

\$1,950,000 - 326/328 Windmill Road, Dartmouth

MLS® #202427843

\$1,950,000

Bedroom, Bathroom, 14,718 sqft
Commercial Sale on 0.38 Acres

10-C, Dartmouth, NS

RARE opportunity to purchase a Light Industrial Warehouse and Offices in Dartmouth. As an option, the Seller could lease back the building from the Buyer on terms to be negotiated. For the prospective Developer, on a very preliminary basis, property is zoned CORRIDOR, and with incoming bylaw changes, may achieve a building with 7 storeys and could likely get between 8-12 units per floor and 60-65 units, depending on size/design. This corner site is accessed from Windmill Road and Springhill Road, and leads to a paved parking area in the front of the building and rear driveway. Stated to have approximately 110 ft. of road frontage, there is onsite parking for 20-25 vehicles. A fully-serviced lot including municipal water and sewer, electricity, telephone, police and fire protection, street maintenance, etc. The commercial building is 1-storey with an elevated office space and interior ceiling heights of 7.4ft to 18.6ft. Currently used as a MIDAS service garage with a reception area, 2 customer waiting rooms, 2 offices, kitchenette, 2-piece washroom and unfinished mezzanine area. The building measures 80ft along the front side, 72ft along the north and south sides, minus a jog of 5x23ft in the rear. There is an attached storage shed in the rear measuring 7x20 ft. heated by electric baseboard. The main floor area of the building includes the office spaces and the bay/storage area. The front bay section is an open space with a



center 18.6 ft ceiling height and a large storage area. Underneath mezzanine area is a large storage space that is open to the bay area. The lots are irregular in shape with a combined area estimated to be 16,695 square ft. The lots have a gradual incline from the street to the rear property line. A small portion of the eastern side of the building appears to encroach on the abutting site. Features a large front paved parking area, rear paved driveway and a partial chain linked fence along the east side.

Built in 1980

Essential Information

MLS® #	202427843
Price	\$1,950,000
Square Footage	14,718
Acres	0.38
Year Built	1980
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed
Date Sold	February 12th, 2025

Community Information

Address	326/328 Windmill Road
Area	Halifax - Dartmouth
District	10-Dartmouth Downtown to Burnside
Sub-District	10-C
City	Dartmouth
County	Halifax
Province	NS
Postal Code	B3A 1H6

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Features	Grade Loading, Public Washrooms

Parking	Paved
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Interior

Heating	Baseboard, Furnace, Ductless, In Floor, Other Heating/Cooling
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Cooling	Air Conditioning, Other Heating/Cooling
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# of Stories	3
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Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Sloped, Visual Exposure, Corner Lot
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Windows	Display Window(s)
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Roof	Metal
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Construction	Frame
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Additional Information

Zoning	COR
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 12th, 2025 at 10:02am ADT