

\$349,000 - 3555 Robie Street, Halifax

MLS® #201903414

\$349,000

Bedroom, Bathroom, 1,800 sqft
Commercial Sale on 0.07 Acres

3-B, Halifax, NS

This commercial property has two units on separate floors, with their own electrical meters, and fully compliant with commercial code fire regulation separation between the units. This charming converted bungalow is located in a prime location in Halifax's sought after north end. This commercial detached building is perfect for all types of small business, flexible C2A zoning permits but not limited to: retail stores, hair salons, professional businesses, business offices, cafes, bakeries, high tech, restaurants, health clinic, veterinary clinic, doggies day care and grooming and more! Level one - offers a bright main floor street frontage and is approx. 900 sq/ft, significant renovations provide an open layout with extra office, wheelchair-accessible bathroom. Previous tenant was a bakery/café. Level two - in 2013 the lower level/basement was completely purpose built to commercial code with 8' clear ceilings with a bonus of ample natural light. The present tenant has the lower level as a cheese production facility that includes production wet room, packing, and cold storage rooms, plus office space, storage and a full bathroom, all on approx 900 sq feet. The current open concept design of the building allows for easy conversion to many types of businesses including office space, a variety of treatment rooms, boutique, etc. Recent upgrades over past 4 years include: newer flooring in large open concept living space, PVC pipes in kitchen and bathroom, upgrades to comply



with Halifax Water Commission commercial regulations, 2 new exterior doors and trim, new rear deck, and landscaping. The roof was also resingled `03 and the building has had a recent electrical upgrade. The property is located beside Cousins restaurant with excellent exposure to the intersection of Lady Hammond and Robie Street and several other businesses in direct proximity (restaurant, coffee shops, cafe, wine store, computer store, tailor, retail/professional office) A must see!

Built in 1939

Essential Information

MLS® #	201903414
Price	\$349,000
Square Footage	1,800
Acres	0.07
Year Built	1939
Type	Commercial Sale
Sub-Type	Retail
Status	Closed

Community Information

Address	3555 Robie Street
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4S7

Amenities

Utilities	Electric, Water Connected
Features	Lighting, Laundry Facility, Living Accommodations, Public Washrooms, See Remarks
Parking Spaces	1
Parking	Public Parking, Gravel, Single

Interior

Heating	Baseboard, Heat Pump
Cooling	Air Conditioning
# of Stories	2

Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Visual Exposure
Windows	Display Window(s)
Roof	Asphalt
Construction	Concrete, Frame, Wood Frame

Additional Information

Zoning	COMMERCIAL (C2A)
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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