

FOR SALE

59 TACOMA DRIVE DARTMOUTH, NOVA SCOTIA

86 unit redevelopment site conveniently
located on Tacoma Drive



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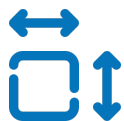


86 unit redevelopment site conveniently located on Tacoma Drive

Surrounded by new developments and sought after amenities, 59 Tacoma Drive is the ideal site for any developer looking for a project bound for success! Currently housing a single tenant industrial building, this 17,150 sq. ft. site boasts easy access from Dartmouth's busy Main Street, and is directly across from Tacoma Plaza. A yield study from a local architecture firm is included in the sale, and confirms that the property can house 86 units over 78,200+ buildable sq. ft.

The opportunity is present for the property to be sold with a short-term lease in place with the existing business, providing the purchaser rental income until redevelopment commences.

Embrace the opportunity and explore the endless potential of this thrilling redevelopment opportunity! Contact the listing agents for access to the virtual data room, which includes environmental reports and full development yield study.



17,150 sq. ft. Site



Central, Desired Location



86 Unit
Redevelopment Site

LISTING ID	10407
ADDRESS	59 Tacoma Drive
LOCATION	Dartmouth
PROPERTY TYPE	Single-tenant industrial building
ZONING	C-2
PID	00208801
LOT SIZE	17,150 sq. ft.
BUILDABLE UNITS	86 Units
BUILDABLE SQ. FT.	78,200 sq. ft.
CURRENT TENANCY	Potential for current occupant to sign short-term lease
OFFERING PRICE	Unpriced; contact listing agents for details & price guidance

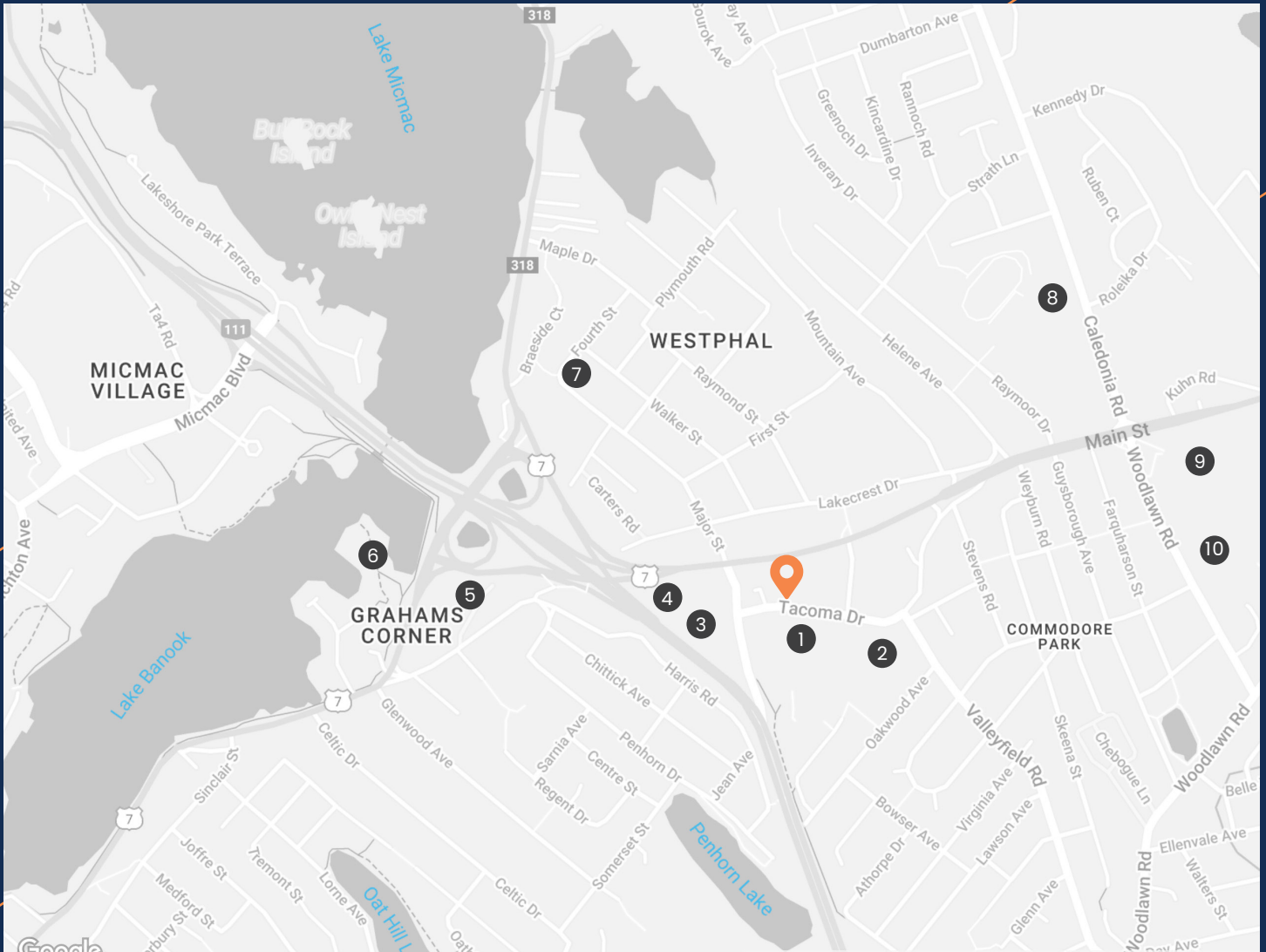


Property Highlights

- Generous 17,150 sq. ft. site
- 4,346 sq. ft. well-maintained industrial building on-site
- Yield study confirms 86 units can be built as of right over 78,200+ sq. ft.
- Current business willing to stay as short-term tenant until redevelopment
- Located adjacent to significant future residential development
- Located across the street from Tacoma Plaza, containing Sobeys, NSLC, Medical Clinic, Shoppers Drug Mart, Dollarama, RBC
- Within five minute drive to Mic Mac Mall
- Convenient and quick access to Main Street, Highway 111, and downtown Dartmouth
- Close proximity to numerous public transit routes



Surrounding Amenities



① Tacoma Plaza (Sobeys)

② Shoppers Drug Mart & Medical Centre

③ Westphal Plaza

④ Lawton's Drugs Centre

⑤ Atlantic Superstore

⑥ Kiwanis Graham Grove Park

⑦ Admiral Westphal Elementary School

⑧ Caledonia Jr High School

⑨ NSCC Akerley Campus

⑩ Woodlawn High School

Mic Mac Mall
DRIVE TIME: 4 MINUTES

Dartmouth Crossing
DRIVE TIME: 7 MINUTES

Downtown Dartmouth
DRIVE TIME: 8 MINUTES

Downtown Halifax
DRIVE TIME: 15 MINUTES





59 Tacoma Drive

Boundary lines approximate



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