MIXED-USE FOR SALE

85 Sackville Cross Road

Industrial / Residential - For Sale

85 Sackville Cross Road, Lower Sackville, NS B4C 2M2

kw COMMERCIAL ADVISORS®

TABLE OF CONTENTS

85 SACKVILLE CROSS ROAD

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Executive Summary	3
Property Overview	4
Property Photos	5
1st & 2nd Level Commercial Floor Plan	10
1st & 2nd Level 3D Commercial Floor Plan	11
2nd Level Residential Floor Plan	12
2nd Level 3D Residential Floor Plan	13
Survey Plan	14
PID Map	15
Location Maps	16
Business Map	17
Zoning: PC (Pinehill/Cobequid)	18
Contact Information	20
Disclaimer	21

EXECUTIVE SUMMARY

85 SACKVILLE CROSS ROAD

PROPERTY SUMMARY

PID #:	40001653
BUILDING SIZE:	7,920 SF
BUILDING DIMENSIONS:	65' x 60'
LOT SIZE:	0.39 Acres (15,923 SF)
LOADING:	One (1) Grade Loading (10' High x 10' Wide)
ZONING:	PC (Pinehill/Cobequid)
ASSESSED VALUE:	$414,200 (Residential Taxable 2026) $219,300 (Commercial Taxable 2026)
LIST PRICE:	$1,995,000

PROPERTY OVERVIEW

Versatile combination of warehouse, commercial, and residential space. The wood-frame building features concrete block and brick construction with aluminum and vinyl siding. Ceiling heights ranging from 8'-14' with approximately 11' clear height in the warehouse. 120/240V, 200-amp, 3-Phase electrical, epoxy flooring, security system and cameras. The second level includes two 2-bedroom units and one 1-bedroom unit, providing additional residential or income-producing potential.

An additional 468 SF metal storage shed (36' x 13') is located on the property and is excluded from the building's GLA. The shed is unheated and offers convenient supplementary storage space.

LOCATION OVERVIEW

The subject property is conveniently located on the south end of Sackville Drive in Lower Sackville. Lower Sackville is one of HRM's fastest growing communities with a local market population of over 32,000 people. Sackville Drive is the major retail street serving the Lower Sackville area with Average Daily Traffic count exceeding 56,000 vehicles. Nearby major retailers include Canadian Tire, Sobeys and Atlantic Superstore.

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PROPERTY OVERVIEW

85 SACKVILLE CROSS ROAD

BUILDING SPECIFICATIONS

Property Type:	Mixed-Use (Industrial & Residential)
PID #:	40001653
Building Size:	7,920 SF + 468 SF Metal Shed (excluded from GLA) 36' x 13' Unheated Storage Shed
Building Dimensions:	65' x 60'
Year Built:	+/- 1984
Lot Size:	0.39 Acres (15,923 SF)
Frontage:	200' Frontage, 125' Max Depth, 30' Wide Easement at North Section of Site
Construction Type:	Wood Frame with Concrete Block & Brick, Aluminum & Vinyl Siding
Foundation:	Reinforced Poured Concrete
Roof:	Corrugated Metal Roof
Flooring:	Epoxy Floors in Warehouse, Tile Elsewhere (1st floor)
Ceiling Height:	14' (Warehouse) | 8' Elsewhere
Clear Height:	11' Clear (Warehouse)
Electrical:	120/ 240 Volt 200 Amp 3 Phase
Loading:	One (1) Grade Loading (10' High x 10' Wide)
Heating & Cooling:	Propane Fired Boiler (New) Hot Water Baseboard + Ducted Heat Pump AC
Municipal Services:	Water & Sewer
Zoning:	PC (Pinehill Cobequid)
Property Features:	Security System & Cameras

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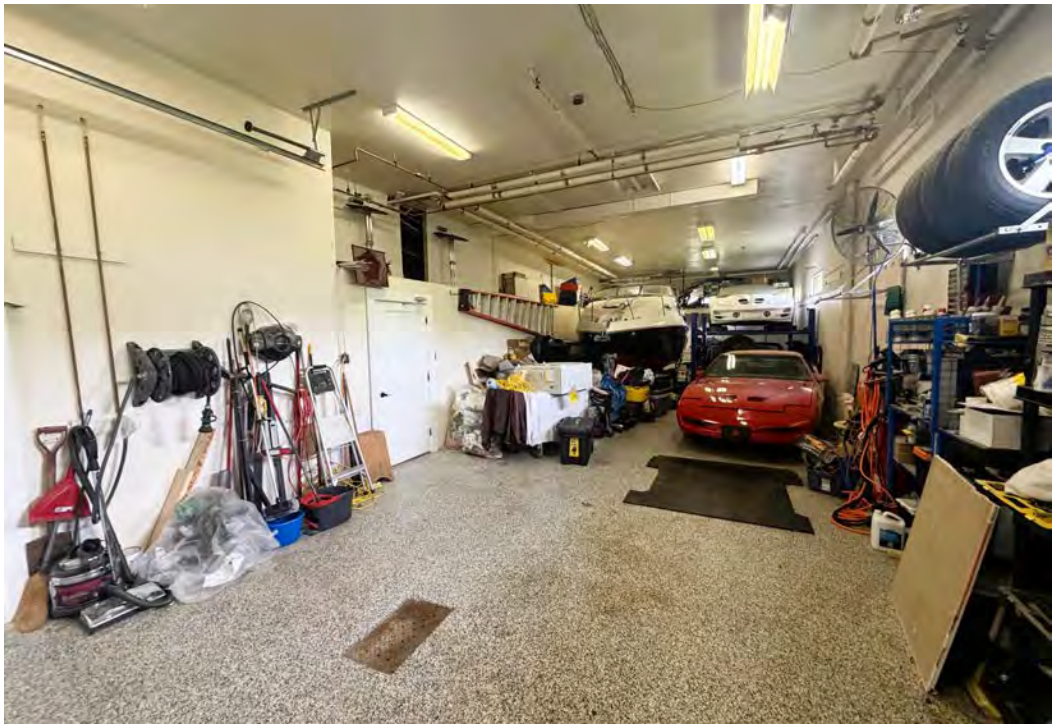
PROPERTY PHOTOS

85 SACKVILLE CROSS ROAD

Main Level Commercial

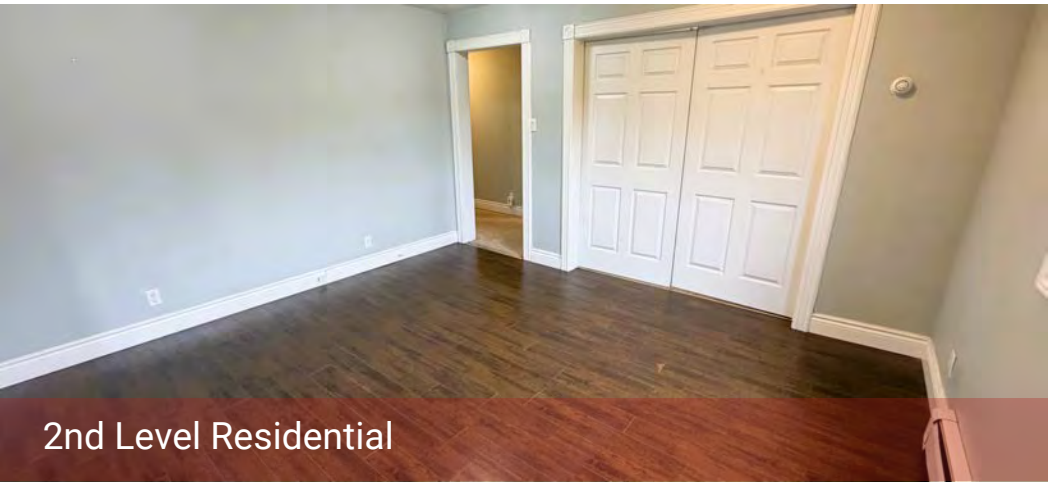
PROPERTY PHOTOS

85 SACKVILLE CROSS ROAD



PROPERTY PHOTOS

85 SACKVILLE CROSS ROAD



PROPERTY PHOTOS

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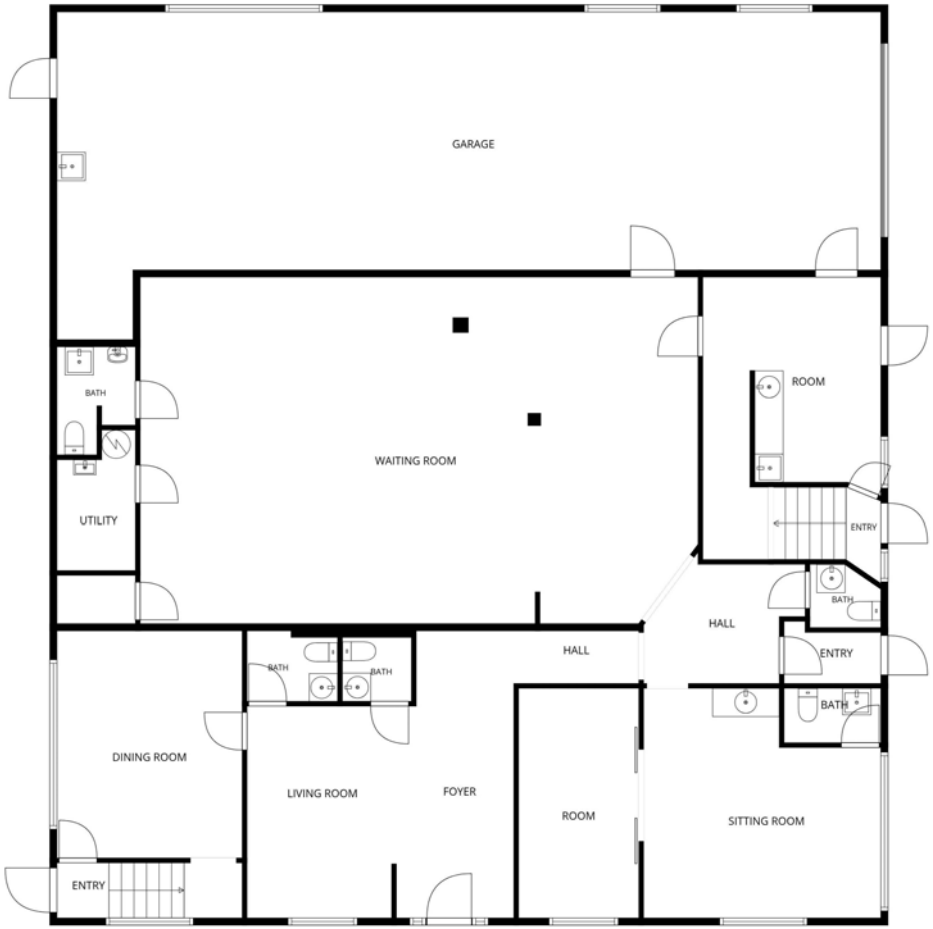
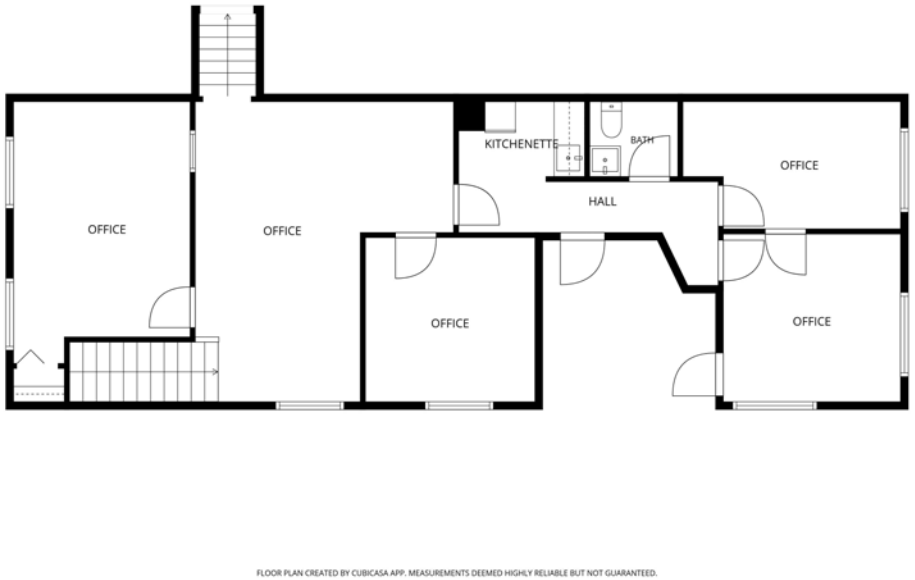
PROPERTY PHOTOS

85 SACKVILLE CROSS ROAD

1ST & 2ND LEVEL COMMERCIAL FLOOR PLAN

85 SACKVILLE CROSS ROAD





Main Level

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

2nd Level Office

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1ST & 2ND LEVEL 3D COMMERCIAL FLOOR PLAN

85 SACKVILLE CROSS ROAD

Main Level

2nd Level Office

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2ND LEVEL RESIDENTIAL FLOOR PLAN

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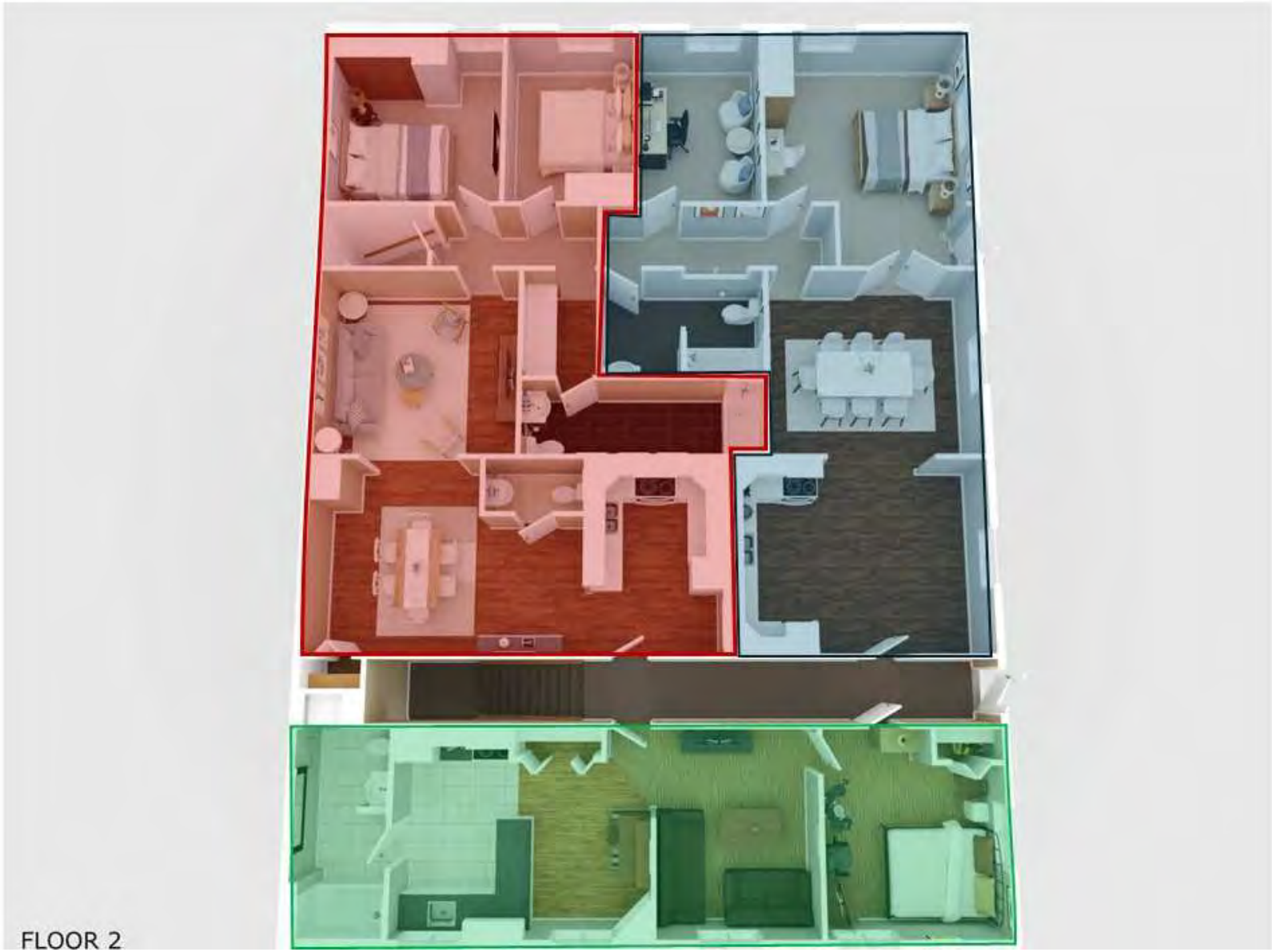

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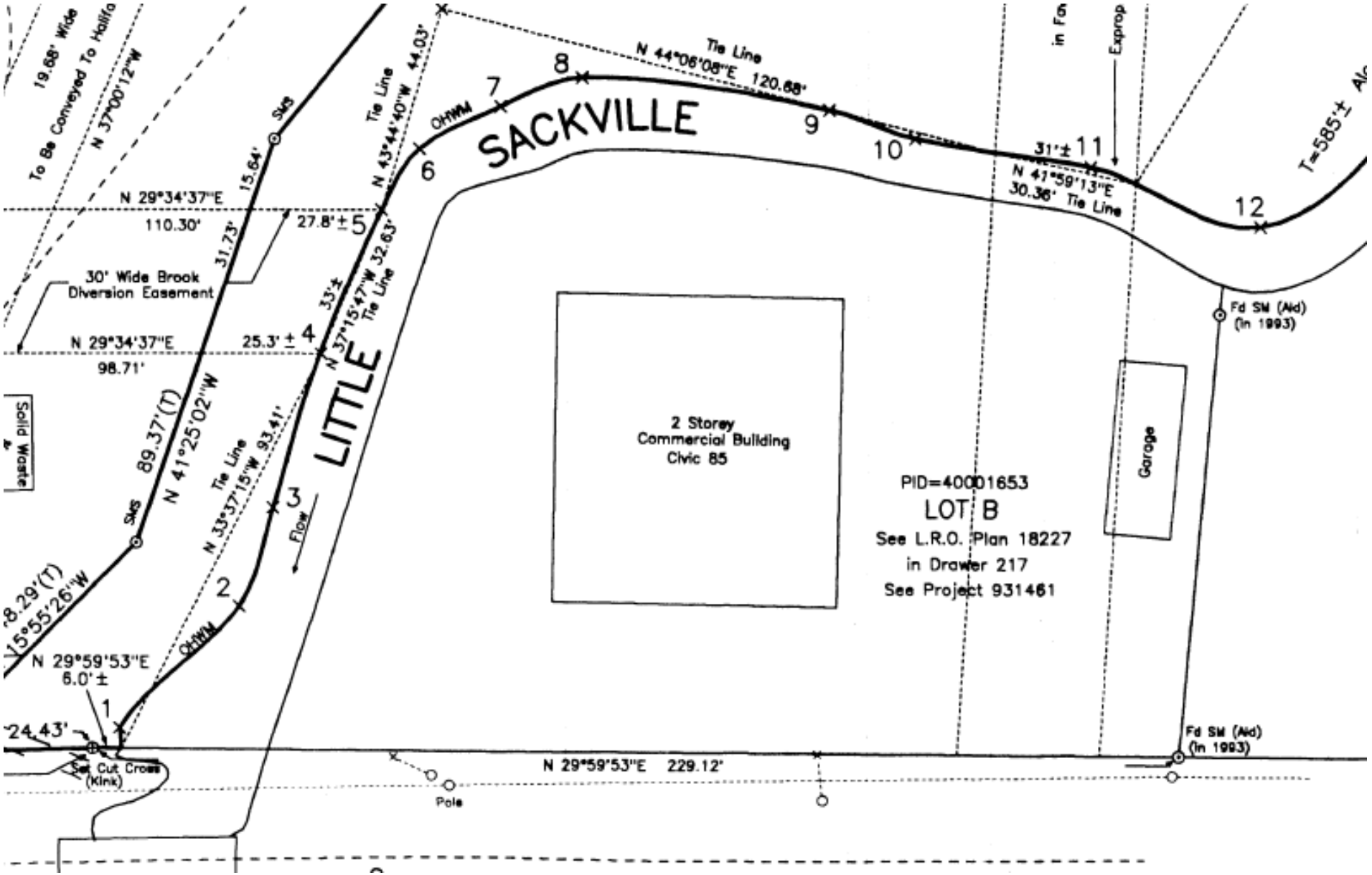
SURVEY PLAN

85 SACKVILLE CROSS ROAD



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PID MAP

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LOCATION MAPS

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BUSINESS MAP

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PART 14: PINEHILL/COBEQUID (PC) ZONE

Permitted Uses

1. No development permit shall be issued in any PC (Pinehill/Cobequid) Zone except for the following:

Commercial Uses
- Retail stores
- Food stores
- Building Supply Outlets
- Personal service shops
- **Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)**
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants (full service, take-out, drive-thru)
- Shopping Plaza/Strip Mall
- Commercial Entertainment
- **All Age/Teen Club (NWCC-May 26/05;E-May 28/05)**
- Motels, Hotels
- Guest Homes
- Commercial Recreation
- Automotive Service Stations
- Greenhouses and nurseries
- Garden Market in conjunction with a retail store
- Welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops
- Re-cycling depots
- Automotive Repair Outlets
- Funeral Parlours and undertaker establishments
- Bakeries (including wholesale)
- Printing and publishing establishments
- Car Wash
- Service Shop
- **Outdoor Display Courts (RC-Sep 5/06;E-Oct 7/06)**
- Existing auto body shops
- **Short-term Rentals (RC-Feb 21/23;E-Sep 1/23)**
- **Short-term Bedroom Rentals (RC-Feb 21/23;E-Sep 1/23)**

Institutional and Community Uses
- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- **Shared housing use with 10 or fewer bedrooms (RC-Aug 9/22;E-Sep 15/22)**
- **Day Care Facilities (RC-Mar 3/09;E-Mar 21/09)**
- Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with veterinary clinics are prohibited.
- **Community/Recreational Centre**
- **Community Parkland and Facility uses**
- **Shared Housing with Special Care (RC-Aug 9/22;E-Sep 15/22)**

Residential Uses
- Existing Single Unit Dwellings
- Existing Two (detached and semi-detached) Dwellings
- Townhouses
- Multiple 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)**

Uses Permitted by Development Agreement

2. Notwithstanding the provisions of Part 14 Section 1, in any PC Zone, no development permit shall be issued for a new commercial buildings or structures with a footprint greater than 15,000 square feet (1,393.5 m²), or any expansion to a building or structure which currently exceed a footprint of 15,000 square feet (1,393.5 m²), or any proposed expansion to an existing commercial building or structure which would result in a total building footprint greater than 15,000 square feet (1,393.5 m²) on any PC zoned lot and shall only be considered by development agreement in accordance with the provisions of the Municipal Government Act.

Lot Provisions

3.

Minimum Lot Area	929 m² (10,000 ft²)
Minimum Lot Frontage	18.3 m (60 ft)
Minimum Front/Flankage Yard Setback	**4.6metres (15ft) (RC-Sep5/06;E-Oct7/06)**
Minimum Rear Yard Setback	4.6 m (15 ft) **except where building abutting any residential zone or use the setback shall be 4.6m (15ft) or ½ height building whichever is greater. (RC-Sep 5/06;E-Oct 7/06)**
Minimum Sideyard Setback	4.6 m (15 ft), except 6.1m (20 ft) corner vision triangle required for corner lot **and ½ height of the buildings where abutting any residential zone or use. Where building abutting any residential zone or use the setback shall be 4.6m (15ft) or ½ height building whichever is greater. (RC-Sep 5/06;E-Oct 7/06)**
Maximum Lot Coverage	50 %
Minimum Pervious Surface Area	20 %
Number of Driveways	One per lot with frontage less than 30.5 m (100 ft)

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Lot Provisions for Townhouses

4. Minimum Lot Area..... 185.8 m² (2,000 ft²) per dwelling where each dwelling unit of a townhouse dwelling is located on a separate lot
Minimum Lot Frontage..... 6.1 metres (20 feet) per dwelling where each dwelling unit of a townhouse dwelling is located on a separate lot or 18.2 metres (60 feet) per lot with two (2) or more units
Minimum Front or Flankage Yard Setback....6.1 metres (20 feet)
Minimum Rear Yard Setback..... 2.4 metres (8 feet)
Minimum Sideyard Setback.....3 metres (10 feet) or 0 meters (0 ft) from the side being common with another dwelling unit except 6.1m (20 ft) corner vision triangle required for corner lot
Maximum Lot Coverage.....35 %
Minimum Pervious Surface Area.....20 %

5. No Development Permit shall be issued until all provisions of this section and the provisions and guidelines of Part 6 (general provisions) and Part 7 (streetscape provisions) have been satisfied.

SPECIAL REQUIREMENTS: **30 Old Sackville Road**

6. Notwithstanding Part 14 Section 3, the property identified as 30 Old Sackville Road (PID# 40010241) shall be subject a minimum lot area of 558 m² (6,000 sq ft), if subdivided, rather than required 929m² (10,000 sq ft). In addition, PID# 40010241 shall not be subject to the minimum landscape setback requirement of **4.6 m (15ft)** but shall be subject all other applicable provisions of this Bylaw. **(RC-Sep 5/06;E-Oct 7/06)**

SPECIAL REQUIREMENTS: **Multiple Unit Dwellings**

7. Notwithstanding the provisions of Part 14, where any multiple unit dwelling is **permitted (NWCC-Sep 12/06;E-Sep 29/06)**, the following shall apply:

(1) Amenity space shall be set aside for recreational purposes such as common recreational areas, play areas, recreational rooms, roof decks, swimming pools, courtyards, gardens, patios and tennis courts and clearly identified on plans submitted for a Development Permit. The amenity space shall be provided based on the type of residential unit as follows:

(a)	**One Bedroom/Bachelor:**	**18.6 sq m (200 sq ft)**
(b)	**Two Bedroom:**	**53.4 sq m (575 sq ft)**
(c)	**Three Bedroom:**	**88.2 sq m (950 sq ft)**
(d)	**Four or more Bedroom:**	**123.1 sq m (1,325 sq ft)**

For the purposes of determining amenity space, one bedroom plus den/office units shall be considered to be a two-bedroom unit, two bedroom plus den/office units shall be considered to be a three-bedroom unit and so on. (NWCC-Sep 12/06;E-Sep 29/06)

SITE PLAN APPROVAL: **Outdoor Display Court**

8. **No development permit shall be issued within the Pinehill/Cobequid Zone (PC) for an outdoor display court prior to the Development Office granting Site Plan Approval. Applications for site plan approval shall be in the form specified in Appendix A. All applications shall be accompanied by a plan or sketch of sufficient detail to address all of the matters identified in this Section. (RC-Sep 5/06;E-Oct 7/06)**

9. **In addition to any other applicable requirements found elsewhere in this By-law, the following requirements shall apply to all uses subject to site plan approval:**

1. **Location of Building and Structures: Main buildings shall be positioned on the site as the primary feature and outdoor display areas and parking lots shall be secondary with the exception of the limited front yard display described below.**
2. **Location of Outdoor Display Area: The outdoor display area shall be positioned on the site in such a way to minimize public view of the entire product on display. Front yard display shall be permitted to showcase select vehicles provided it is achieved in a creative and attractive manner.**
3. **Location of Walkways and Pedestrian Access: Walkways shall be provided along the front facade of the buildings and to the entrance of the buildings.**
4. **Location of Outdoor Lighting: Lighting shall be directed to driveways, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings. Lighting shall be permitted for the outdoor display area for the purpose of safety and security and shall not be permitted for night time display of product or merchandise.**
5. **Location of Service Bays: Service bays shall be located in such a way to ensure they are not visible from Sackville Drive for all new buildings and major renovations/additions. Features such as but not limited to architectural treatments, landscaping, and fencing may be utilized to achieve this provision. (RC-Sep 5/06;E-Oct 7/06)**

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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