



332 Sackville Drive, Lower Sackville, NS

Owner-Occupier / Investment Opportunity **For Sale**

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RE360
COMMERCIAL

The Property

Owner-occupier or investment opportunity in the heart of Lower Sackville. Featuring a 8,250 SF flex-commercial building on a 33,890 SF site, the property benefits from strong visibility, excellent signage exposure, and convenient access to major highways. An ideal opportunity for investors or future owner-occupiers.

Property Address	332 Sackville Drive Lower Sackville, NS
Building Area	8,250 SF
Lot Area	33,890 SF
Year Built	2021
PID	40514499
AAN	07677812
Tax Assessment	\$2,237,700 (2026)
Zoning	PC (Pinehill/Cobequid) Zone
Sale Price	\$4,290,000



Owner-operator or
investment opportunity



Quick access to
Highways 101, 102, 107

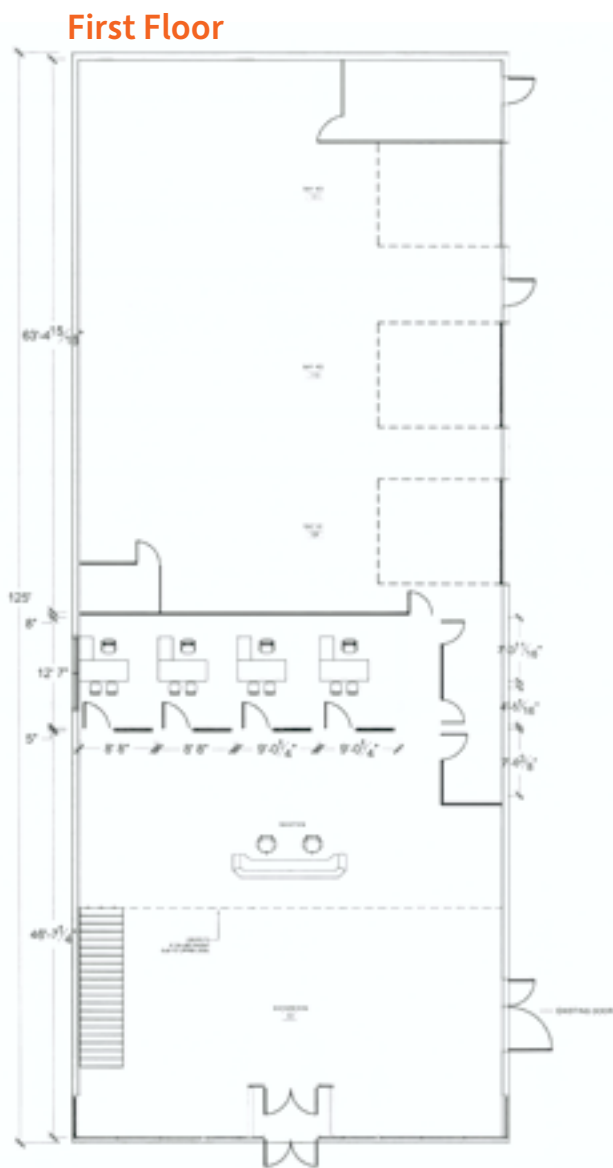


Ideally located in the
heart of Lower Sackville



Excellent visibility on a main
commercial corridor

Floor Plan



Building Area	8,250 SF (over 2 levels)
Lot Area	33,890 SF
Loading	3 large bay doors
Electrical	400 Amp Breakers
HVAC	Heat pumps & furnace
Foundation	Concrete slab
Roof	Metal





Building Area
8,250 SF (over 2 floors)

Land Area
33,890 SF

PID
40514499

Zoning
PC (Pinehill/Cobequid)

Asking Price
\$4,290,000



PID Map



Zoning

PINEHILL/COBEQUID (PC) ZONE

Permitted Uses

Commercial Uses:

- Retail stores
- Food stores
- Building Supply Outlets
- Personal service shops
- Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants (full service, take-out, drive-thru)
- Shopping Plaza/Strip Mall
- Commercial Entertainment
- All Age/Teen Club (NWCC-May 26/05;E-May 28/05)
- Motels, Hotels
- Guest Homes
- Commercial Recreation
- Automotive Service Stations
- Greenhouses and nurseries
- Garden Market in conjunction with a retail store
- Welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops
- Re-cycling depots
- Automotive Repair Outlets
- Funeral Parlours and undertaker establishments
- Bakeries (including wholesale)
- Printing and publishing establishments
- Car Wash
- Service Shop

- Outdoor Display Courts (RC-Sep 5/06;E-Oct 7/06)
- Existing auto body shops
- Short-term Rentals (RC-Feb 21/23;E-Sep 1/23)
- Short-term Bedroom Rentals (RC-Feb 21/23;E-Sep 1/23)

Institutional and Community Uses:

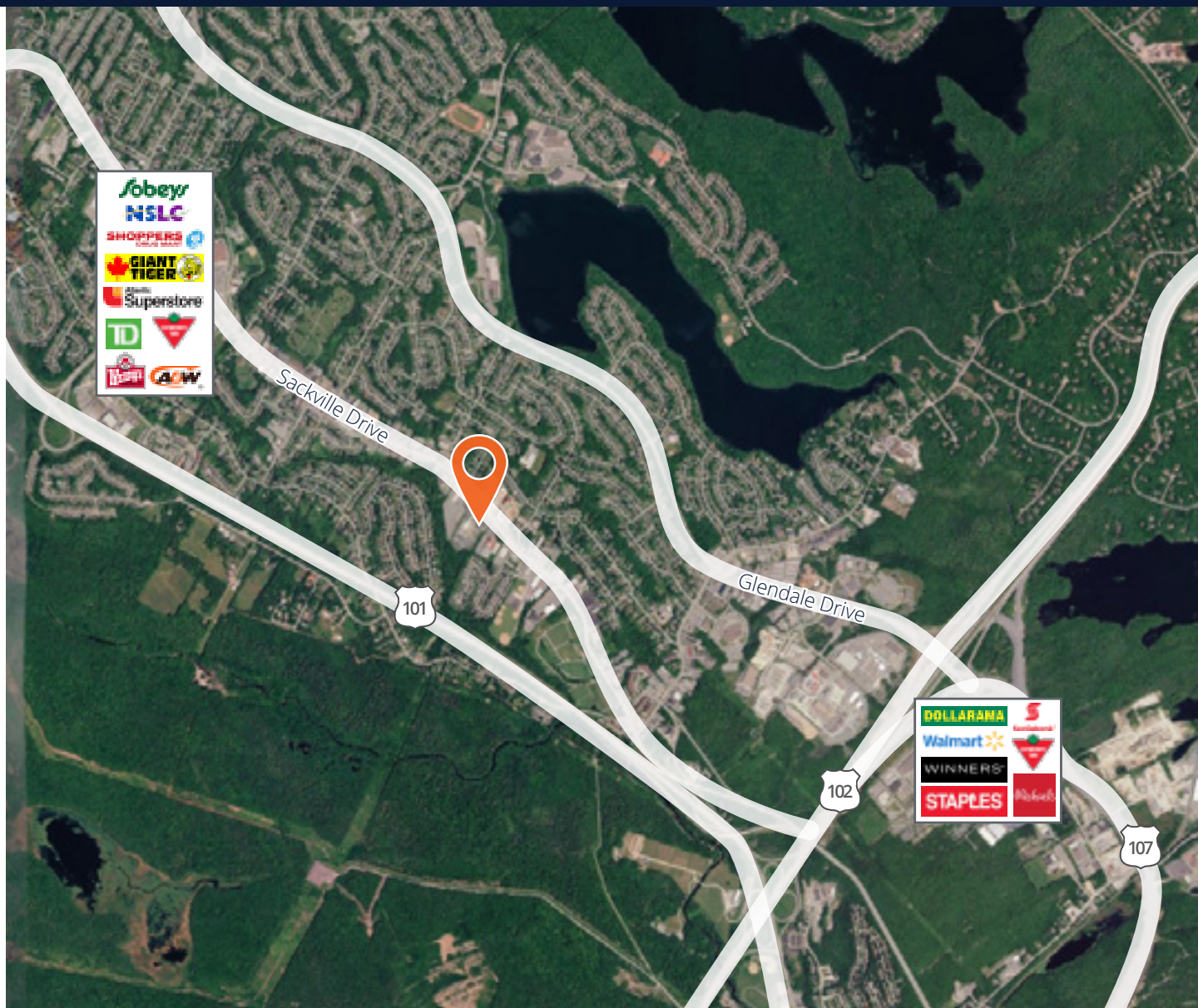
- Educational Institutions (including commercial schools)
- Denominational Institutions excluding Cemeteries
- Shared housing use with 10 or fewer bedrooms (RC-Aug 9/22; E-Sep 15/22)
- Day Care Facilities (RC-Mar 3/09;E-Mar 21/09)
- Civic Buildings including but not limited to public office, post office, fire station, police station, library, museum, and gallery
- Medical, Veterinary and Health Service Clinics; outdoor kennels associated with Sackville Drive Land Use By-law Page 75 veterinary clinics are prohibited.
- Community/Recreational Centre
- Community Parkland and Facility uses
- Shared Housing with Special Care (RC-Aug 9/22;E-Sep 15/22)

Residential Uses

- Existing Single Unit Dwellings
- Existing Two (detached and semi-detached) Dwellings
- Townhouses
- Multiple Unit Dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)



Location



Positioned along Sackville's commercial corridor, the property offers strong visibility, convenient access, and excellent exposure. Nearby amenities include Downsview Plaza, Bedford Commons, restaurants, schools, and the Cobequid Community Health Centre, providing a highly convenient setting. Quick access to Highways 101, 102, and 107 (Burnside Expressway) ensures efficient connections to Burnside, Bedford, and the greater Halifax areas.

Downtown Halifax

19 minutes

Bayers Lake Business Park

16 minutes

Halifax Stanfield International Airport

15 minutes

Downtown Dartmouth

15 minutes

Burnside Business Park

9 minutes

Fairview Cove Container Terminal

16 minutes



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