

**PARCEL 8AR-2 MARGESON DRIVE
MIDDLE SACKVILLE, NS
PID 41419961
Price: \$44,900**

**Vacant Property
43,520 +/- Sq. Ft.**

HALIFAX

PROPERTY INFORMATION:

NEIGHBOURHOOD DATA

The property is located at the intersection of Margeson Drive and Magenta Drive in Middle Sackville, adjacent to the developing community of Indigo Shores.



SITE DATA

The property is irregularly shaped and slopes upwards from Margeson Drive to its western boundary.

Site Area: 43,520 +/- sq. ft.

Road Frontage: 495 ft. +/- (Margeson Drive)
178 ft. +/- (Magenta Drive)
673 ft. +/- (Total)

SITE DEVELOPMENT

This is a vacant property and is zoned MU-2 (Mixed Use Two Zone). The site does not have access to municipal water and sewer services.

KEY TERMS AND CONDITIONS:

OFFER

Based on information contained in this, and other information that may be made available by Vendor, interested parties are invited to submit an offer on the Vendor's form of Agreement of Purchase and Sale (APS). Offers shall be left open for five (5) business days. The Vendor is under no obligation to accept any offers submitted. Please send offers to Colin Walsh, Real Estate Officer, at the address indicated below.

RESERVATIONS

The land is being sold on an "as-is", "as-zoned" 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. The deposit will be required at the time Corporate Real Estate conditionally accepts an offer, subject to Municipal approval(s).

CLOSING DATE

Subject to Municipal approval(s), the closing date of the sale shall be within sixty (60) days of municipal 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 two and one half percent (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.

MUNICIPAL APPROVAL

All offers are subject to receipt of the required municipal approvals.

The Municipality's "standard" Agreement of Purchase and Sale can be found on our web site at
<https://www.halifax.ca/business/real-estate-land-management/properties-sale>

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.