

\$1,495,000 - 13589 Peggy's Cove Road, Upper Tantallon

MLS® #202311094

\$1,495,000

Bedroom, Bathroom, 6,236 sqft
Commercial Sale on 1.00 Acres

40-A, Upper Tantallon, NS

13589 Peggy's Cove Road is the perfect office building for an owner/occupier, with the potential to supplement the mortgage with rental income from your exiting tenants. The property is well located in the community of Upper Tantallon at the beginning of Peggy's Cove Road just West of the corner of the St. Margaret's Bay Road. The location offers easy access from the Hammond's Plains Road, the Peggy's Cove Road and Hwy 103.

Constructed by Lindsay Construction in 2010, the building is a 2 storey tilt-up concrete multi-tenant professional office centre. It offers attractive curb appeal, generous parking with a parking ratio of 5.7 stalls per thousand square feet. There are currently 5 office suites - 2 on the ground floor, 2 on the upper floor, and one central unit occupying both floors. Each unit is independently metered with its own electric heat pump. The building is in excellent condition and tenant spaces are very clean and bright with lots of natural light. The zoning allows for a wide variety of commercial uses.



Built in 2010

Essential Information

MLS® #	202311094
Price	\$1,495,000
Square Footage	6,236
Acres	1.00
Year Built	2010

Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	February 13th, 2024

Community Information

Address	13589 Peggy's Cove Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 2J3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Sewer Connected, Phone Connected, Well
Parking	Parking Spaces(s), Paved, Shared

Interior

Heating	Heat Pump
Cooling	Air Conditioning
# of Stories	2

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Shopping Nearby, Corner Lot
Roof	Asphalt
Construction	Concrete

Additional Information

Zoning	VC
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Listing Details

Listing Office	Keller Williams Select Realty (Branch)
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