

**48 RODNEY ROAD  
DARTMOUTH, NS  
PID 0022000 & 41430869  
Price: \$109,000**

**Vacant Property  
11,600 +/- Sq. Ft.**

**HALIFAX**



### **PROPERTY INFORMATION:**

#### **NEIGHBOURHOOD DATA**

Located near the intersection of Portland Street and Rodney Road in Dartmouth.

#### **SITE DEVELOPMENT**

This is a vacant property and is zoned C-2 (General Business Zone).

It is 100 % encumbered by a Halifax Water Easement, restricting any development on the site.

#### **SITE DATA**

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

Site Area: 11,600 +/- sq. ft.  
Road Frontage: 78 +/- feet



## 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](http://www.halifax.ca/property/PropertiesForSale.php)**

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