and eating areas

Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville (Common) Land Use By-law

- xli. Service and Repair Shops (except Auto Repair without Outdoor Storage)
- xlii. supermarkets/grocery stores
- xliii. taxi stands
- xliv. theatres and cinemas
- xlv. tourist information centres
- xvi. Video Outlet stores
- xlvii. Wholesale Establishments

41.1.2. Development Agreement

- a. multiple unit residential Dwellings (without Commercial Uses subject to Policy CD-22)
- b. Seniors Residential Complexes (without Commercial Uses subject to Policy CD-22)
- c. Light Industrial Uses associated with Commercial Developments (subject to Policy CD-4)

41.1.3. Site Plan Approval

Applications for new, and expansions to Commercial, Industrial, Institutional (I), Recreation (P) and mixed Uses in the Downtown Commercial (C1-A) Zone, Neighbourhood Commercial (C2) Zone, Highway Commercial (C3) Zone, Commercial Business Park (C4) Zone, Light Industry (M1) Zone, Provincial Resource (M2), and Future Redevelopment Area (FRA) Zone will be accepted, provided:

- a. such Use(s) are listed as permitted Uses in the applicable Zone; and
- b. the proposal includes provisions for parking, off-street loading, and/or new Development or expansions.

The above shall be subject to Policy(s) IM-23 through IM-30.

41.2. Standard Requirements

41.2.1. Lot, Yard and Height

Table 19 – Downtown Commercial (C1-A) Zone Requirements

Minimum Lot Area	279 m ² (3,000 ft ²)
Minimum Lot Frontage	9.1 m (30 ft)
Minimum Front Yard	Nil
Minimum Rear Yard	1.2 m (4 ft)
Minimum Side Yard	nil
Minimum Side Yard (Flankage)	nil

41.2.2. Garden Plots

Public lands may be used for flower gardens or, as a main or Accessory Use. Such Use requires written consent of the applicable public owner. Forestry Use, intensive agricultural Use, keeping of livestock, deer Fences, flagging, chairs and like items shall be prohibited.



SECTION III
CONTACT INFORMATION

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