

**AVISON  
YOUNG**



**FOR SALE**

95

Caledonia Road  
Dartmouth, Nova Scotia

Partnership. Performance.



Re-development opportunity located in mature Dartmouth area.



Close proximity to recreational, commercial and school facilities



Potential for second story addition or townhouse development

**CANADA'S BEST  
MANAGED  
COMPANIES**  
Platinum member

**Michael Brown** BBA ULE  
Broker & Managing Director  
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95

Caledonia Road

## Property

On this property you will find 49,318 sf lot with a 14,748 +/- sf building. assumed to be constructed in the 1970's. Concrete slab foundation with brick exterior. Recent roof repairs.

Expansion of the base building is as of right 24,659 sf (9,900 sf extra)

Some income in place while redevelopment plans are secured. Separately metered units

## Location

Located at 95 Caledonia Road, Dartmouth NS. This area is comprised of high density residential developments along with light commercial and single family housing. Property is located minutes from Main Street which contains an abundance of amenities.

## Highlights

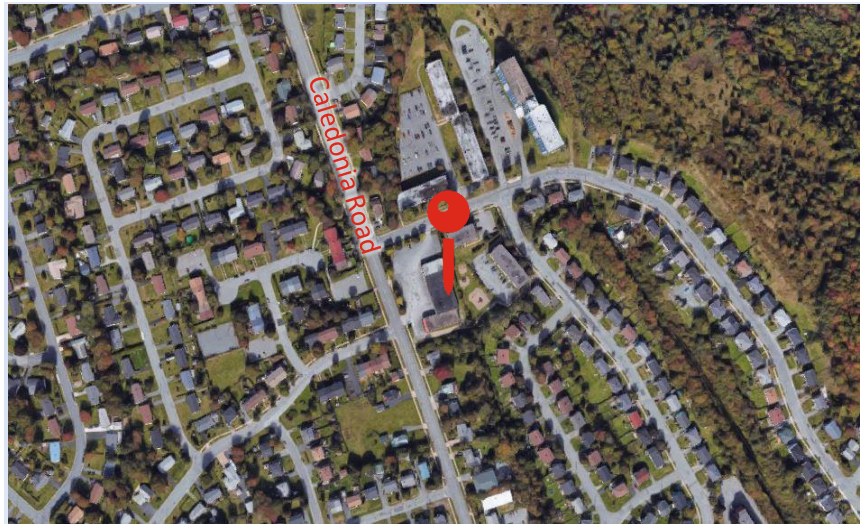
- Expansion potential
- C-1 (local business zoning)
- Some income in place
- Separate metered units

## Asking

\$849,000.00

\$62,804 NOI

Please contact for more information.



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