

MIXED-USE FOR SALE

875 Main Street

Mixed-Use - For Sale

875 Main Street, Dartmouth, NS B2W 3V2

kw COMMERCIAL
ADVISORS®

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875 MAIN STREET

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Nova Scotia

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1160 Bedford Highway, Suite 100
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SECTION I
PROPERTY OVERVIEW

EXECUTIVE SUMMARY

875 MAIN STREET



OFFERING SUMMARY

| | |
|------------------------|--|
| PID #: | 00619742 |
| PROPERTY TYPE: | Mixed-Use Commercial/Industrial |
| BUILDING SIZE: | 10,458 SF |
| DIMENSIONS: | 70' x 120' |
| YEAR BUILT: | 2015 |
| LOADING: | 3 - 10' x 10' Grade level |
| LOT SIZE: | Approx. 74,494 SF |
| CEILING HEIGHT: | 11' Clear (warehouse) |
| PARKING: | 20+ Vehicles |
| ZONING: | C-4 (Highway Commercial) |
| ASSESSED VALUE: | \$1,767,900.00 (Commercial Taxable 2025) |
| LIST PRICE: | \$2,350,000 |

PROPERTY OVERVIEW

- Main 2 level office area that is fully improved with finished offices with an open warehouse area across the back of the premises
- Geothermal heating system with forced air duct system
- 400 Amp / 3 Phase power
- 2 x Drilled wells
- Attic/storage mezzanine of approx. 5,000 SF
- Mostly above grade and sloping down from the rear boundary line

LOCATION OVERVIEW

The property is located on a primary traffic artery in the community of Westphal on a high profile site with exposure to over 35,000 vehicles daily. 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.

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BUILDING OVERVIEW

875 MAIN STREET



BUILDING SPECIFICATIONS

| | |
|---------------------|---|
| PID: | 00619742 |
| Property Type: | Mixed-Use Commercial / Industrial |
| Year Built: | 2015 |
| Building Size: | 70' x 120' |
| Construction Style: | ICF (Insulated Concrete Forms) |
| Exterior: | Stone composite |
| Interior: | Gyrock & wood |
| Roof: | Metal (long lasting) |
| Heating & Cooling: | Geothermal heating system with forced air duct system |
| Fuel Type: | Electric |
| Electrical: | 400 amp / 3 phase |
| Hot Water System: | Electric |
| Ceiling Height: | 11' Clear (warehouse) |
| Loading: | 3 - 10' x 10' Grade level loading |
| Storage: | Attic storage mezzanine of approximately 5,000 SF |
| Lot Size: | Approx. 74,494 SF |
| Site Dimensions: | 200' x 358' x 273' x 207' x 141' x 195' |
| Parking: | 20+ Vehicles |
| Zoning: | C-4 (Highway Commercial) |
| Lot Features: | Mostly above grade and sloping down from the rear boundary line Great exposure to over 35,000 vehicles daily |
| List Price: | \$2,350,000 |



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PROPERTY PHOTOS

875 MAIN STREET



PROPERTY PHOTOS

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Unit 2



Unit 3

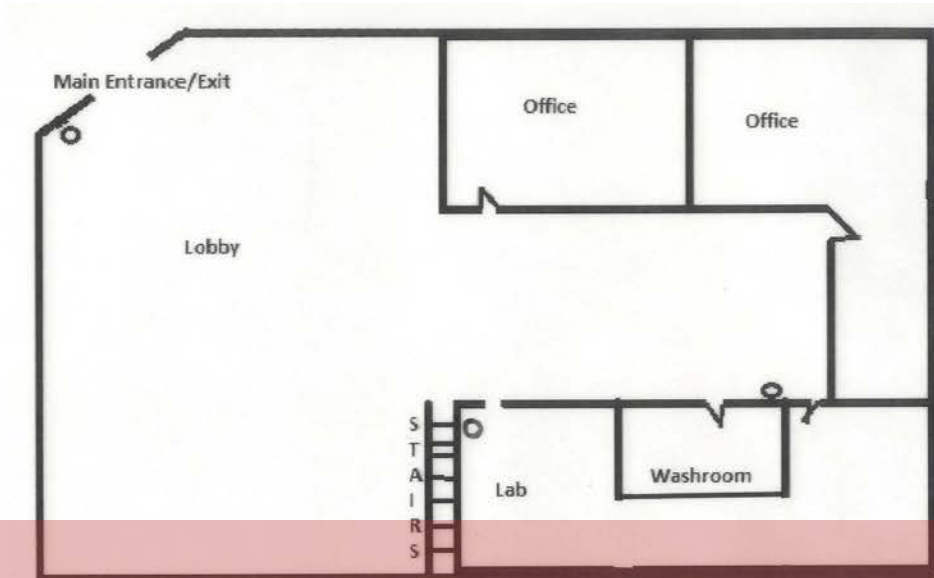


Unit 4

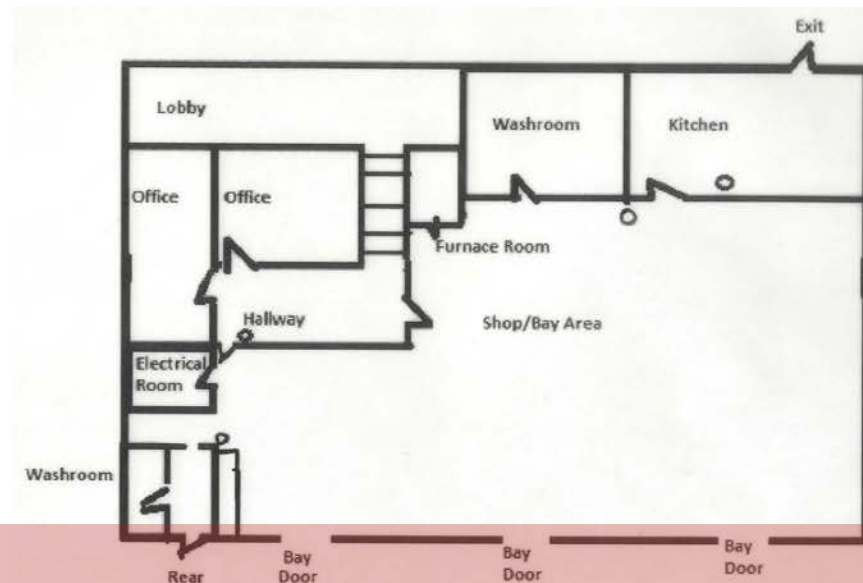


FLOOR PLANS

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Level 1 - Main Entry



Level 2 - Main Entry

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Lakeland Plant World

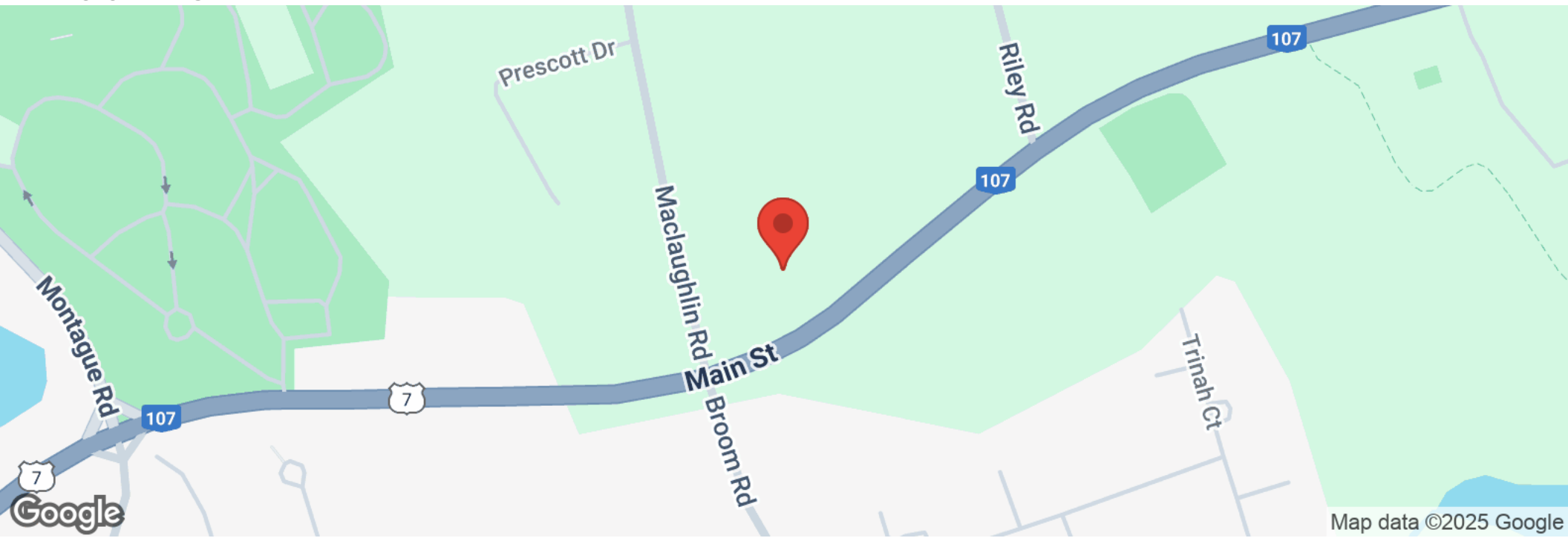


SECTION II

LOCATION OVERVIEW

LOCATION MAPS

875 MAIN STREET



BUSINESS MAP

875 MAIN STREET



Karen's Recycling Ltd

SCOTIA SURPLUS

TP Tasty Pizza

Lakeland Plant World

Spice Hub Indian Kitchen

The Opus Cafe & Catering

HALIFAX 30 MINUTE

Tim Hortons

NEEDS

MARINE

SUNSET ACRES

PART 18: C-4 (HIGHWAY COMMERCIAL) ZONE

18.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

Commercial Uses

- Retail stores;
- Food stores;
- Service and personal service shops;
- Banks and financial institutions;
- Restaurants;
- Outdoor display courts;
- Hotels, motels and motor inns;
- Indoor commercial recreation uses;
- Funeral establishments;
- Service stations;
- Taxi and bus depots;
- Parking lots;
- Greenhouses and nurseries;
- Veterinary hospitals and kennels;
- Re-cycling depots.
- Car Washes (HEMCC-Oct. 2/14; E-Nov 1/14)**
- Offices (RC-Aug 14/18; E-Sep 15/18)**
- Short-term rentals (RC-Feb 21/23;E-Sep 1/23)**
- Short-term bedroom rentals (RC-Feb 21/23;E-Sep 1/23)**

Commercial Uses permitted only on lands identified in Appendix “F”

- Automotive Repair
- Self-storage facility
- Warehousing, displaying, wholesaling and retailing of building materials, products or related machinery and equipment
(RC-Aug 14/18; E-Sep 15/18)

Community Uses

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

Residential Uses

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

| | |
|---------------------------------|---|
| Minimum Lot Area: | central services - 10,000 square feet (929.0 m ²) on-site services - 20,000 square feet (1858.1 m ²) |
| Minimum Frontage: | 150 feet (45.7 m) |
| Minimum Front or Flankage Yard | 30 feet (9.1 m) |
| Minimum Rear or Side Yard | 15 feet (4.6 m) |
| Maximum Height of Main Building | 35 feet (10.7 m) |
| Maximum Lot Coverage | 50 percent |

18.2A C-4 ZONE REQUIREMENTS: APPENDIX “F” (RC-Aug 14/18; E-Sep 15/18)

Notwithstanding Section 18.2, where C-4 uses are permitted on lands identified in Appendix “F”, no development permit shall be issued except in conformity with the following:

| | |
|------------------------------------|-----------------------|
| Minimum Front or Flankage Yard | 9.1 metres (30 feet) |
| Minimum Rear or Side Yard | 6.1 metres (20 feet) |
| Minimum Distance Between Buildings | 3.6 metres (12 feet) |
| Maximum Building Height | 10.7 metres (35 feet) |
| Maximum Lot Coverage | 50 percent |

18.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

- (a) No commercial buildings in any C-4 Zone shall exceed ten thousand (10,000) square feet (929 m²) of gross floor area.
- (b) Notwithstanding Subsection 18.3 (a), commercial buildings located on lands identified in Appendix “F” may exceed 929 square metres (10,000 square feet) of gross floor area, provided that the development meets the requirements of Section 18.2A. **(RC-Aug 14/18; E-Sep 15/18)**

18.4 OTHER REQUIREMENTS: OPEN STORAGE AND DISPLAY

Where any portion of any lot in any C-4 Zone is to be used for open storage or outdoor display, the following shall apply:

- (a) Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any required front yard.
- (c) No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential zone or community uses zone, except where a fence or other visual barrier is provided.



SECTION III
CONTACT INFORMATION

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