



PROPERTY DESCRIPTION

Locally known as The Bay Landing, this commercial waterfront property has approximately 450 feet of water frontage on the Prospect Bay. There are two commercial buildings on site: 354 Prospect Bay Road is a former restaurant/ bar and 356 Prospect Bay Road is a multi tenanted commercial building with one vacant unit. The property also has concrete boat ramps, wharves and floating dock systems for both yachts and sailboats. There are twelve offshore moorings. Please visit rlpcommercialeast.com for additional information.

OFFERING SUMMARY

| | |
|---------------------|-----------|
| 354 Prospect Bay Rd | 7,926 SF |
| 356 Prospect Bay Rd | 4,087 SF |
| Lot Size | 45,250 SF |
| Zoning | C-2 Zone |
| Asking Price | \$999,000 |

LOCATION DESCRIPTION

Prospect Bay Road offers a unique opportunity in the picturesque coastal community of Prospect Bay, just a short drive from downtown Halifax. This sought-after location combines natural beauty with strategic accessibility, making it well-positioned for commercial development. The area is characterized by a blend of residential and commercial activity, with increasing demand for services and amenities. Prospect Bay's growing community, combined with its proximity to key transportation routes and Halifax's urban centre, presents a compelling opportunity for businesses looking to establish a presence in a peaceful and scenic market. The area's coastal appeal and strong community ties create an ideal environment for hospitality, retail, marine and commercial ventures.

Note: Property is being sold on an as-is, where-is basis. Purchaser to conduct all due diligence on property. Vendor shall not be liable for any missed information.

PROPERTY DETAILS**BAY LANDING, 354-356 PROSPECT BAY RD
PROSPECT BAY, NOVA SCOTIA****LOCATION INFORMATION**

| | |
|--------------------------|---------------------------|
| Building Name | Bay Landing |
| Street Address | 354-356 Prospect Bay Road |
| City, State, Postal Code | Prospect Bay, NS B3T 1Z7 |

BUILDING INFORMATION- 354 PROSPECT BAY RD

| | |
|------------------|--|
| Building Size | 7,926 SF |
| Building Type | Restaurant/Bar |
| Stories | 2 |
| Framing | Wood |
| Walls | Drywall / Acoustic Tile / Ceramic Tile / Plywood |
| Ceiling Height | Ground Floor – 7.2' - 7.8' / 2nd Floor - 7.6' clear |
| Flooring | Commercial Carpet / Vinyl Tile / Cushion Floor / Linoleum |
| Exterior Walls | Masonite Siding |
| Heating/ Cooling | 2 x Oil-Fired Forced Air Furnaces |
| Comments | Kitchen equipment & inventory to remain |

BUILDING INFORMATION-356 PROSPECT BAY RD

| | |
|------------------|--|
| Building Size | 4,087 SF |
| Building Type | Commercial |
| Ceiling Height | Main Floor- 7.5-10' / Basement- 7' |
| Stories | 1 |
| Framing | Wood |
| Walls | Drywall/ Paneling/ Acoustic Tile/ Ceramic Tile |
| Flooring | Commercial Carpet / Vinyl Tile / Cushion Floor / Linoleum |
| Exterior Walls | Masonite Siding |
| Heating/ Cooling | 2 x Oil-Fired Forced Air Furnaces |

PROPERTY INFORMATION

| | |
|------------------|------------|
| Property Type | Commercial |
| Property Subtype | Marina |
| Zoning | C-2 |
| PID # | 40039265 |
| Lot Size | 45,250 SF |
| Waterfront | Yes |
| Power | Yes |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

UTILITIES & AMENITIES

| | |
|-----------|-------------|
| Restrooms | 4 Washrooms |
|-----------|-------------|

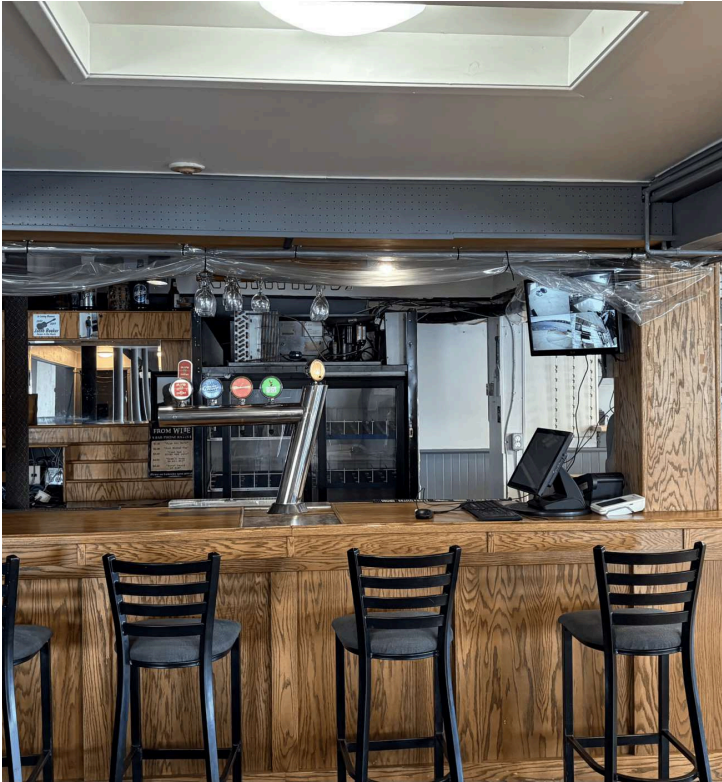
PROPERTY PHOTOS

BAY LANDING, 354-356 PROSPECT BAY RD
PROSPECT BAY, NOVA SCOTIA



PROPERTY PHOTOS

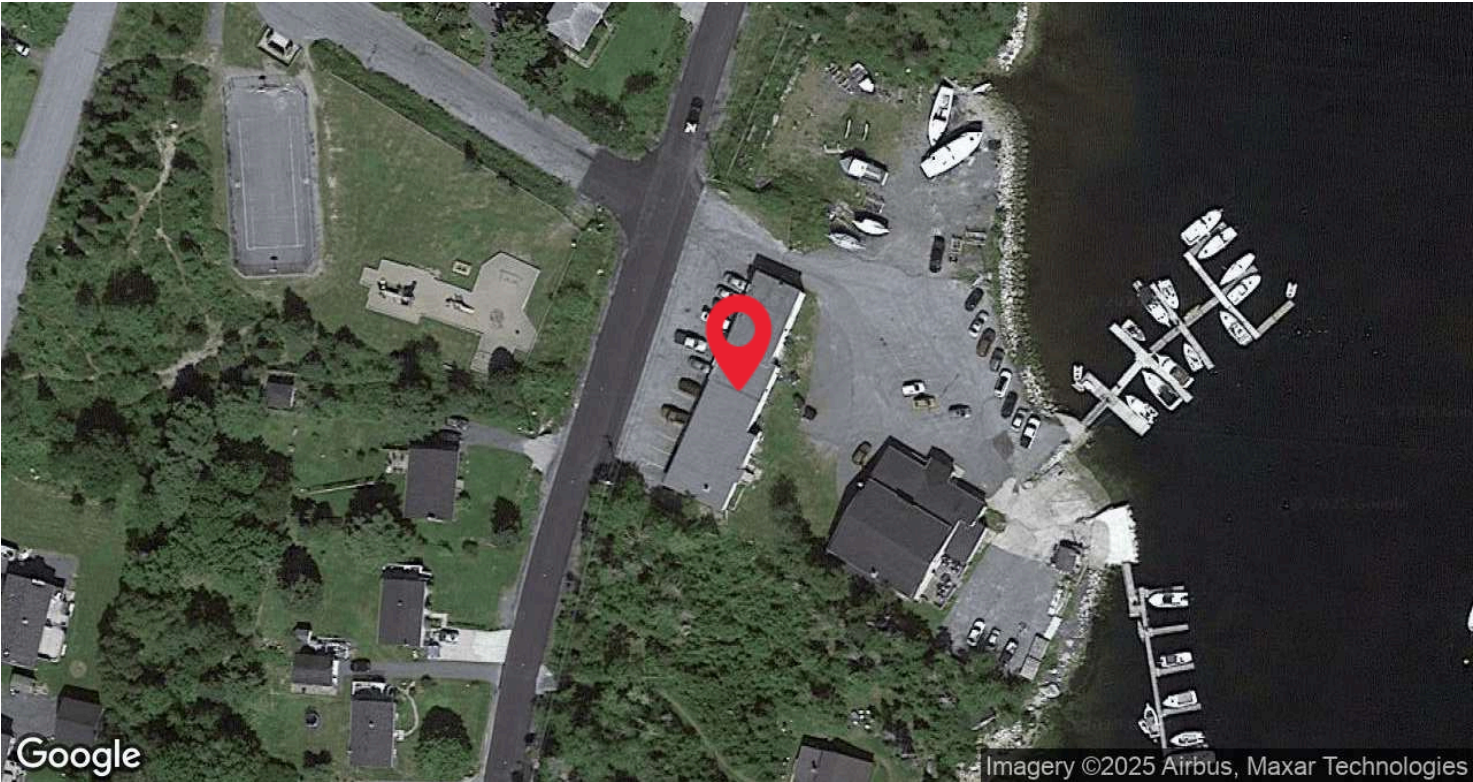
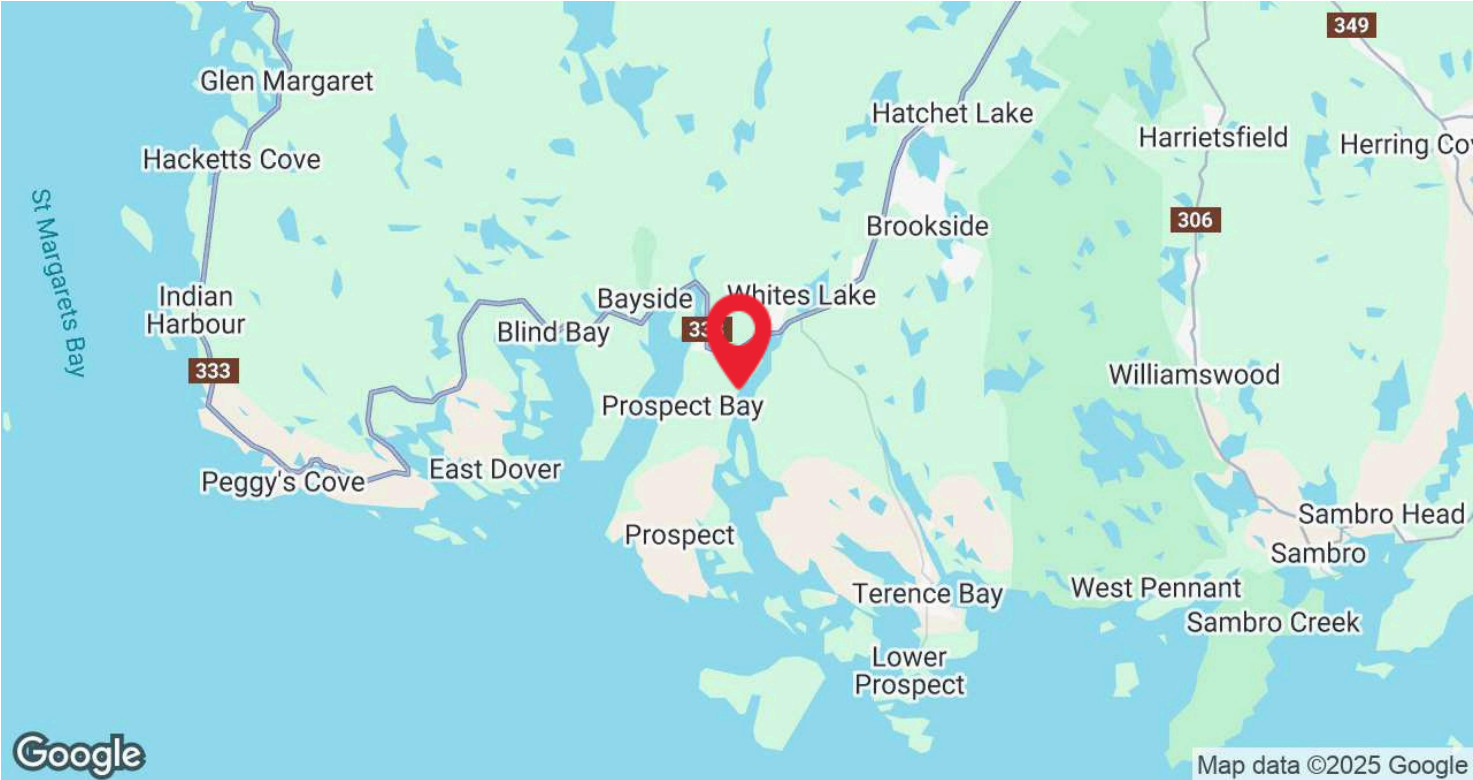
BAY LANDING, 354-356 PROSPECT BAY RD
PROSPECT BAY, NOVA SCOTIA





LOCATION MAP

BAY LANDING, 354-356 PROSPECT BAY RD
PROSPECT BAY, NOVA SCOTIA



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