

FOR SALE

291 Westville Road,
New Glasgow, N.S.



ROI Group

Commercial Real Estate Advisors

1-1305 Craigmere Drive, Halifax, N.S. B3N 0C6

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PROPERTY OVERVIEW

One of the first commercial buildings constructed on Westville Road in 1968. Functioned as a car wash for many years, more recently used for vehicle detailing and a small office rental.

Situated on 1.32 acres of prime Westville Road frontage, the property is ideal for redevelopment utilizing the existing structure or removing and starting new.

Property is adjacent to Bob Allens Auto Sales which is also currently for sale. Contact our office for more details.

ASKING PRICE

\$ 395,000

Peter Constable

902.753.7009

peter@roicommercialgroup.com

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Legal, Property Details

291 Westville Road

Owner	3222806 Nova Scotia Limited
PID #	01007905
ACCT #	01733435
Assessed Value 2025	\$ 255,500
Land Area	1.32 Acres

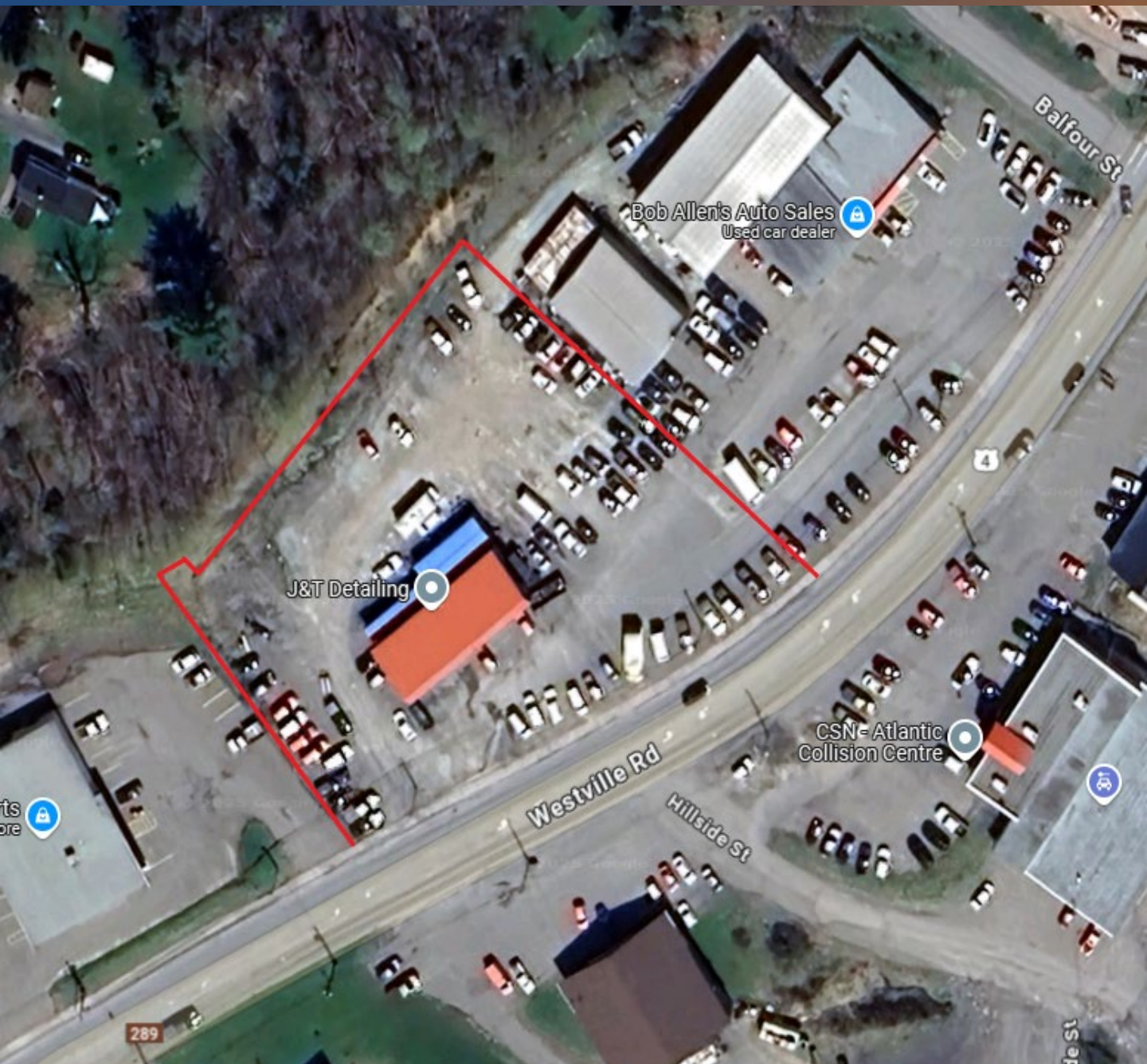
Building Specifications

Use	Automobile Detailing/Office
Effective Age	50 Years +
Building Area	2,334 sf +/-
Heating/Cooling	Oil/Forced Air
Construction	Wood/Concrete Block
Exterior	Brick
Roof	Steel
Flooring	Concrete
Electrical	200 amp c/b
Foundation	Concrete Frost Wall
Parking	Paved
Other	4 x 10' Overhead Doors

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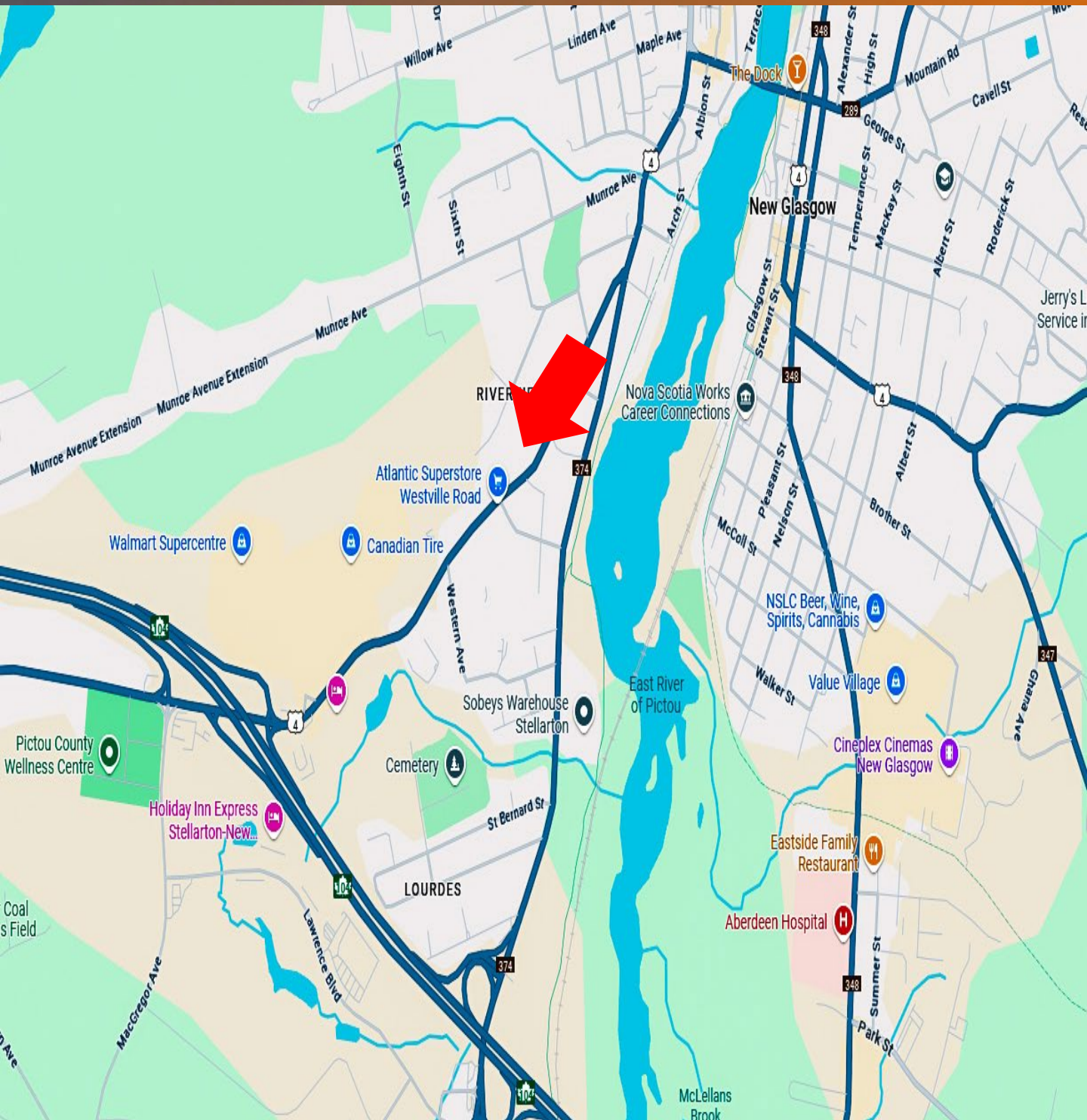
Aerial Photograph



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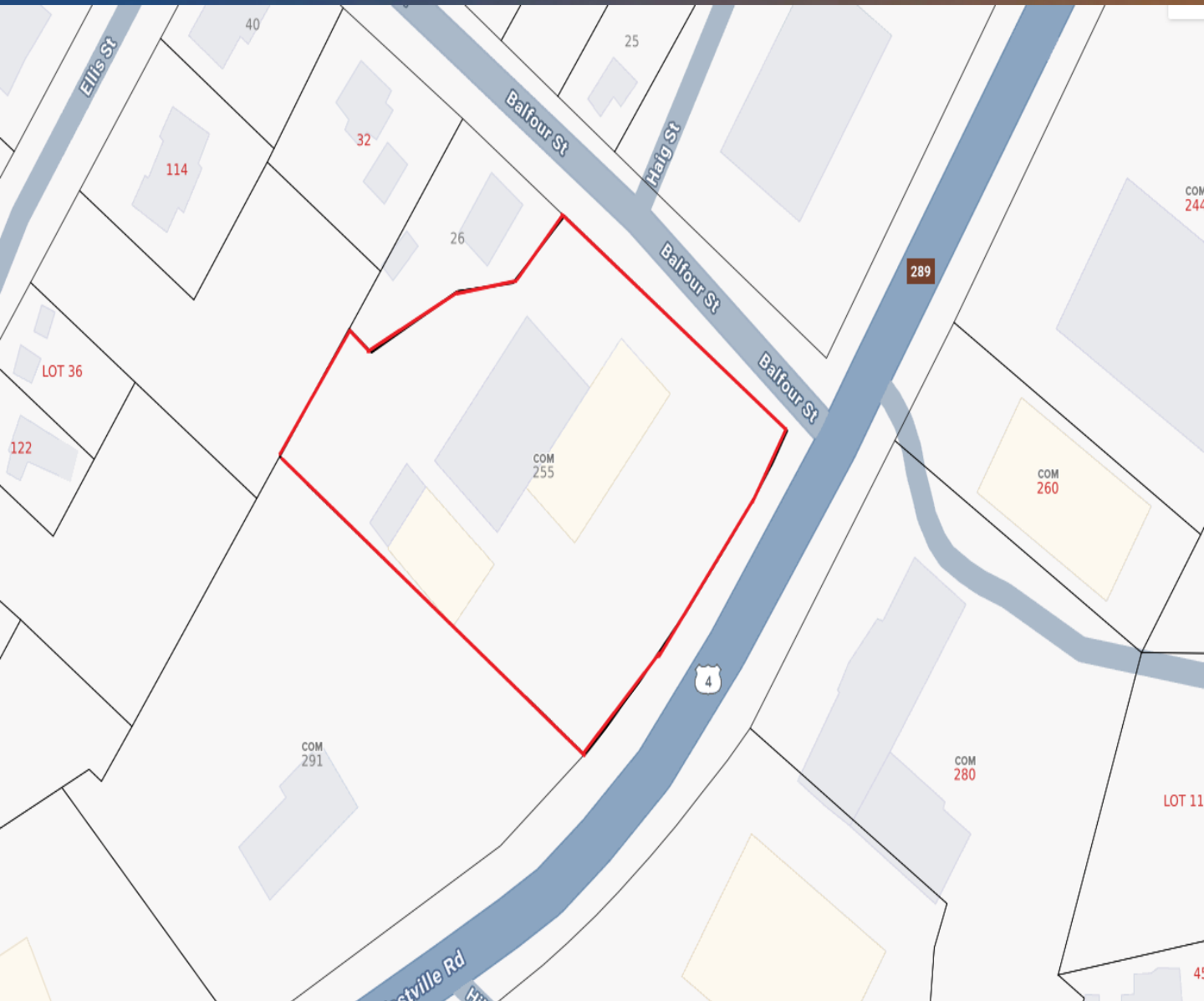


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Site Plan



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ZONING

The subject property is currently zoned Highway Commercial (C-3)

The following uses shall be permitted in the Highway Commercial (C-3) Zone:

Retail Stores including, but not limited to:

- Animal Grooming
- Assembly Uses
- Bank and Financial Institutions limited to “drive thru” banking facilities and banking machines in existing commercial uses.
- Bed and Breakfast Establishments
- Boarding Houses
- Bulk Storage Facilities
- Clinics
- Commercial Clubs
- Commercial Recreational Uses
- Commercial Uses Utilizing Heavy Equipment and/or Heavy Vehicles
- Convention Centre
- Cultural Uses
- Custom Workshops
- Daycare, Residential

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ZONING

- Department Stores
- Dressmaking - Tailoring
- Drycleaners and Laundromat Establishments
- Dry Cleaning and Laundromat Depot
- Funeral Parlours
- Industrial Services
- Hotels & Motels
- Existing Licensed Liquor Establishments
- Licensed Liquor Establishments by Development Agreement
- Offices
- Personal Services Shops
- Pharmacies
- Photography Studios
- Printing Establishments
- Private Clubs
- Recreational Facilities
- Restaurants and Associated Outdoor Cafes and Eating Areas
- New Automobile Sales and Rental Businesses
- Service and Repair Shops including Auto Repair, Autobody and Automobile
- Service Stations

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- Repair Shops including Boats, Trailers Recreational Vehicles, Garden and Nursery Products, Farming Equipment, Marine Supplies, Camping Equipment, Building Supplies, and Furniture and Wholly enclosed in a building.
- Taxi Stands
- Theatres and Cinemas
- Tourist Information Centres
- Rental Shops
- Institutional Uses Permitted in the Institutional Zoning (I)
- Residential Uses in Commercial Buildings
- Existing Residential Uses Subject to the Residential Single Dwelling (R-2) Zone Requirements
- Variety Stores
- Video Outlets/Rental Stores
- Wholesale Uses

C-3 Zone General Requirements

20,000 sq ft.

125 feet

30 feet

30 feet

15 feet

Minimum Lot Area

Minimum Lot Frontage

Minimum Front Yard

Minimum Rear Yard

Minimum Side Yard

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Rear Lands



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