

For Sale

2578 West Ship Harbour Road Owl's Head, NS \$18,000

Development Opportunity - +/-24,394 sq. ft.
Surplus Fire Sub-Station Building / Land

NEIGHBOURHOOD DATA

Located in the community of Owl's Head, this property (PID # 00555540) is 1/4 km from the Owl's Head Government Wharf; approximately 20 kms from Lake Charlotte via the Clam Harbour Road, and approximately 18 kms from Ship Harbour via the West Ship Harbour Road.

SITE DATA

The property is largely cleared with some scrub coverage and a single storey storage garage measuring approximately 640 square feet.

West Ship Harbour Road Frontage +/-149.7 ft.

Site Area: +/- 24,394 sq. ft.

Building Area: +/- 640 sq. ft.



Development
Opportunity

SERVICES AVAILABLE TO THE SITE

Electrical only. No onsite well and septic and would be the responsibility of the purchaser.

SITE DEVELOPMENT

This former Fire Sub-station property is zoned Mixed Use (MU).

PLAN AREA: Eastern Shore (West)



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.

HALIFAX
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2578 West Ship Harbour Road
Owl's Head, NS
Development Opportunity **\$18,000**

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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