

For Sale

530 Herring Cove Rd, Halifax

\$250,000

Development Opportunity - +/-53,271 sq. ft.

NEIGHBOURHOOD DATA

Located on the corner of Herring Cove Road and McIntosh Road; The property is less than 5km to the Armdale Roundabout and less than 10km to Downtown Halifax. It is located in a suburban area of Spryfield, in mainland Halifax and is surrounded by a mix of single unit dwellings, two storey apartment buildings and local commercial business.

SITE DATA

The vacant property is a cleared and level lot located on a main road.

Herring Cove Road Frontage +/- 225 ft.

McIntosh Road Frontage +/- 162 ft.

Area: +/- 53,271 sq. ft.



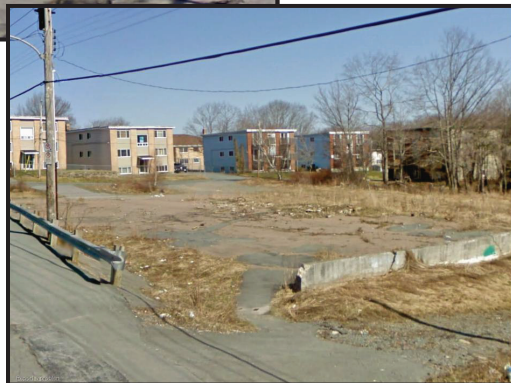
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SERVICES AVAILABLE TO THE SITE

Municipal sewer and water, electrical and all typical services offered are available to the site. Connection of all services, including water and sewer laterals, are the responsibility of the Purchaser.

SITE DEVELOPMENT

The property is zoned Park and Institutional (Zone P).



HALIFAX
REGIONAL MUNICIPALITY

Real Estate & Facility Services Office
Transportation & Public Works
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:

Nathan Hines
490-5477

Visit our website:
www.halifax.ca

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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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