

\$575,000 - 1172 Cole Harbour Road, Cole Harbour

MLS® #202208490

\$575,000

Bedroom, Bathroom, 2,968 sqft

Commercial Sale

16-A, Cole Harbour, NS

Here is your opportunity to own a commercially zoned building on a large lot with paved parking for 20 vehicles on a high traffic street with a ton of traffic exposure in Cole Harbour. This building has been used as a very popular hair and aesthetics salon as well as a thriving barbershop which has often turned away business providing for a growth opportunity. Offered for sale at the asking price is the building and land only. Why pay an expensive lease when you can own your location. Is there more square footage here then you need for your business? Lease part of the building to another business and watch your investment grow. The Cole Harbour land use by-law states that no development permit shall be issued in any C-2 (General Business) Zone except for the following: Commercial Uses: Retail stores; Food stores; Service and personal service shops; Offices; Commercial schools; Banks and financial institutions; Restaurants except drive-in or take-out restaurants; Theatres and cinemas except drive-in theatres; Motels, hotels and motor inns; Funeral establishments; Taxi and bus depots; Parking lots; Veterinary hospitals and indoor kennels; Existing service stations; Existing building supply outlets. Residential Uses: Existing dwellings; Multiple unit dwellings containing no more than twelve (12) dwelling units. Community Uses: Open space uses; Institutional uses; Fraternal centres and halls. Why not pay yourself rather than a landlord. This is your opportunity to own a



commercial real estate investment while growing your business in this high traffic, high exposure location. Do not delay. View the 3D Virtual Tour or contact us to book a private viewing today.

Built in 1969

Essential Information

MLS® #	202208490
Price	\$575,000
Square Footage	2,968
Year Built	1969
Type	Commercial Sale
Sub-Type	Commercial (Other)
Status	Closed
Date Sold	November 24th, 2022

Community Information

Address	1172 Cole Harbour Road
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1E9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Features	Laundry Facility
Parking	Driveway, Parking Spaces(s), Paved

Interior

Heating	Baseboard, Ductless
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Exterior

Lot Description	Under 0.5 Acres, Cleared, Near Public Transit, Shopping Nearby, Corner Lot
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Roof	Asphalt
Construction	Concrete, Wood Frame

Additional Information

Zoning	C2
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Listing Details

Listing Office	Royal LePage Anchor Realty
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Listing information last updated on October 14th, 2025 at 4:20pm ADT