

FOR LEASE

526B East River Road, New Glasgow, N.S.



ROI Group

Commercial Real Estate Advisors

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UNIT/LOCATION OVERVIEW

Located off East River Road which features the highest traffic counts in the Town at over 15,000 +/- vehicles daily. The end-cap unit is located within a professional services strip with access from East River Road and Granville Street. Paved parking available beside and at the rear of the center.

The unit was previously occupied by a pharmacy for many years and is available to be re-purposed for a variety of uses under C2 zoning. Interior finish includes quarry tile and laminate flooring, painted gyproc walls & ceilings. Two piece washroom.

Lease Rate	\$ 18.00 sq ft.
Cam & Tax	TBA
Unit Area	1,500 sq ft.
HVAC	Heat Pump
Occupancy	TBA

For More Information Contact

Peter Constable

902.753.7009

peter@roicommercialgroup.com

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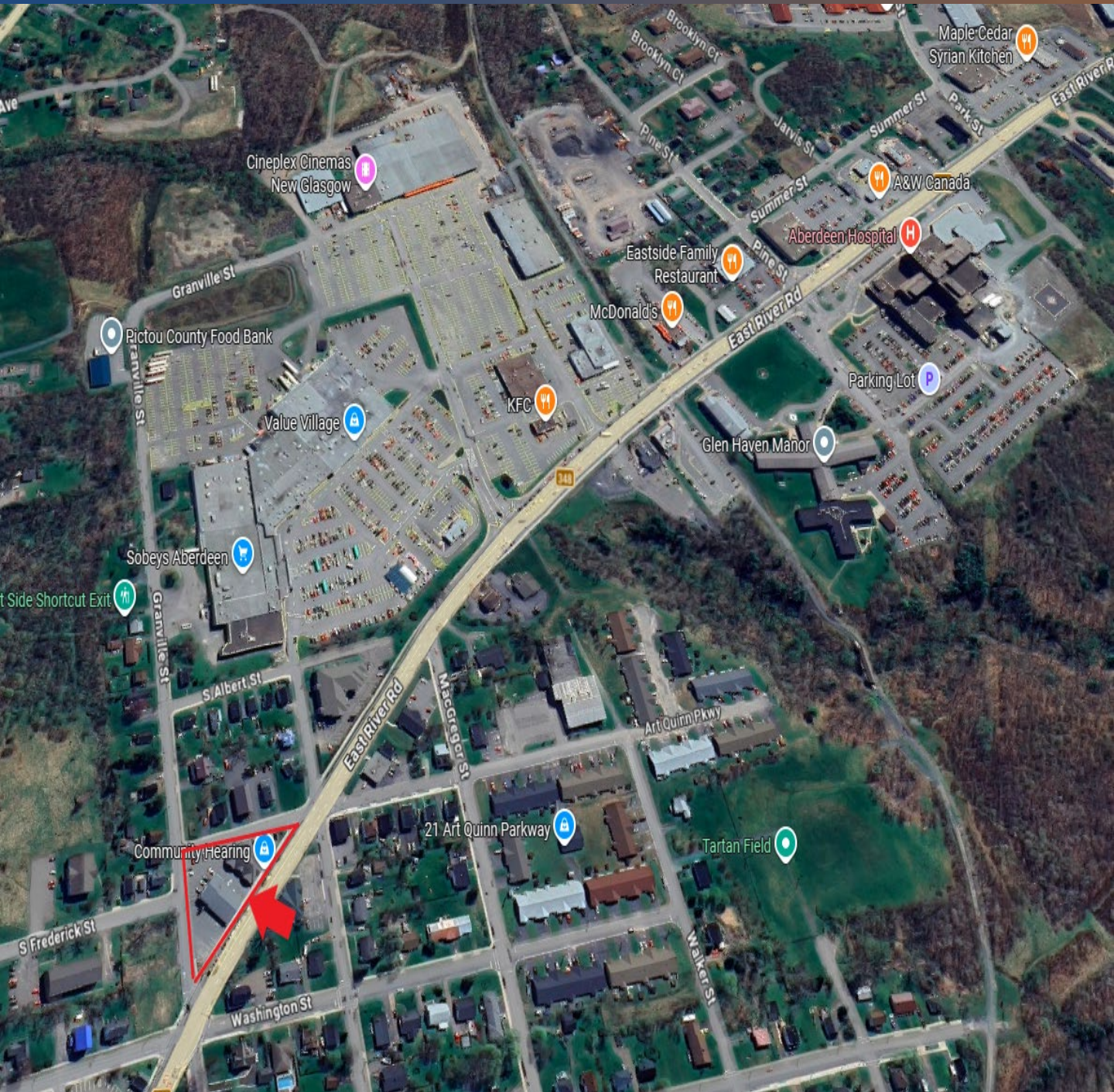
Location Map



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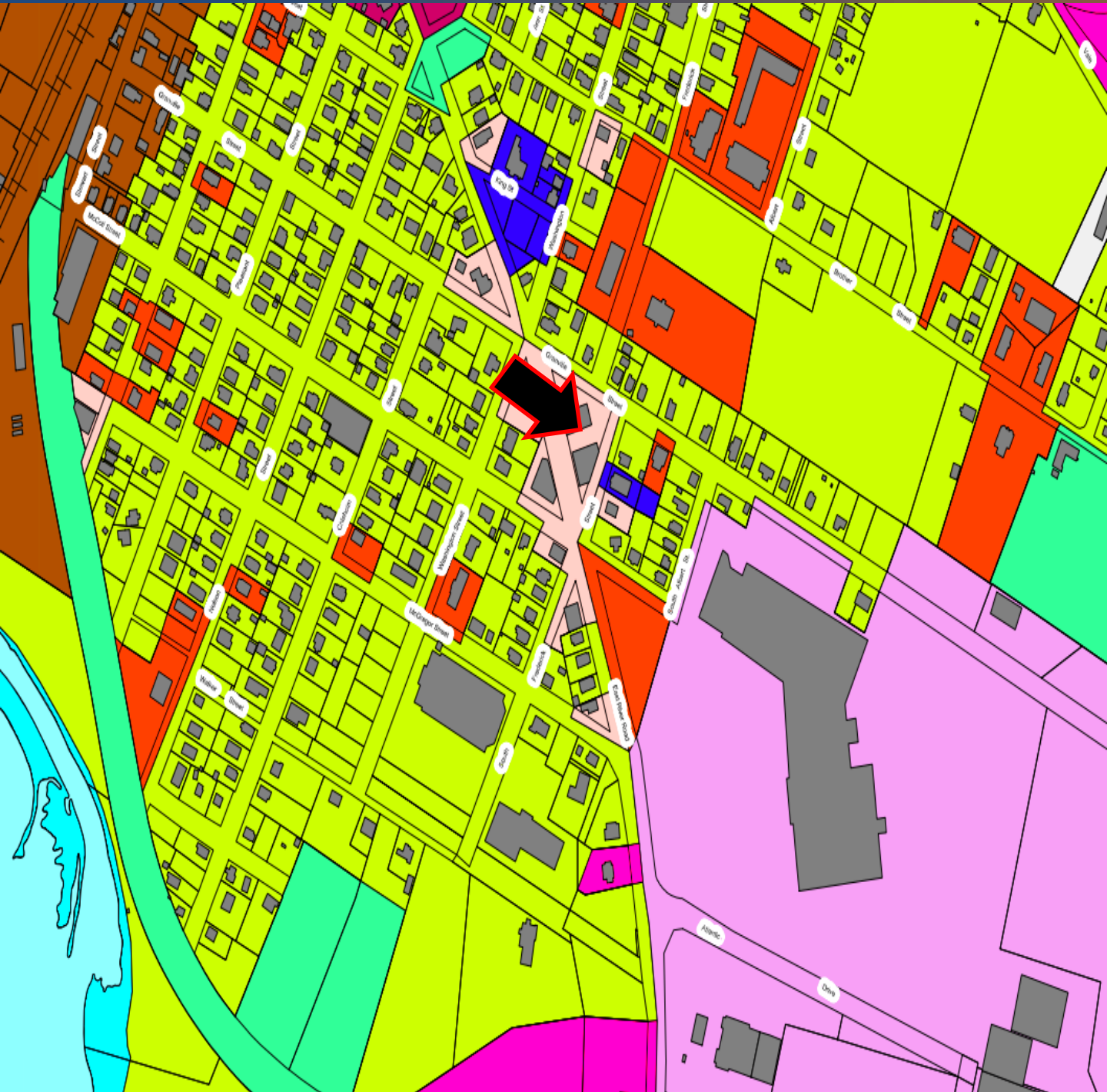
Aerial Photograph



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Zoning Map



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Zoning Regulations

42. Neighbourhood Commercial (C2) Zone

42.1. Permitted Uses

42.1.1. As-of-Right

a. Commercial Uses

- i. Clinics and medical Offices
- ii. Convenience Stores
- iii. Personal Service establishments
- iv. Offices
- v. postal outlets
- vi. professional Offices
- vii. Service and Repair Shops (excluding automotive and small engine repair)
- viii. Rental Shops
- ix. variety stores

b. Non-Commercial Uses

- i. residential Uses in Commercial Buildings to a maximum of two units
- ii. any Use permitted in the Residential Two Unit (R2) Zone subject to Zone requirements

42.1.2. Development Agreement

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

42.1.3. 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 Policies IM-23 through IM-30.

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42.2. Standard Requirements

42.2.1. Lot, Yard and Height

Table 20 - Neighbourhood Commercial (C2) Zone Requirements

Minimum Lot Area	212 m ² (7,500 ft ²)
Minimum Lot Frontage	22.9 m (75 ft)
Minimum Front Yard	6.1 m (20 ft)
Minimum Rear Yard	6.1 m (20 ft)
Minimum Side Yard	4.6 m (15 ft)
Minimum Side Yard (Flankage)	4.6 m (15 ft)
Maximum Building Floor Area	42 m ² (1,500 ft ²)

42.2.2. Municipal Services

Development Permits shall be issued only where municipal water and sewer servicing is available.

42.2.3. Garden Plots

Public lands may be used for flower gardens 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.

42.3. Additional Requirements

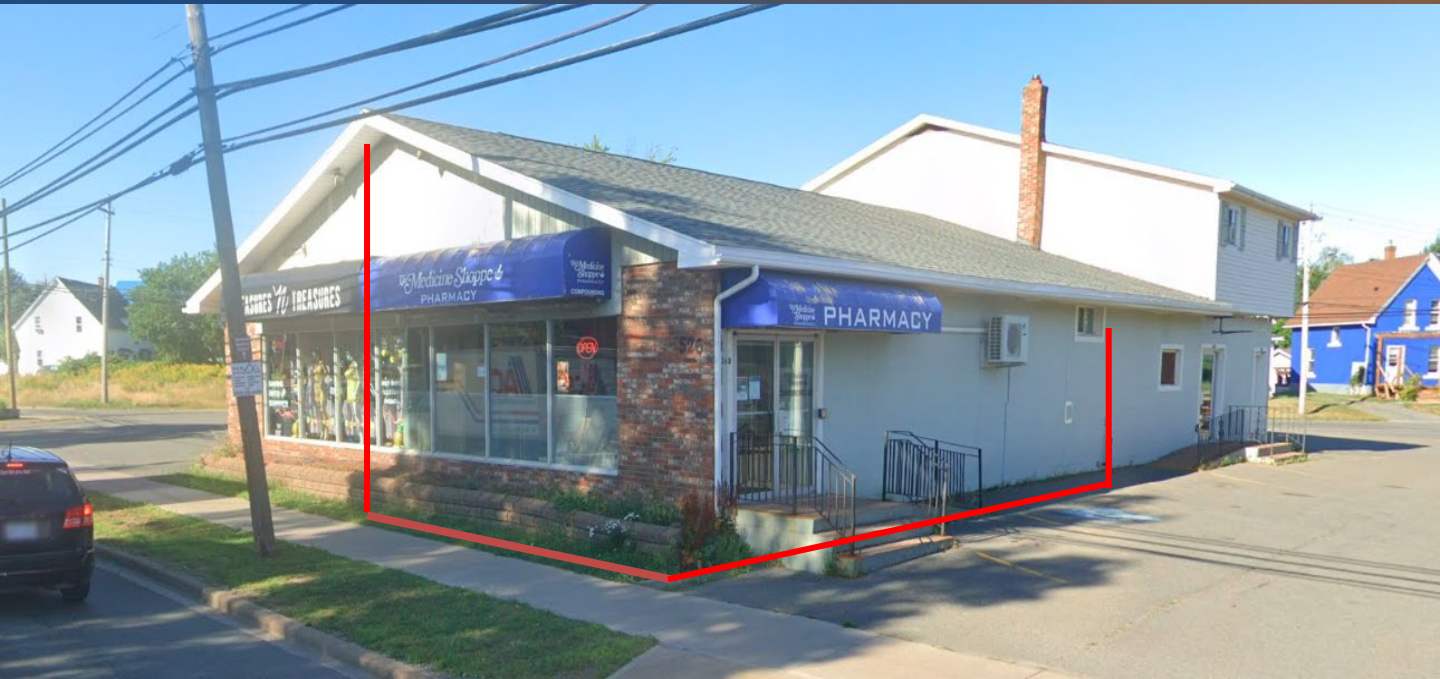
42.3.1. Buffering

Parking and/or Loading Spaces, including driveways and access, shall be prohibited in the required Yards except where a Fence, Berm, or Landscaping forms an opaque visual buffer a minimum of 1.8 metres (6 feet) in height and 1.8 metres (6 feet) in depth.

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Northeast View



Southeast View



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Side Parking



Rear Parking



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Front Section



Rear Section



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Workspace



Work Area/Kitchen



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Private Office



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