

651
MAIN STREET

WESTPHAL, NS



FOR SALE
3,135 SF

**PRIME OWNER-OCCUPIER
OPPORTUNITY**



**CUSHMAN &
WAKEFIELD**
Atlantic



// THE OPPORTUNITY

HIGHLIGHTS

- Fully vacant commercial/industrial building offering immediate possession and full control for an owner-occupier
- Building scale and layout suited to small and mid-sized users seeking functional operational space
- Flexible interior configuration and C-4 zoning allowing the property to adapt to a range of commercial or industrial uses over time
- Direct frontage and access along Main Street (Highway 107) providing visibility and convenient connectivity within the Dartmouth area



LIST PRICE
\$2,250,000



BUILDING SIZE
3,135 SF



SITE AREA
19,143 SF



ZONING
C-4

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// SITE OVERVIEW

The property occupies a 19,143 sf site, offering a balance of building coverage and exterior functionality. The site supports circulation, parking, and operational efficiency, with direct access and frontage along Main Street (Highway 107).

The vacant nature of the building allows users to fully leverage the site and improvements from day one.

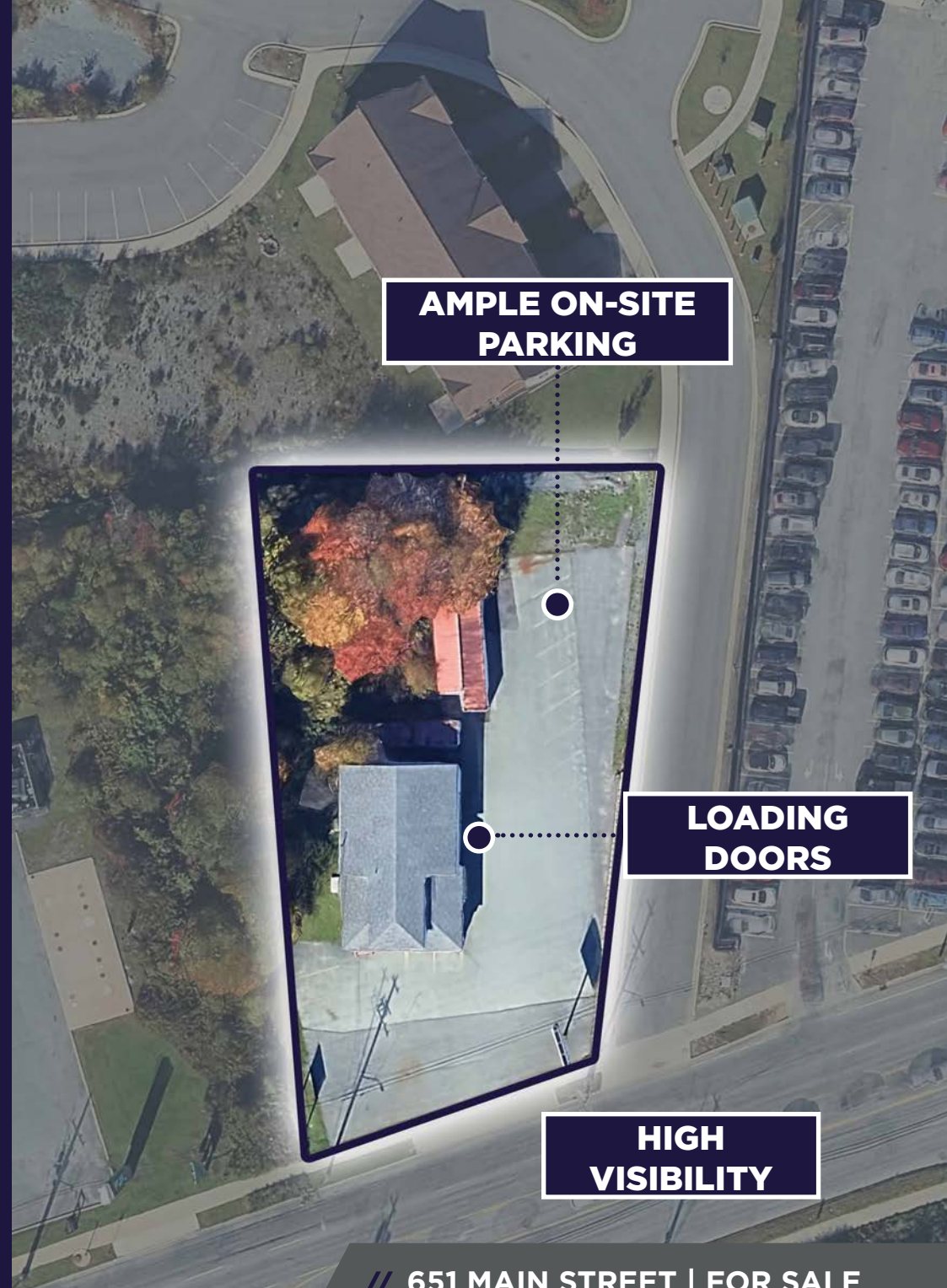
ZONING & USE FLEXIBILITY

Zoned C-4, the property is positioned within a highway commercial framework that permits a broad range of commercial and industrial-oriented uses. This zoning classification is intended to support service, retail, and business activities that benefit from exposure, accessibility, and proximity to major transportation corridors.

The C-4 designation supports immediate owner occupancy, while also allowing flexibility for alternative uses or future leasing configurations should ownership objectives change over time.

Permitted uses within the C-4 zone include, but are not limited to:

- Retail and service commercial
- Office and professional services
- Restaurants and food services
- Hotels and motels
- Service stations and vehicle-oriented uses



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KEY LOCATIONS

IMMEDIATE
HIGHWAY 107
ACCESS

.....

11 KM
HALIFAX
PENINSULA

.....

11.5 KM
BURNSIDE BUSINESS
PARK

.....

11.7 KM
DARTMOUTH
CROSSING

// LOCATION OVERVIEW

Located along Highway 107 in Westphal, NS the property benefits from strong exposure and connectivity within the greater Dartmouth area. The corridor provides efficient access to Burnside Business Park, central Dartmouth, and the broader Halifax Regional Municipality.

The surrounding area supports a mix of commercial and service-oriented uses, reinforcing the location's suitability for owner-occupied operations seeking visibility, accessibility, and operational efficiency.

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