



1 STARR LANE DARTMOUTH, NOVA SCOTIA

Exceptional Investment Opportunity in Downtown Dartmouth

- Well-positioned urban location
- High-quality, architecturally designed building
- Outstanding opportunity for owner-occupier

Partners Global is excited to present the offering of 1 Starr Lane, Dartmouth, Nova Scotia. Perfectly situated on a corner lot in Downtown Dartmouth, this unique and architecturally pleasing property boasts exceptional quality, timeless style and ample natural lighting.

1 Starr Lane offers 4,800 sf of rentable area on 6,914 sf of land, perfectly positioned in energetic and trendy Downtown Dartmouth. Over the past five years, the area has sustained steady growth, with a steady increase of multi-residential as well as local restaurants, breweries, cafes, and retailers. This is an extraordinary opportunity for an owner-occupier or an astute investor as the property can be converted to multi-family residential.

partnersglobal.com

FOR SALE

\$1,999,000

Connie Amero

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Geof Ralph

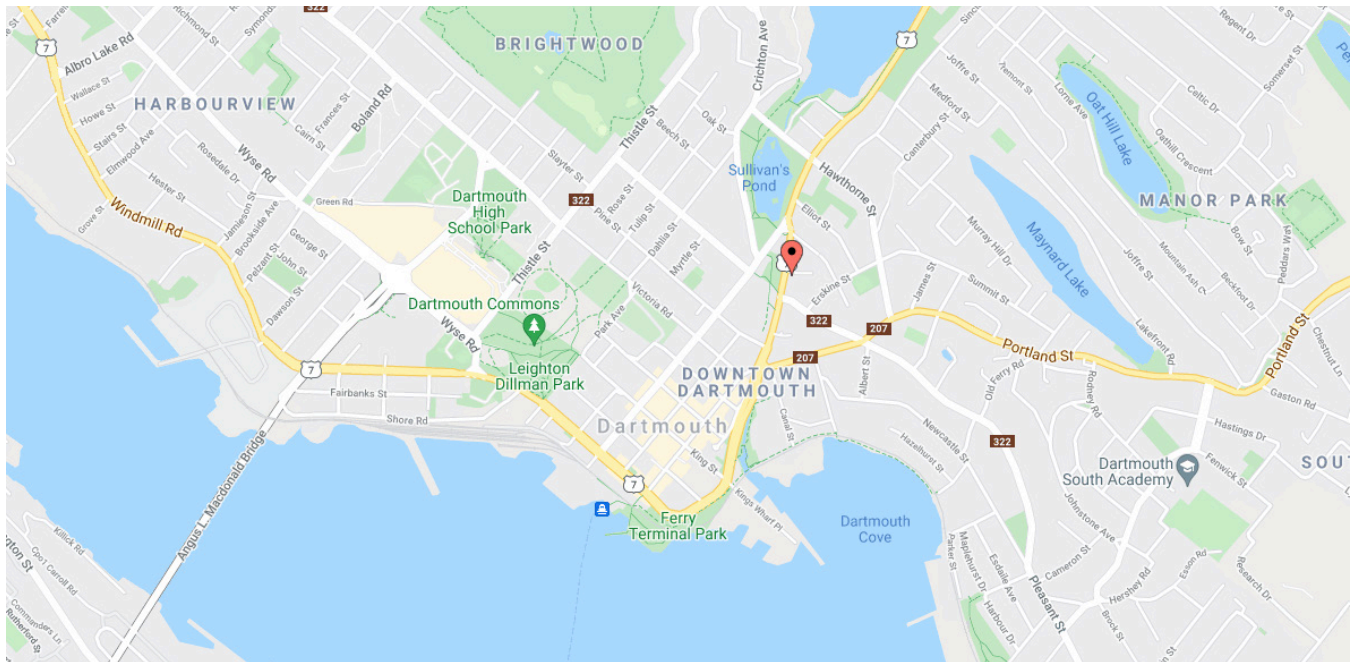
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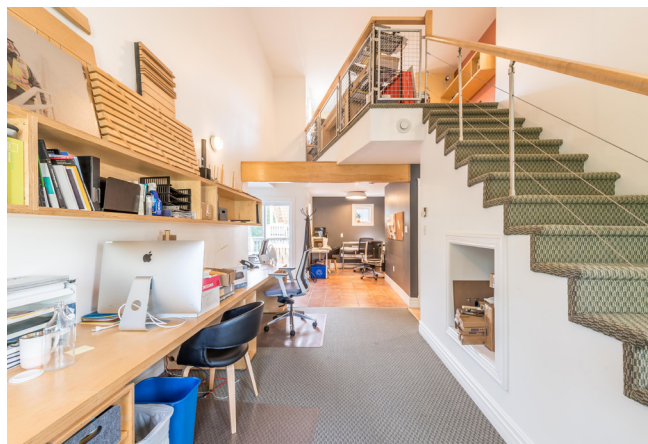
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1 Starr Lane | Dartmouth, Nova Scotia

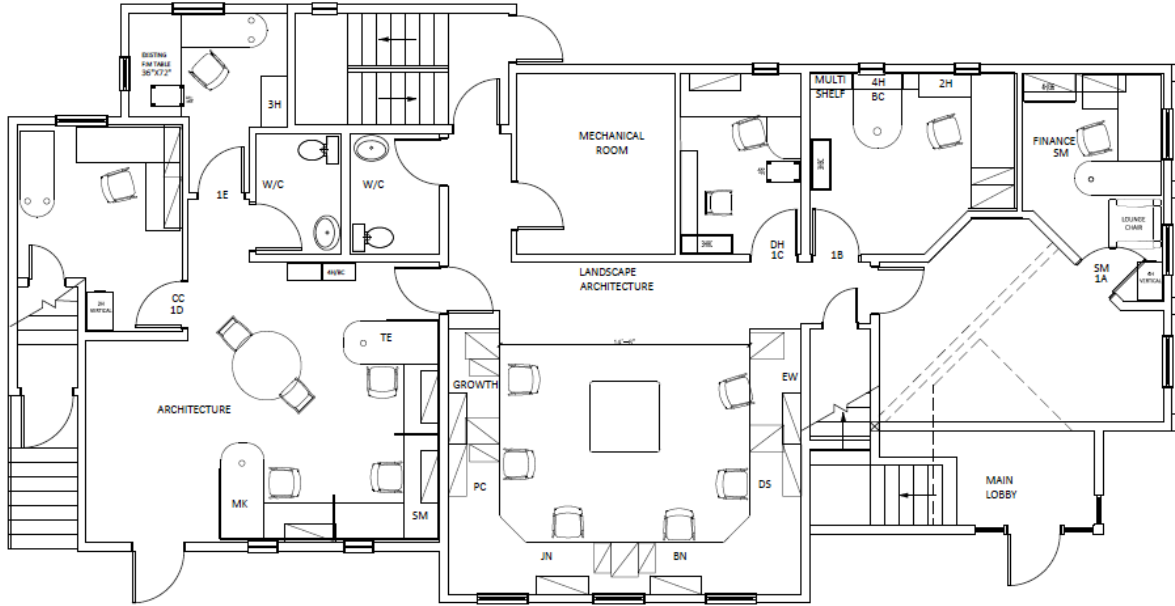


LISTING ID	10263
ADDRESS	1 Starr Lane, Dartmouth, Nova Scotia
PID	41041849
LOT SIZE	6,914 sf
ZONING	Corridor (COR) Zone (under the Regional Centre Plan Area Land Use By-Law)
BUILDING SIZE	4,800 sf
YEAR BUILT	2004/2005
CONSTRUCTION TYPE	Wood frame
NO. STOREYS	Three (3)
WASHROOMS	Four (4)
PARKING	Two (2) driveways offering up to ten (10) parking spots (with a Tesla charger)
ASSESSED VALUE	\$521,500
PROPERTY TAX (2021)	\$17,168
OFFERING PRICE	\$1,999,000

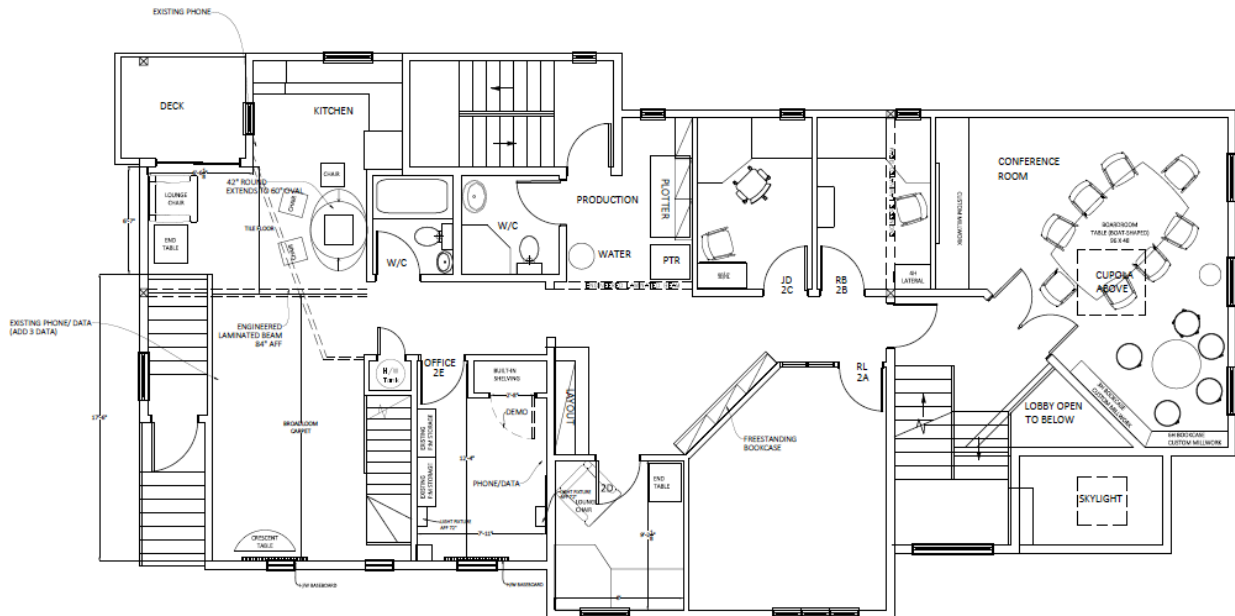


- Excellent location - close proximity to downtown and amenities
- Timeless style and high end finishes
- On-site parking
- Rich with natural light
- Outdoor deck located on second level
- Flexible use - potential to be converted to multi-family residential

FIRST FLOOR EXISTING

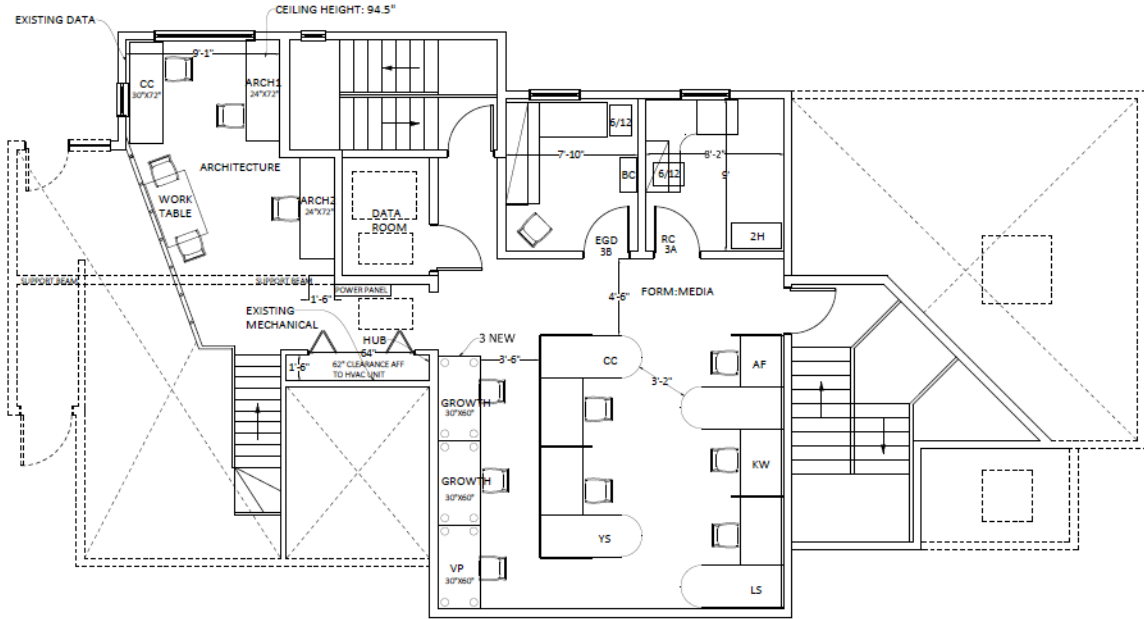


SECOND FLOOR EXISTING



1 Starr Lane | Dartmouth, Nova Scotia

THIRD FLOOR EXISTING





All inquiries regarding the property should be directed to:

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