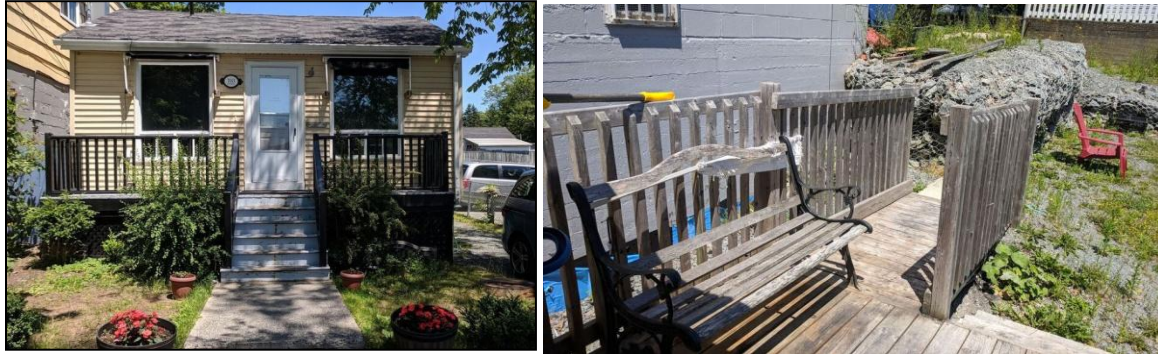


FOR SALE - North End

Commercial Building 3555 Robie



PROPERTY DETAILS

Property Type:	Commercial property with two separate units and electrical meters and up to code commercial fire separation between the units. In 2013 the lower level was fully renovated with 8' clear ceilings and ample natural light. Lower level currently used as a cheese production facility with production and packing room, cooled drying room, office, storage and full bathroom.
Lot & Building Size:	3,135. sq.ft. & 1,800 sq.ft.
Zoning:	C 2-A Minor Commercial
Current Use:	Former bakery/café on main level & cheese manufacturer on lower level
Selling Price:	\$450,000
Site Information:	Located between two busy restaurants with 3-4 on-site parking stalls.

**BROKERS
PROTECTED –
please contact**

Bart Henneberry, CPA, CMA, MBA
Cell: 902.830.2117
www.signatureproperties.ca

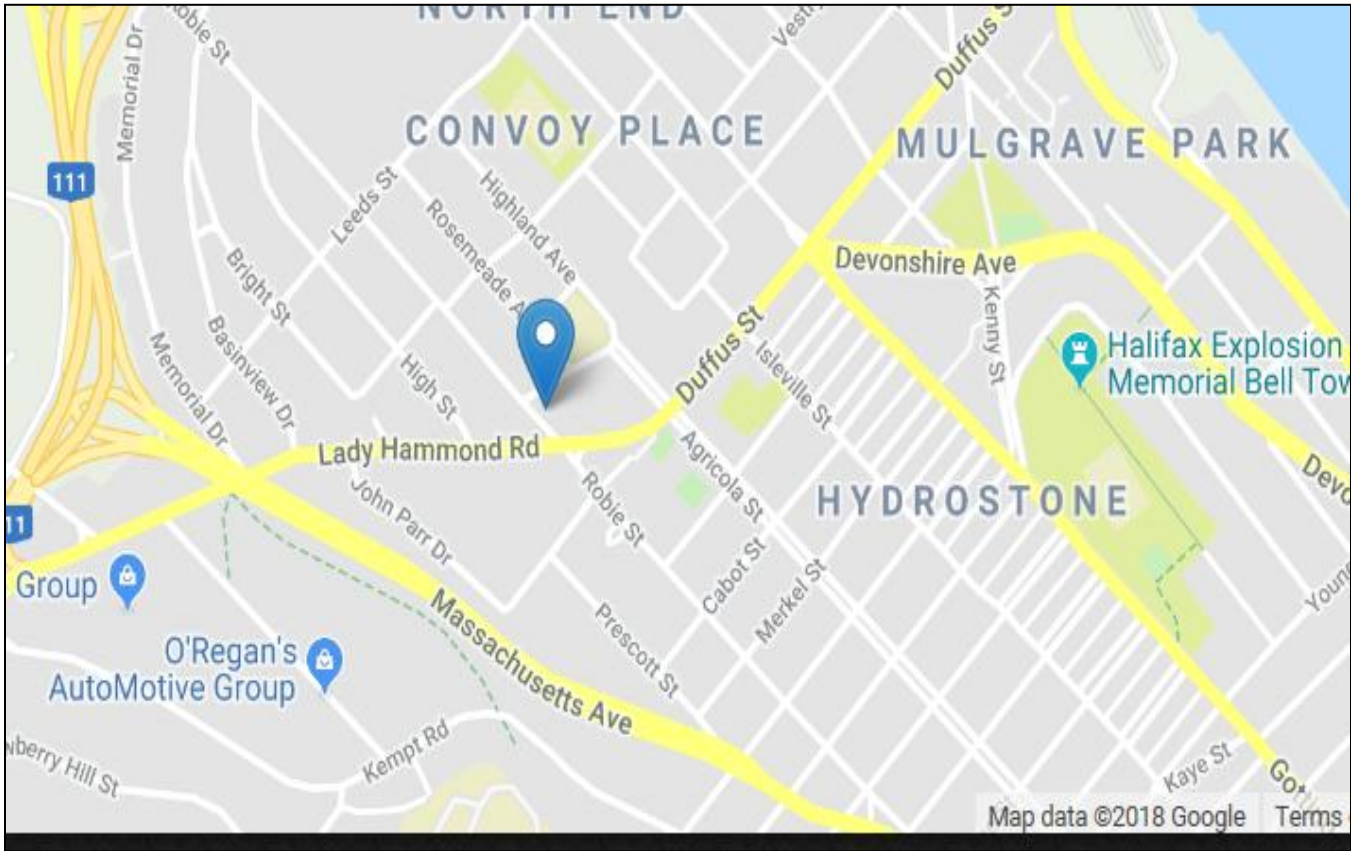
Signature Commercial Realty
160 – 205 Bluewater Road. Bedford, NS B4B 1H1
bhenneberry@signatureproperties.ca



North End, Commercial Building - For Sale

Map/Overview

Located adjacent to two popular restaurants, the property represents an excellent opportunity for a variety of commercial uses. The immediate surrounding area provides ample free street parking for customers and employees. The building offers signage/promotional options with excellent exposure from the corner of Lady Hammond Road and Robie Street.



Building Upgrades & Renovations

General:

- Handicap accessible main level ramp and ility including upper level washroom and rear entry ramp
- All electrical and plumbing services upgraded to commercial standard
- Separation of services between the two levels with 100 amp electrical panels and separate power meters
- Separate water shut off for each level
- Dedicated entrance constructed for lower level
- External concrete cylinder installed to comply with HWC monitoring and water testing requirements
- New gabion retaining walls constructed to provide parking for 3 cars at rear of building

Lower Level:

- 2013 newly constructed lower level including: excavation of basement to 8 foot finished height with separate entrance and utility services
- Upgraded insulation with spray foam throughout
- Special plumbing, drainage and coved concrete flooring installed to secure approval for a cheese manufacturing facility. Facility would exceed or meet requirements for most food processing applications.
- Insulated cold storage room equipped with a refrigeration system
- HRV system with heat pump and two mini-split air conditioners
- Bathroom with shower
- Large egress fire escape window

Pictures



Pictures



Site Plan



Zoning

Some excerpts from the Halifax Land Use By-Law C-2A Minor Commercial Zone:

38A(1) The following uses shall be permitted in any C-2A Zone:

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3 and C-1 uses;
- (b) stores for the purpose of retail trade and rental excepting: (i) motor vehicle dealers;
- (ii) motor vehicle repair shops which such shops are not primarily engaged in providing service station facilities; and
- (iii) adult entertainment uses
- (c) radio, television, and electrical appliance repair shops; (d) watch and jewellery repair shops;
- (e) a store for the purpose of personal service including shoe repair shops, barber and beauty shops, dry cleaners, self- service laundries, funeral services, and excepting massage parlours, adult entertainment uses and amusement centres;
- (f) (Deleted); (g) a motion picture theatre; (h) a service station;
- (i) offices; (j) a bank and other financial institutions; (k) a restaurant;
- (l) community facilities;
- (la) billboards not to exceed twenty-eight square meters (28m²) in area and not to extend more than eight meters (8m) above the mean grade on which it is situated;
- (lb) commercial recreation use
- (lc) recycling depots, bingo hall, pool hall and motor vehicle repair shops in the "Mainland South Area" excluding: (i) auto body shops; and
- (ii) those engaged in the repair of trucks or other vehicles in excess of a gross weight of 6,000 pounds.
- (ld) Motor Vehicle Sales in the Bedford Highway area (ld) day care facility (RC-Mar 3/09;E-Mar 21/09) (m) any use accessory to any of the foregoing uses.

Zoning Continued

SETBACKS FROM RESIDENTIAL ZONES

38E(1) Any building used for C-1 or C-2A purposes in a C-2A zone shall be set back a minimum of 20 feet from a rear lot line and 12 feet from a side lot line where such lot line abuts a residential zone.

LANDSCAPING ALONG STREET LINE

38E(2) Any C-1 or C-2A use in a C-2A Zone shall provide a minimum 4 foot strip of landscaped open space, raised or otherwise protected, along that part of the street line not required for the curb cut or pedestrian entrance.