

For Sale

9411 Highway #7 Head of Jeddore, NS \$89,000

Development Opportunity - +/-26,500 sq. ft.

NEIGHBOURHOOD DATA

Located directly off Highway # 7 in Head of Jeddore, this property (PID # 00603522) is 3 Kms East of the Sobeys's Head of Jeddore Shopping Plaza and approximately 40 kms from Downtown Halifax.

SITE DATA

Site Area: +/- 26,500 sq. ft.

Building Area: +/- 1,900 sq. ft.

SERVICES AVAILABLE TO THE SITE

All municipal services excluding municipal water & sewer. Due diligence of the existing well and septic is the responsibility of the purchaser.

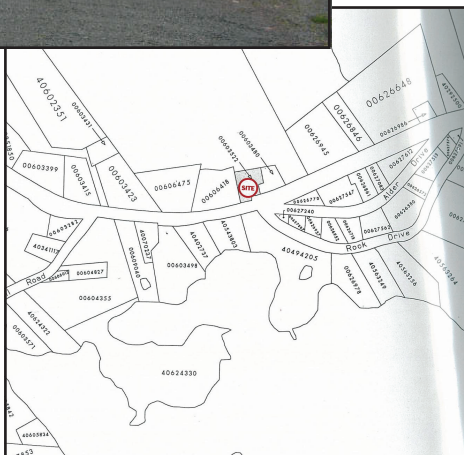
SITE DEVELOPMENT

This property is zoned Mixed Use (MU).

PLAN AREA: Eastern Shore (West)



Development Opportunity



HALIFAX
REGIONAL MUNICIPALITY

Real Estate Office
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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9411 Hwy. #7, Head of Jeddore
Owl's Head, NS
Development Opportunity **\$89,000**

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 building and land are being sold on an "as-is, where-is" basis. 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 Municipal approval(s), the closing date of the sale shall be within sixty (60) days of approval.

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 thirty (30) 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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