

For Sale

61 Courtney Rd., Dartmouth

\$28,750

Residential Development Opportunity - +/- 4,250 sq. ft.

NEIGHBOURHOOD DATA

Located in the Albro Lake area of Dartmouth.

More specifically, the lot is situated on the north side of Courtney Road between Victoria Road and Windmill Road.

SITE DATA

The property is a legal undersized, level lot and cleared.

Street Frontage: +/- 50 sq. ft.

SERVICES AVAILABLE TO THE SITE

The site is fully serviced with all municipal services.

SITE DEVELOPMENT

The property is zoned R-2 zone.

- a single family detached dwelling, is permitted as of right, through building permit process.

Permitted by development agreement:

- a semi-detached dwelling,
- a duplex dwelling,
- basement apartments added to single family dwellings so that each building contains only two families.



Residential
Development Opportunity

HALIFAX
REGIONAL MUNICIPALITY

Real Estate & Business Parks
Planning & Infrastructure
PO Box 1749
Halifax, NS B3J 3A5

tel 902.490.6025
fax 902.490.6030

www.halifax.ca

Statements contained herein are based upon information Halifax Regional Municipality (HRM) deems reliable, but for which HRM assumes no responsibility and no warranties are made or implied.

This information is provided subject to errors, omissions, changes, prior to sale/lease or withdrawal from the market without notice.

For further information call:

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Visit our website:
www.halifax.ca

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\$28,750
Residential Development Opportunity

Key Terms and Conditions

Offer

Offers shall be accompanied by a deposit, and presented in writing, clearly outlining the Purchaser's Terms and Conditions of Sale. All offers shall be open for acceptance, for a minimum of two (2) business days.

Reservations

The Municipality reserves the right to receive and review multiple offers and shall do so as objectively and quickly as possible, and reserves the right at its sole discretion to approve or reject any offer or modify the terms of the approval of any offer.

Deposit

Deposits shall be in the amount of five percent (5%) of the purchase price.

Closing Date

Subject to HRM Council approval, the closing date of the sale shall be within sixty (60) days of approval of required planning amendments.

Brokers Protection

For the Purchaser who chooses to use the services of a licensed brokerage firm, the Municipality shall cooperate with any licensed brokerage firm at a rate of commission payable at 2.5% of the purchase price.

Final Agreement

The final Agreement of Purchase and Sale shall be, or in accordance with, the Municipality's "standard" Agreement of Purchase and Sale or an alternate form acceptable to the Municipality.

Vendor Acceptance

The offer is subject to receipt of all municipal approvals within fifteen (15) business days of acceptance by the Vendor.

The Municipality's "standard" Agreement of Purchase and Sale can be found on our web site at **www.halifax.ca**. Select the "Properties for Sale" link from the Quick Link drop down.



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