

# FOR SALE

210 Willow Street,  
Truro, N.S.



## ROI Group

### Commercial Real Estate Advisors

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## PROPERTY OVERVIEW

Former Needs Convenience Store and adjacent A & W Restaurant.

Over 2,500 sf of retail use with existing drive-thru.

Approximately 720 sf of restaurant area is accessible from the retail area and via a private entrance.

Situated on 22,500 sf of paved land area, the property could be re-purposed for a variety of uses including restaurant, retail and professional services.

Located minute's from downtown and exit 13 at the Trans Canada Highway

Land use restrictions apply, please see page 20-22.

Contact broker for more information.

**ASKING PRICE**

**\$ 649,000**

**Peter Constable**

**902.753.7009**

[peter@roicommercialgroup.com](mailto:peter@roicommercialgroup.com)

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## Legal, Property Details

Ownership	Sobeys Land Holdings Limited
Owner PID #	20157119
Assessment ACCT #	00737119
Assessed Value 2026	\$ 246,500
Land Area	22,500 sf
Building Area	2,520 sf

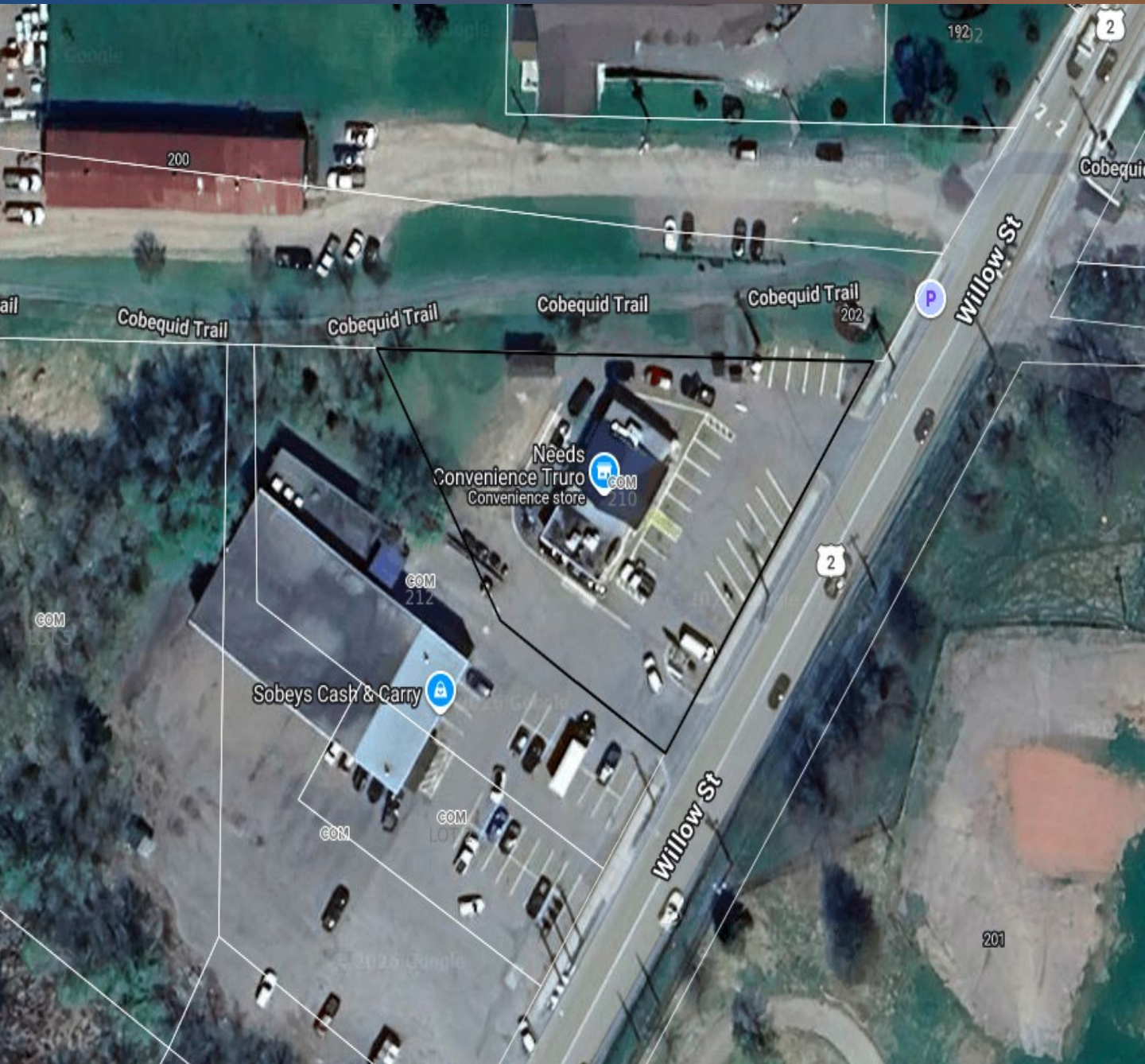
## Building Specifications Use

Effective Age	40 Years +
Heating/Cooling	Roof Mounted Heat Pumps
Construction	Wood Frame
Exterior	Brick, Stone
Roof	Asphalt Shingle
Flooring	Tile
Electrical	2 x 200 amp c/b
Foundation	Concrete Frost Wall
Parking	Paved
Other	Drive-thru

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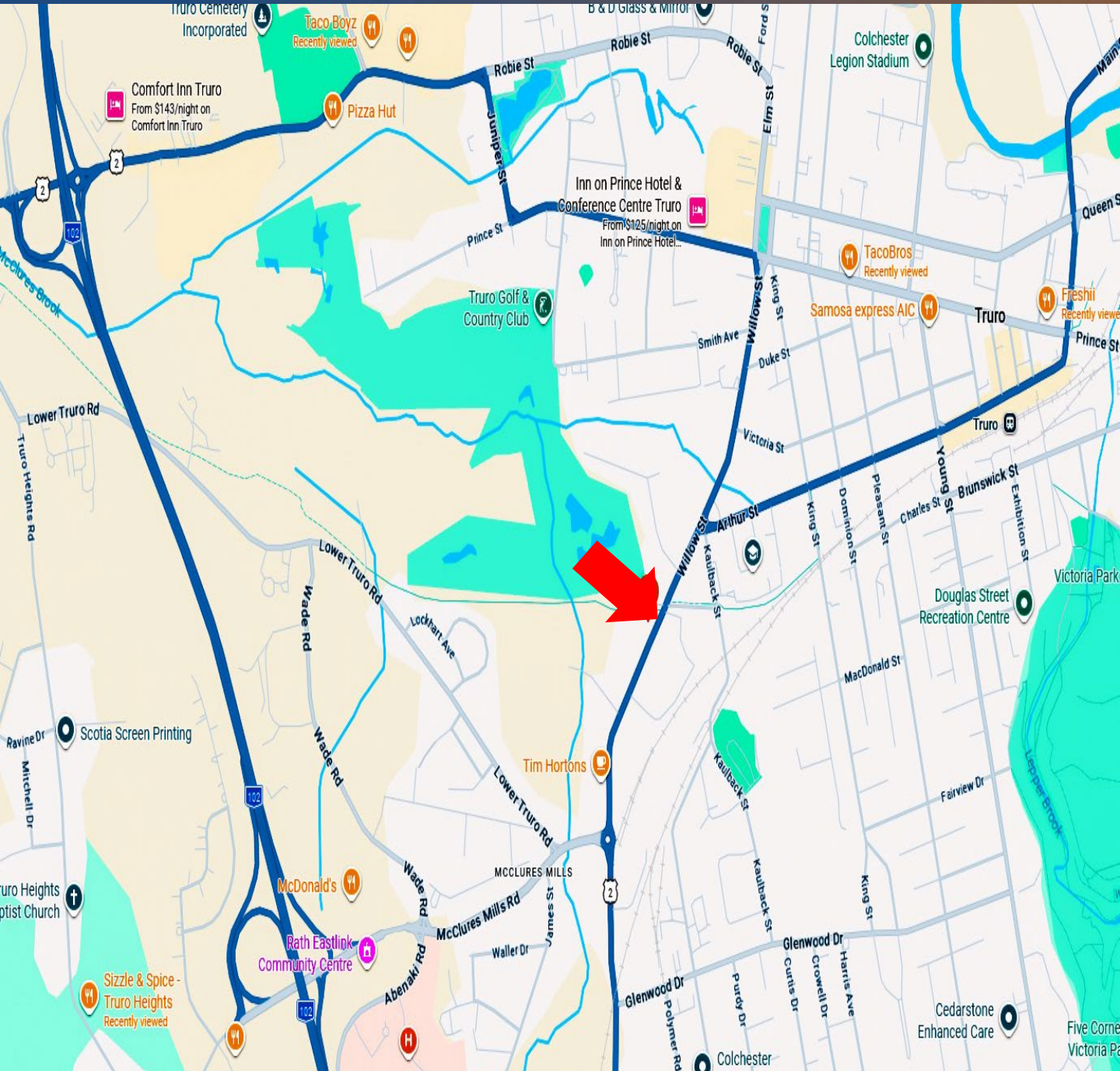
## Aerial Photograph



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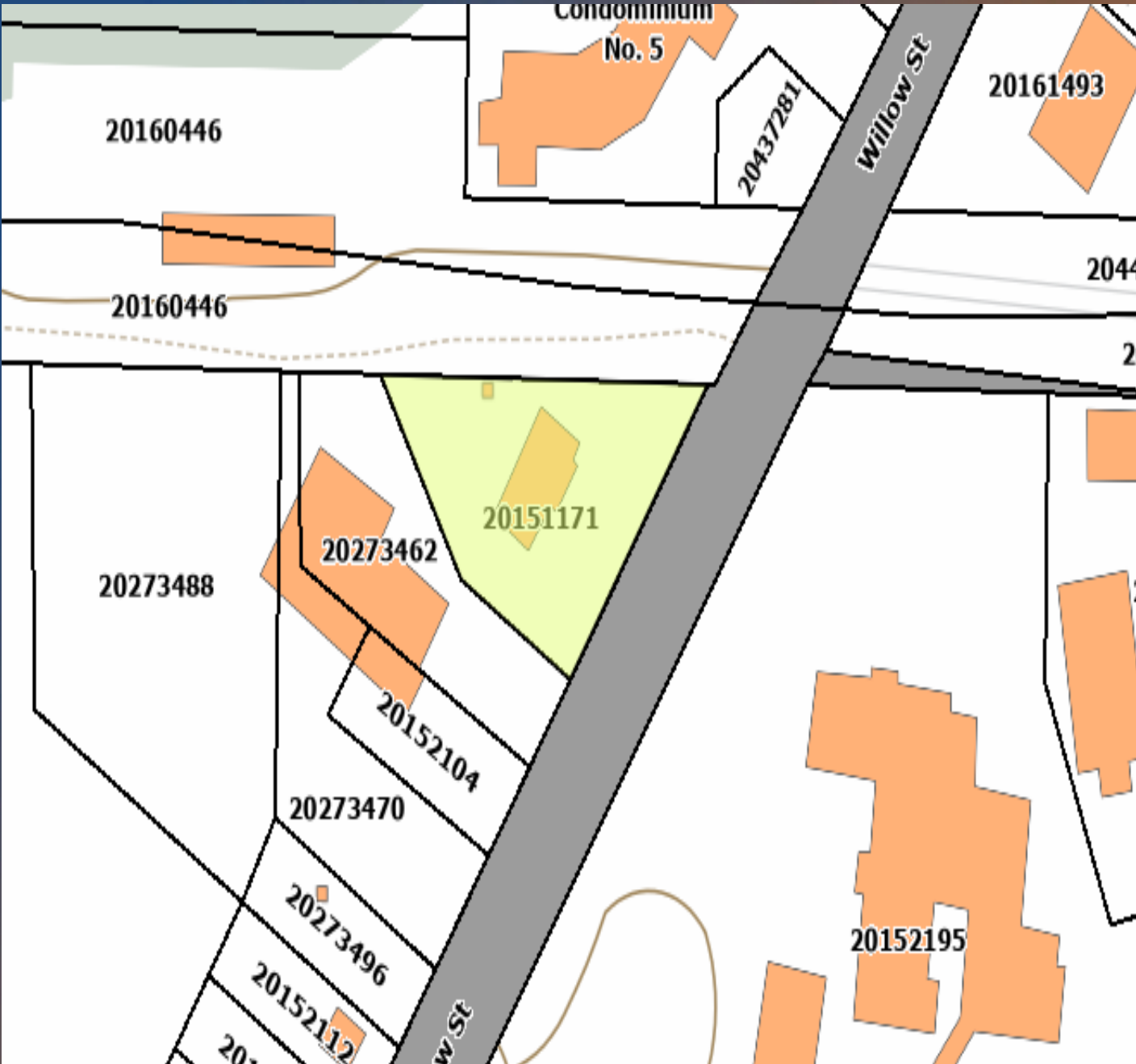
## Location Map



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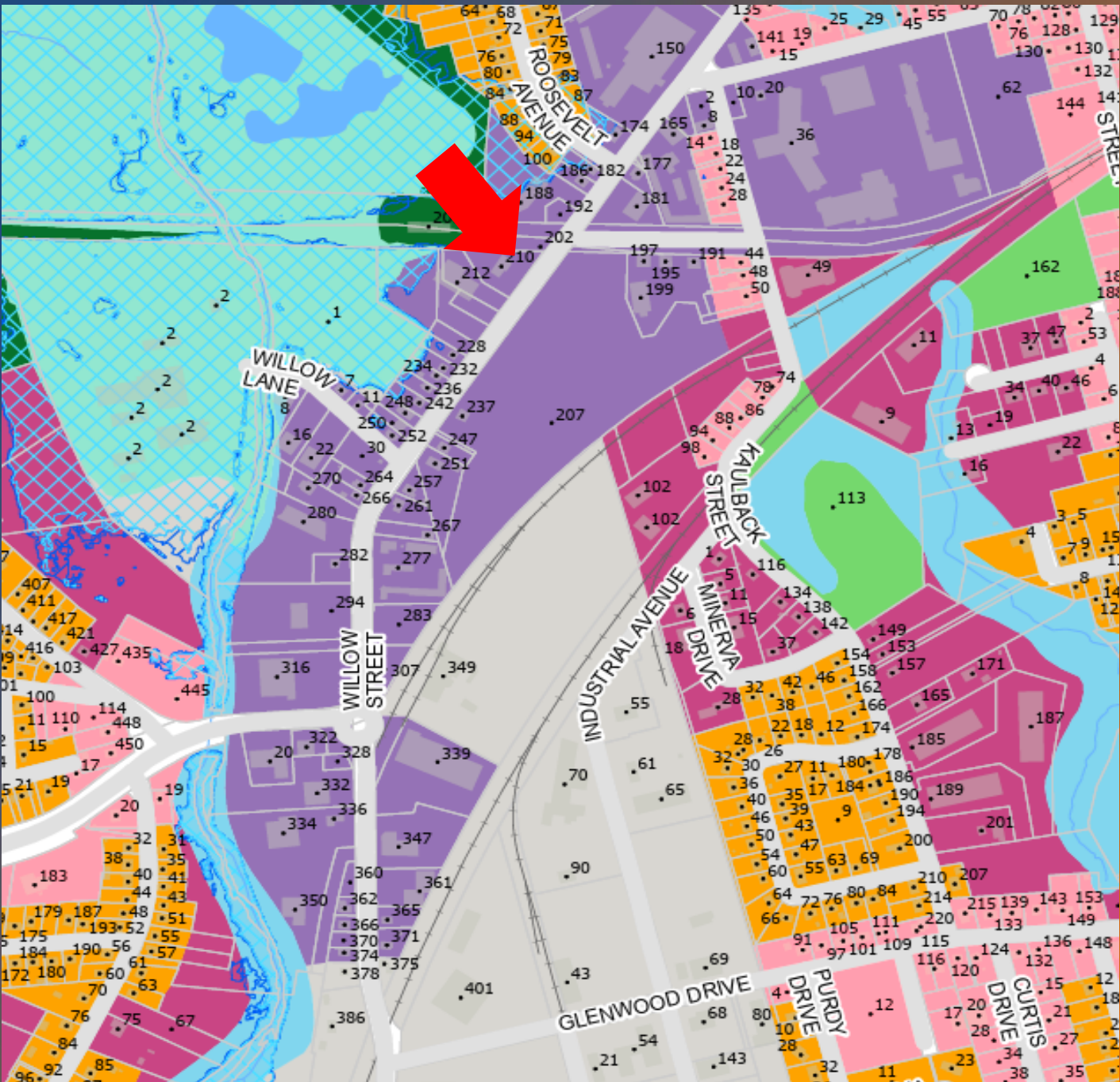
## Site Plan



# FOR SALE

210 Willow Street,  
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Zoning UG (Urban Growth)



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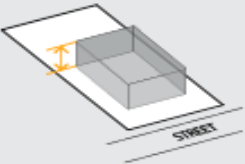
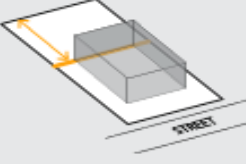
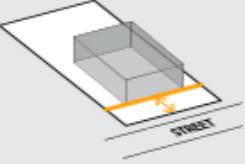

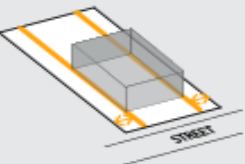
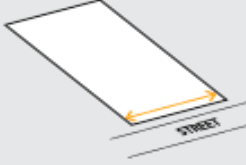
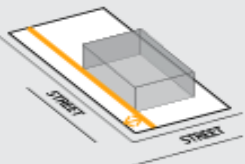


## Zoning

### 6.2 AS-OF-RIGHT DEVELOPMENT

#### 6.2.1 Urban Growth Area (UG) Zone Requirements

As-of-right development in the Urban Growth Area (UG) Zone shall be permitted subject to the requirements set out in Table 6.2 in addition to all other applicable requirements of this By-law:

Table 6.2: Urban Growth Area (UG) Zone Requirements

	<b>Height</b> Maximum of 26.4 m (86.6 ft) with exceptions. See Subsection 6.2.4 Building Height Limit and Table 6.1 Urban Growth Area (UG) Zone Height Limits		<b>Rear Setback</b> Minimum 3.0 m (9.8 ft), or 6.0 m (19.7 ft) when abutting a General Residential (GR), Downtown Neighbourhood (DN), or Urban Corridor (UC) Zone
	<b>Front Setback</b> Minimum 6.0 m (19.7 ft) (some exceptions apply, see Subsection 6.2.5 Front & Flanking Yard Setbacks)		<b>Lot Area</b> Minimum 450.0 m <sup>2</sup> (4,844 ft <sup>2</sup> ), or 210.0 m <sup>2</sup> (2,261 ft <sup>2</sup> ) per unit for a townhouse dwelling, or 225.0 m <sup>2</sup> (2,422 ft <sup>2</sup> ) per unit for a semi-detached dwelling
	<b>Side Setback</b> Minimum 2.5 m (8.2 ft), or 6.0 m (19.7 ft) when abutting a General Residential (GR), Downtown Neighbourhood (DN), or Urban Corridor (UC) Zone (see Subsection 6.2.3 Abutting Yard Requirements) 0.0 m (0.0 ft) for a common wall in a semi-detached or townhouse dwelling.		<b>Lot Frontage</b> Minimum 15.0 m (49 ft), or 7.0 m (23.0 ft) per unit for a townhouse dwelling, or 10.0 m (32.8 ft) per unit for a semi-detached dwelling
	<b>Flanking (Side) Setback</b> Minimum 6.0 m (19.7 ft) (some exceptions apply, see Subsection 6.2.5 Front & Flanking Yard Setbacks)		<b>Lot Coverage</b> Maximum 50%
			<b>Impermeable Surface</b> Maximum 60 %

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### 6.2.2 General Provisions Apply

Other applicable requirements for development in the Urban Growth Area (UG) Zone, including accessory building, parking, and signage regulations, can be found in Part 3: General Provisions.

### 6.2.3 Abutting Yard Requirements

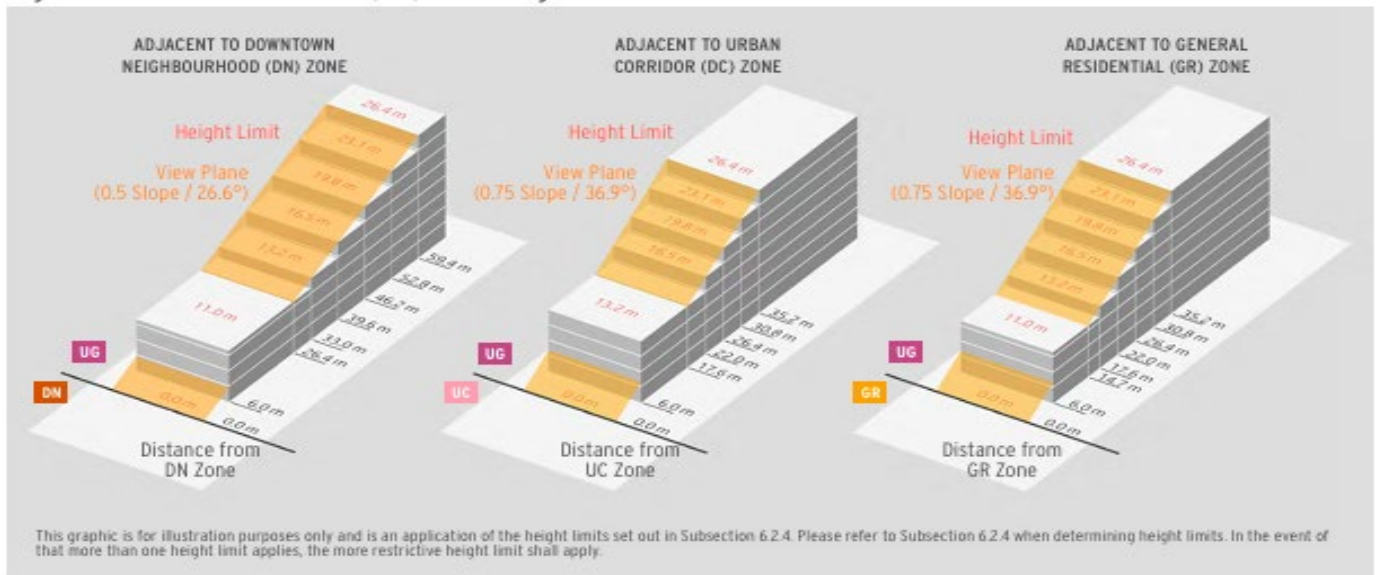
Where a property in the Urban Growth Area (UG) Zone abuts a Downtown Neighbourhood (DN), Urban Corridor (UC), or General Residential (GR) Zone, the following requirements shall apply to any abutting yard within the UG Zone:

- the minimum setback requirement for an abutting yard shall be 6.0 m (20 ft);
- no open storage or outdoor display shall be permitted within a required yard; and
- additional restrictions on signage, parking, and loading in an abutting yard can be found in Part 3: General Provisions.

### 6.2.4 Building Height Limit

- See Figure 6.1 for a graphic intended to illustrate an application of the height limits prescribed in this subsection.
- No portion of any main building shall exceed a height of 11.0 m (36.1 ft) within:
  - 26.4 m (86.6 ft) of the Downtown Neighbourhood (DN) Zone; or
  - 14.7 m (48.2 ft) of the General Residential (GR) Zone.

Figure 6.1: Urban Growth Area (UG) Zone Height Limits



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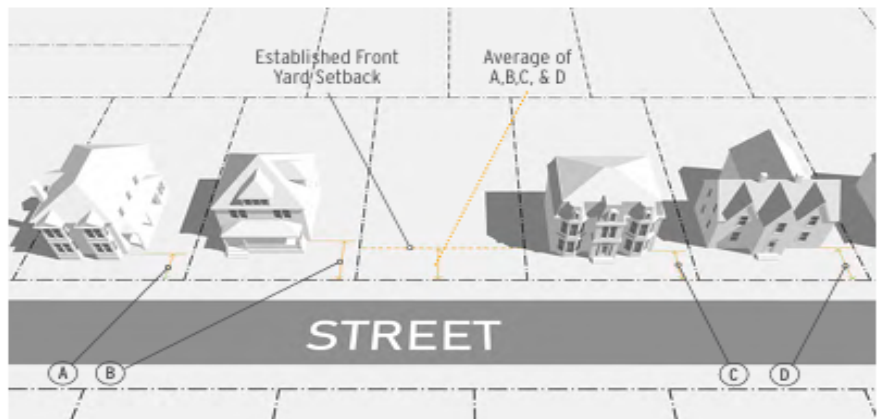
## Zoning

- c) No portion of any main building shall exceed a height of 13.2 m (43.3 ft) within:
  - i) 17.6 m (57.7 ft) of the Urban Corridor (UC) Zone; or
  - ii) 6.0 m (19.7 ft) of any public right of way.
- d) The maximum height of any portion of a main building situated over 26.4 m (86.6 ft) from the Downtown Neighbourhood (DN) Zone, over 14.7 m (48.2 ft) from the General Residential (GR) Zone, over 17.6 m (57.7 ft) from the Urban Corridor (UC) Zone, and over 6.0 m (19.7 ft) from a public right-of-way shall be the lesser of:
  - i) 0.75 times the distance the building or portion thereof is from a property in the General Residential (GR) Zone; or
  - ii) 0.75 times the distance the building or portion thereof is from a property in the Urban Corridor (UC) Zone; or
  - iii) 0.50 times the distance the building or portion thereof is from a property in the Downtown Neighbourhood (DN) Zone; or
  - iv) 26.4 m (86.6 ft)
- e) The maximum height of any portion of a main building situated within 60.0 m (196.9 ft) of Victoria Park shall be 0.5 times the distance the building or portion thereof is from the Park.
- f) Accessory buildings shall be subject to the height limits specified in Subsection 3.1.2 Accessory Buildings on page 1 of this By-law.

### 6.2.5 Front & Flanking Yard Setbacks

- a) Main buildings in the Urban Growth (UG) Zone shall be set back from the front lot line:
  - i) at least 6.0 m (19.7 ft); or
  - ii) a distance equal to the Established Front Yard Setback which is the average front yard setbacks of buildings facing the same street and situated within 30 m (98.4 ft) (see Figure 6.2); or
  - iii) any point between the distances prescribed in subclauses (i) and (ii).
- b) On a corner lot in the Urban Growth (UG) Zone, main buildings shall be set back from a flanking lot line:
  - i) at least 6.0 m (19.7 ft); or
  - ii) a distance equal to the average front or flanking yard setbacks of buildings facing the same street and situated within 30 m (98.4 ft); or
  - iii) any point between the distances prescribed in subclauses (i) and (ii).

Figure 6.2: Established Front Yard Setback



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### 6.2.6 Yard abutting Railway

Where a property in a the Urban Growth Area (UG) Zone abuts a right-of-way for an existing railway line, setback requirements do not apply to any yard which directly abuts the railway right-of-way.

### 6.2.7 Outdoor Storage and Display

- a) Outdoor storage may be permitted in the Urban Growth Area (UG) Zone provided the outdoor storage and display:
  - i) is accessory to a use permitted in the Urban Growth Area (UG) Zone;
  - ii) is not located within a required yard;
  - iii) covers less than 75% of the lot; and
  - iv) is not located within a front or flanking yard.
- b) Outdoor display may be permitted in the Urban Growth Area (UG) Zone provided the outdoor display:
  - i) is accessory to a use permitted in the Urban Growth Area (UG) Zone;
  - ii) includes only goods or materials that are intended for immediate sale to the general public;
  - iii) covers less than 75% of the lot; and
  - iv) is not located in a required yard abutting a General Residential (GR), Downtown Neighbourhood (DN), or Urban Corridor (UC) Zone
- c) Where outdoor display is located within a front or flanking yard, a landscaped strip at least 3.0 m (10 ft) wide shall be provided and maintained between the display area and any abutting public right-of-way excluding any driveways or pedestrian walkways.

## 6.3 CONDITIONAL USES

### 6.3.1 Zone Requirements

Conditional uses in the Urban Growth Area (UG) Zone shall be permitted subject to the additional conditions set out in this Section, all applicable zone requirements found in Section 6.2 As-of-right Development and all other applicable requirements of this By-law.

### 6.3.2 Emergency Shelter

An emergency shelter may be permitted on a property in the Urban Growth Area (UG) Zone subject to the following requirements:

- a) the facility must provide a minimum of 150.0 m<sup>2</sup> (1615 ft<sup>2</sup>) or 18.0 m<sup>2</sup> (194 ft<sup>2</sup>) per bed, whichever is greater, of outdoor amenity space that is not situated within a front or flanking yard;
- b) the primary entrance for clientele shall not be situated within 3.0 m (10 ft) of a public right-of-way and shall not be within 15 m (49 ft) of a General Residential (GR) Zone or Downtown Neighbourhood (DN) Zone.

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### 6.3.3 Residential (up to 4 units)

- a) A residential or mixed use development with up to four dwelling units may be permitted on a property in the Urban Growth Area (UG) Zone.
- b) The maximum number of dwelling units in a main building shall not exceed four units.
- c) An accessory building in the Urban Growth Area (UG) Zone may contain up to two dwelling units subject to the following requirements:
  - i) the total number of dwelling units on any property, including any located within an accessory building, shall not exceed four units;
  - ii) only one accessory building may be occupied by a dwelling unit or units;
  - iii) any accessory building constructed or converted for a residential use must comply with all applicable lot coverage and maximum impermeable surface area limits for the Urban Growth Area (UG) Zone; and
  - iv) any accessory building constructed or converted for a residential use must comply with the requirements for accessory buildings set out in subsection 3.1.2 Accessory Buildings on page 1 of this By-law.

### 6.3.4 Accommodations

- a) A development permit may be issued for an accommodations use on a property in the Urban Growth Area (UG) Zone provided:
  - i) the property meets the lot area and frontage requirements of the Urban Growth Area (UG) Zone; and
  - ii) the property has frontage on a street that is identified as a collector or arterial road on the Street Classification Map found in Chapter 13: Infrastructure of the Municipal Planning Strategy.
- b) An existing structure in the Urban Growth Area (UG) Zone may be converted to an accommodations use provided the existing structure meets the setbacks, height, lot coverage, and other requirements of the UG Zone.

### 6.3.5 Automobile Service or Automobile Wash

- a) A development permit may be issued for an automobile service use on a property in the Urban Growth Area (UG) Zone provided:
  - i) the property meets the lot area and frontage requirements of the Urban Growth Area (UG) Zone; and
  - ii) the property has frontage on a street that is identified as a collector or arterial road on the Street Classification Map found in Chapter 13: Infrastructure of the Municipal Planning Strategy.

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## Subject Photographs



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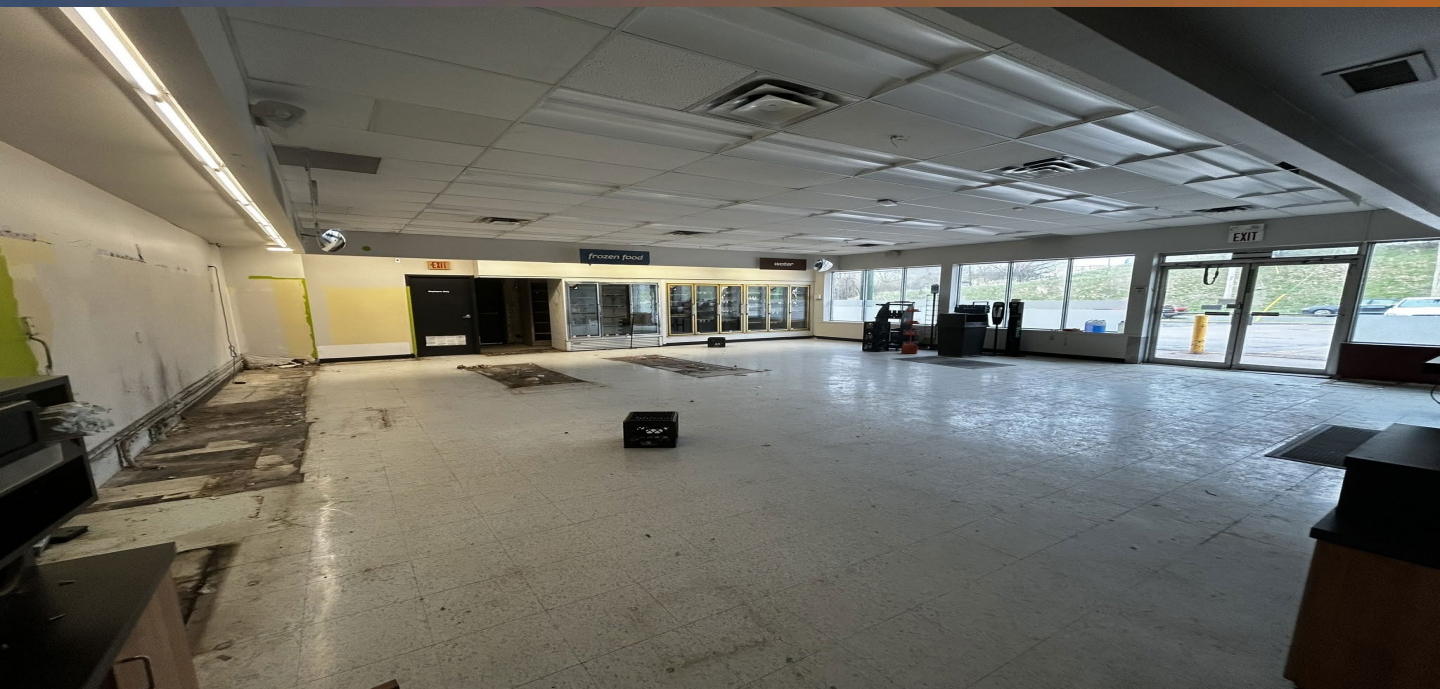
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## Schedule "B-1" The Covenant

The Grantee, for itself, its successors and assigns, hereby covenants, promises and agrees to and with the Granter, its subsidiaries and affiliates, and their respective successors and assigns, with the intent that this covenant shall run with and bind the lands described in Schedule "A" hereto annexed for the benefit of the lands described in Schedule "B-2" hereto annexed, that the Property shall not be used for the purpose, in whole or in part and whether directly or indirectly for:

1.0 The carrying on of:

a) the business of a food store, grocery store, food supermarket, convenience store or the sale of food for human consumption, in any way, including without limitation, the sale of fresh or frozen produce, fresh or frozen meat, fresh or frozen poultry, fresh or frozen fish, fresh or frozen seafood and/or fresh or frozen baked goods and bulk food or any combination thereof;

b) a drug store or retail community pharmacy business (including without limitation the professional practice of community pharmacy dispensing),  
(ii) a mail, telephone or internet order and delivery service business which delivers prescription drugs to consumers, or  
(iii) a home health care business (including the sale or servicing of mastectomy, colostomy, womb care, diabetic, compression, brace therapy and daily living products);

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## Schedule "B-1" The Covenant

c) The sale of gas and/or the operation of a gas station/gas bar; (collectively, the "**Proscribed Activity**").

### 2.0 Any of the purposes of:

a) storage or parking associated with or for the benefit of; or

b) access, entrance, exit, right-of-way or easement directly or indirectly to or from; any other lands and premises used for any Proscribed Activity, without, in any such event, the prior written consent of the Vendor, which consent may, in the absolute discretion of the Vendor, be arbitrarily refused;

### 3.0 Notwithstanding the foregoing, it is agreed that:

a) the operation of a restaurant, (either of a sit-down or a fast-food take-out variety), tavern and/or bar serving food for immediate consumption, either on or off the Property, shall not constitute a Proscribed Activity;

The right of the Grantee to sell and display food as provided above will apply to the Grantee, its affiliates, and their respective licensees and any entity that acquires the Property from the Grantee in the Province of Nova Scotia, and shall apply for a period of Twenty (20) years from the date the Burdened Lands are conveyed to the Grantee.

Grantee.

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The Grantee agrees that it will take all necessary action to enforce such covenant against all other persons and to prevent its breach and in default the Granter may take such action in the name of the Grantee.

The Grantor may waive any breach of any term or covenant contained herein or any default in the observance or performance of any covenant or agreement to be observed or performed by the Grantee, or any assignee or successors in title of the Grantee under the terms of this deed; provided always that no waiver by the Granter of such breach, default, observance or performance and no failure or omission by the Grantor to waive any such breach, default, observance or performance shall extend to or be taken in any manner whatsoever to affect a subsequent breach or default or any of the rights of the Vendor arising therefrom and the right of the Granter to insist upon such observance or performance.