

Vacant Property Residential Opportunity 5,140 +/- Sq. Ft.

**LOT #2, CHEBUCTO ROAD,
HALIFAX, NS (PID 00009316)
Price: \$249,000**

HALIFAX



PROPERTY INFORMATION:

NEIGHBOURHOOD DATA

Centrally located on the Halifax Peninsula.

Walking distance to Halifax West End Mall and area schools.



SITE DATA

The property is generally level with street frontage on Chebucto Road.

Site Area: 5,140 +/- sq. ft.
Road Frontage: 60.5 +/- sq. ft.

SERVICES AVAILABLE TO THE SITE

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

SITE DEVELOPMENT

This is a vacant property and is zoned R-1 (Single Family) zone.

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 Shawn Woodard, Sr. 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 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 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 www.halifax.ca/property/PropertiesForSale.php

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 contact:
Shawn Woodard 902.490.5717

Mail: PO Box 1749, Hfx., NS, B3J 3A5
Courier: 88 Alderney Drive, Dartmouth
3rd Floor, Dartmouth Ferry Terminal

Visit our website:
www.halifax.ca

The logo for Halifax, featuring the word "HALIFAX" in a bold, blue, sans-serif font. The letters are spaced out, and the "H" and "A" are particularly prominent.