



PID 00650689:
830, 834, 848, 850 Highway 7 and 1
Broom Road



- My Background:
 - B. Commerce, Retail, IT, Sales, Marketing
 - Primary business – Harrington Enterprise
 - Took over business in 2002
 - 54 year old business
 - 10 employees
 - 7 garage bays



- Wanted to expand the business
- 2010 – Bedrock Properties
 - Goal of company - to renovate and repurpose older buildings for better use.
 - Add value to property.
 - Create supply of affordable commercial space for lease.



- 35 Duke Street, Bedford
 - Renovated and repurposed
 - Old cross dock building and warehouse – divided it and renovated.
 - Tenants – Sysco Foods, United Rental, SDS Transport

- 14 Lake Major Road, Westphal
 - Renovated
 - Paul Davis Systems was a tenant for over 6 years.



- 850 Main Street
 - Purchased property Oct 2013
 - Was in derelict condition
 - Unsightly
 - High Vacancy
 - HRM bylaw enforcement were regular guests.
 - Our cleanup started the first day and improvements are continuing.



850 Main Street Overview

- 7.5 acres of land
- 6 buildings
- Total of 66,500 sq.ft. of rentable space
 - Mix of office, warehouse, retail and industrial space
 - Multiple Zoning and development agreements for the property.



Tenants:

- Stock Transportation
- McCarthy's Roofing
- Junkbin
- Mariner Auctions
- Super Dave's Auto Sales
- Bargain Basket
- Civtech Engineering
- Excel Foundations
- Alpine Construction















Before



After



Before



After



Before



After





Current Zoning:

- Currently C4 and R1.
 - Development agreements allow for industrial applications.
- Past uses include: building supply store and truss manufacturing plant.
 - Has been rented out by past owner to various tenants. Bedrock Properties has continued to do this and upgraded the buildings and tenant base.



Proposed Change:

- Remove industrial and residential use.
 - Industrial does not suit area.
- Rezone entire property to C4 zoning.
 - Allow for general automotive repair, office use and self storage.



Goals:

- Tone down use of property.
- Promote business growth in the area.
 - Property had high vacancy prior to 2013.
- Strong demand for leased space.
 - Attract more local businesses.
 - Service customers in the area.
- Continue to invest in property.