

— SACKVILLE —  
**REDEVELOPMENT OPPORTUNITY**

REDEVELOPMENT SITE FOR SALE

103-115 SACKVILLE DRIVE



THE THOMAS GROUP  
REAL ESTATE



Amy Thomas | amythomas@royallepage.ca | 902-237-5063

# PROPERTY SUMMARY

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103-115 SACKVILLE DRIVE



## PROPERTY SUMMARY

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PID:	40009995 & 40875601
Development Density:	198 UNITS
# Stories:	5
Buildable Sq.Ft.	151,125
Unit Mix:	156 X 1 BDR; 37 X 2 BDR; 5 X 3 BDR
Average Unit Size:	BUILDING A: 645.8 F <sup>2</sup> BUILDING B: 619.9 F <sup>2</sup>
Proposed Parking:	182 MOTOR VEHICLE + 97 BICYCLE
Lot Size:	~4.1 ACRES
Site Services:	FULLY SERVICED
Zoning:	PC ZONE
Assessed Value:	\$3,814,000
Offering Price:	UNPRICED; CONTACT LISTING AGENT FOR GUIDE PRICING.
Vacancy	CURRENTLY A TENANT IN PLACE. FINANCIALS AVAILABLE UPON EXECU- TION OF A NDA.

## PROPERTY OVERVIEW

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103 & 115 Sackville Drive, Lower Sackville, is an ideal size for any developer looking to capitalize on a prime redevelopment opportunity in one of HRM's booming regions. A planning assessment from a local architecture firm is included in the sale, and confirms that the property can house 198 units in two buildings, over 151,125 buildable sq. ft. featuring two 5-storey multi-unit buildings, each featuring an underground parking garage, making it an excellent investment opportunity in the current market. With population growth at an all-time high in Nova Scotia, this property presents a lucrative chance for developers to meet the increasing demand for residential housing in a rapidly expanding community.

## LOCATION OVERVIEW

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Lower Sackville is experiencing significant population and business growth, making it an excellent area for redevelopment. The community's population has been steadily increasing, driven by its attractive suburban lifestyle, affordability, and proximity to Halifax. This growth has spurred a surge in local businesses, from retail shops and restaurants to professional services and healthcare facilities, creating a dynamic economic environment. The expanding infrastructure and amenities cater to the needs of a growing population, enhancing the area's appeal to both residents and investors.

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\* BORDER IS APPROXIMATE



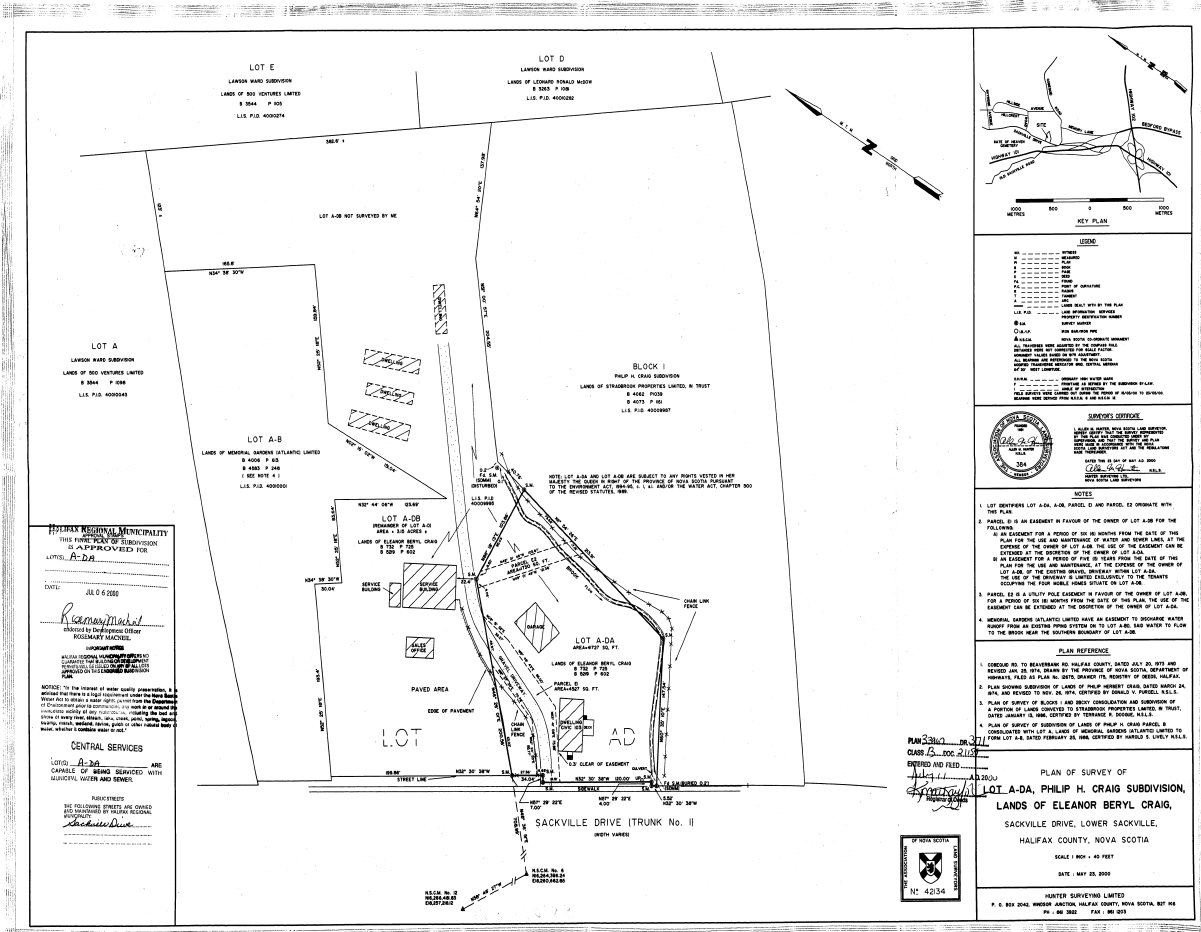
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### PLAN OF SURVEY

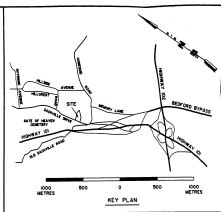


**HALIFAX REGIONAL MUNICIPALITY**  
THIS PLAN IS A PLAN OF SUBDIVISION OF LAND APPROVED FOR LOT A-D-A

*Richard M. ...*  
MUNICIPAL ENGINEER

**NOTICE:** TO THE OWNER OF THIS SUBDIVISION, AND TO THE REGISTRAR, THAT THIS PLAN IS A PLAN OF SUBDIVISION OF LAND APPROVED FOR LOT A-D-A. THE REGISTRAR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN. THE REGISTRAR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAN.

**CENTRAL SERVICES**  
ARE AVAILABLE TO BEING SERVICED WITH MUNICIPAL WATER AND SEWER.



LEGEND	
1	Proposed Easement
2	Proposed Right-of-Way
3	Proposed Servient Tenement
4	Proposed Dominant Tenement
5	Proposed Right-of-Way
6	Proposed Easement
7	Proposed Right-of-Way
8	Proposed Easement
9	Proposed Right-of-Way
10	Proposed Easement
11	Proposed Right-of-Way
12	Proposed Easement

**SEVERAL CERTIFICATE**  
I, the undersigned, being duly sworn, depose and say that the within and foregoing is a true and correct copy of the Plan of Survey as shown to me by the Surveyor and as the same appears in the files of the Registrar of the Department of Municipal Affairs and Planning, Halifax Regional Municipality, Nova Scotia.

*[Signature]*  
REGISTRAR

**NOTES**

1. LOT A-D-A IS A UTILITY POLE EASEMENT IN FAVOR OF THE OWNER OF LOT A-D.
2. PARCEL B IS AN EASEMENT IN FAVOR OF THE OWNER OF LOT A-B FOR THE USE AND MAINTENANCE OF WATER AND SEWER LINES AT THE DISCRETION OF THE OWNER OF LOT A-B.
3. PARCEL C IS AN EASEMENT IN FAVOR OF THE OWNER OF LOT A-D FOR THE USE AND MAINTENANCE OF WATER AND SEWER LINES AT THE DISCRETION OF THE OWNER OF LOT A-D.
4. PARCEL D IS A UTILITY POLE EASEMENT IN FAVOR OF THE OWNER OF LOT A-D FOR THE USE AND MAINTENANCE OF WATER AND SEWER LINES AT THE DISCRETION OF THE OWNER OF LOT A-D.

**PLAN REFERENCE**

1. REFERENCE IS MADE TO THE PLAN OF SUBDIVISION OF LAND OF PHILIP H. CRAIG, DATED MARCH 24, 1983, AS RECORDED IN THE REGISTER OF DEEDS, HALIFAX REGIONAL MUNICIPALITY, NOVIA SCOTIA.
2. PLAN OF SURVEY OF BLOCK 1 AND BEING CONSOLIDATION AND SUBDIVISION OF A PORTION OF LAND CONVEYED TO THE REGISTRAR BY PHILIP H. CRAIG, DATED JANUARY 18, 1983, AS RECORDED IN THE REGISTER OF DEEDS, HALIFAX REGIONAL MUNICIPALITY, NOVIA SCOTIA.
3. PLAN OF SURVEY OF PORTION OF LAND OF PHILIP H. CRAIG, DATED JANUARY 18, 1983, AS RECORDED IN THE REGISTER OF DEEDS, HALIFAX REGIONAL MUNICIPALITY, NOVIA SCOTIA.

**PLAN OF SURVEY OF**  
**LOT A-D-A, PHILIP H. CRAIG SUBDIVISION,**  
**LANDS OF ELEANOR BERLY CRAIG,**  
**SACKVILLE DRIVE, LOWER SACKVILLE,**  
**HALIFAX COUNTY, NOVA SCOTIA**

SCALE 1 INCH = 40 FEET  
DATE: MARCH 25, 2020

HALIFAX SURVEYING LIMITED  
P. O. BOX 2046, WOODSIDE AVENUE, HALIFAX COUNTY, NOVA SCOTIA, B3P 2K4  
PH: 468-2992 FAX: 468-2993

24X 33967



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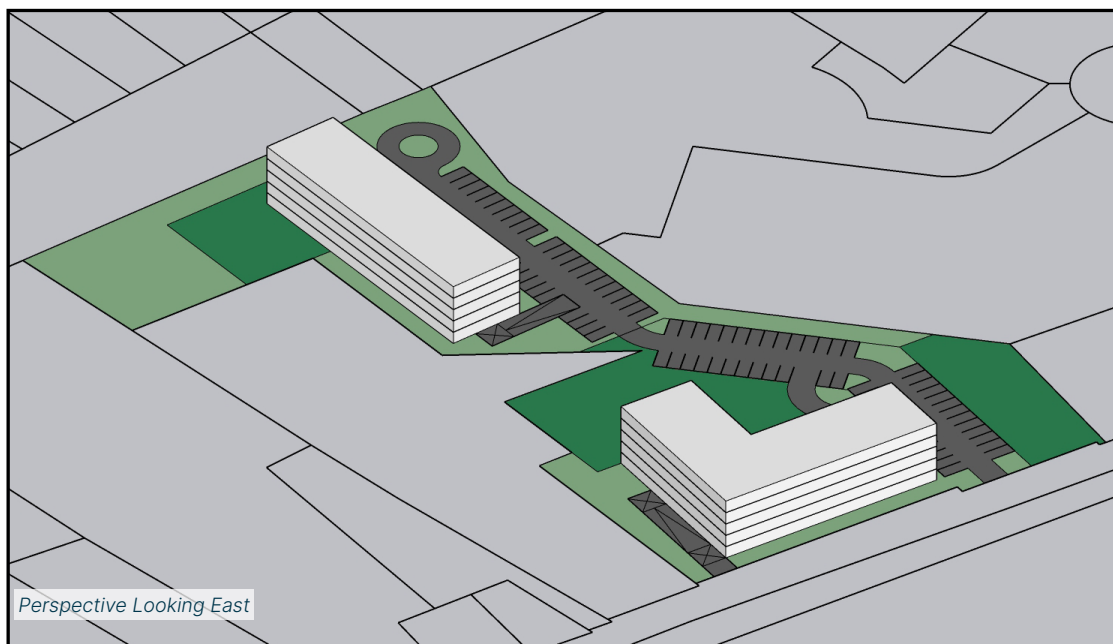
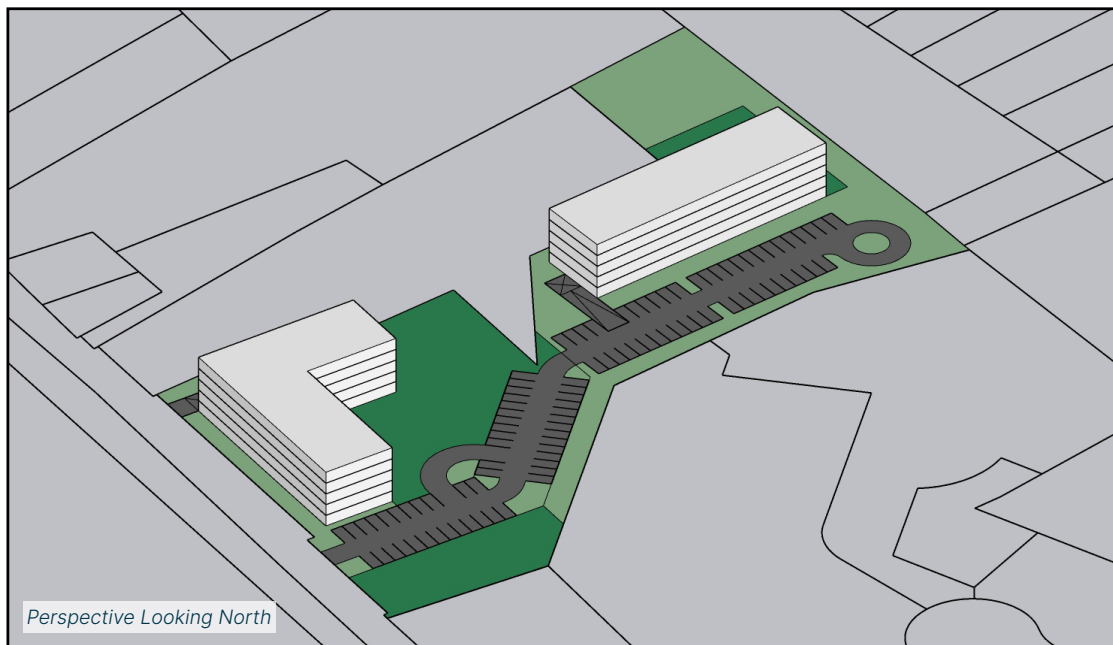


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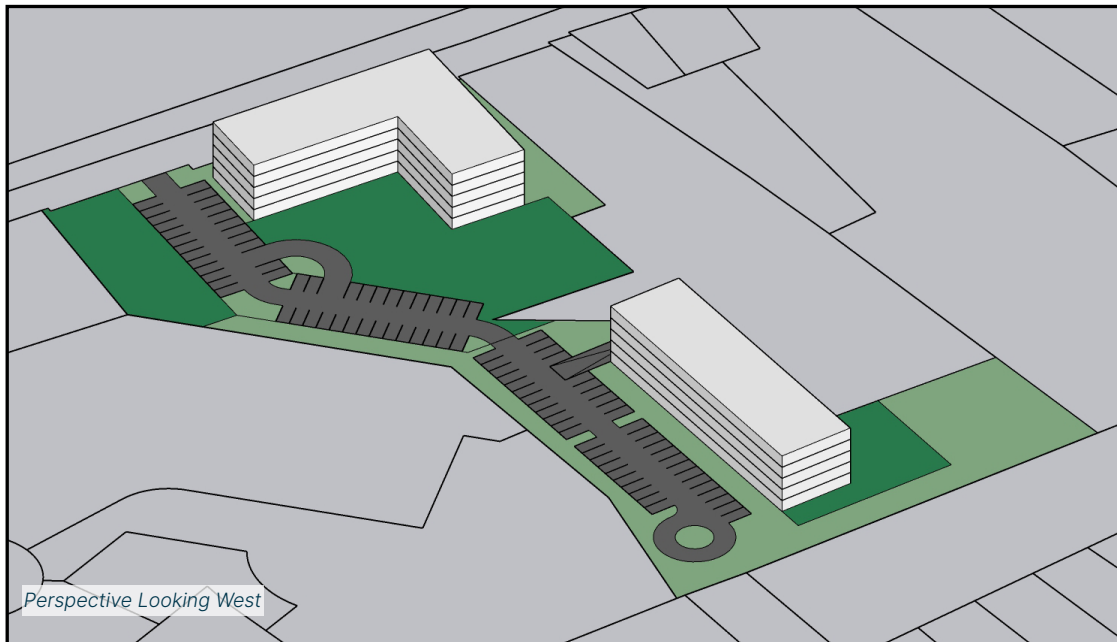
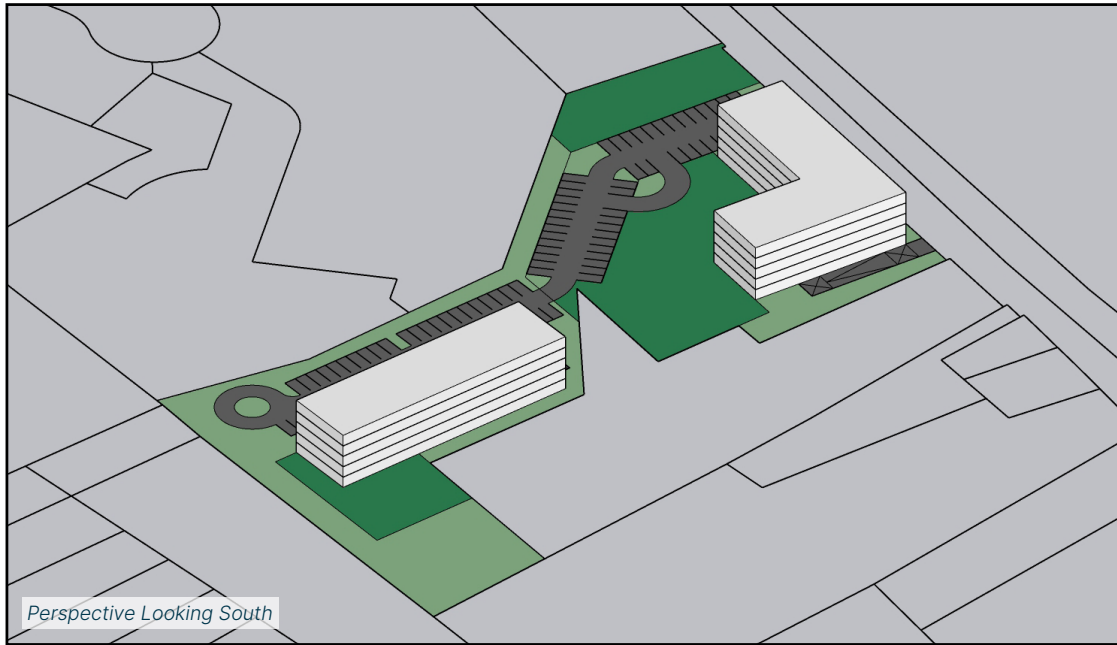
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## CONTACT



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