

Rockingham

DEVELOPMENT OPPORTUNITY



Lot lines are approximate

FOR SALE

**544 Bedford Highway & 1 Lodge Drive
Halifax, Nova Scotia**

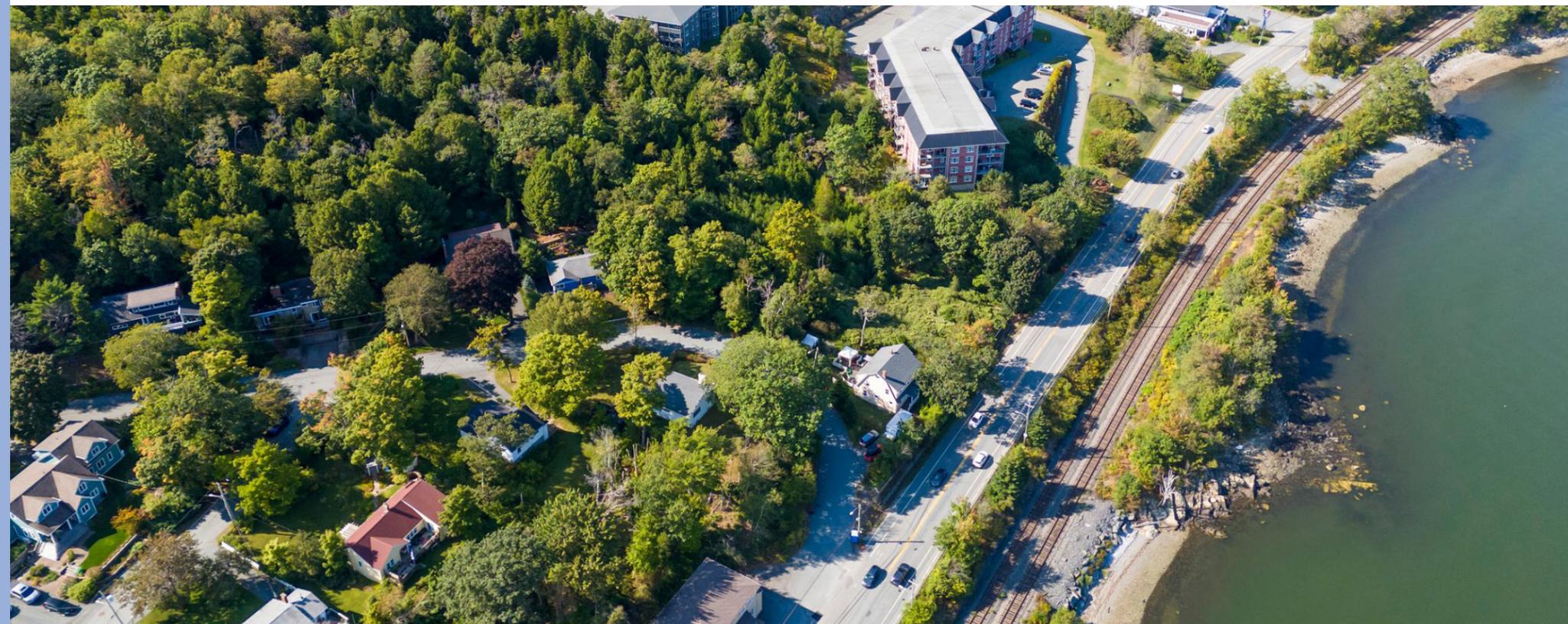
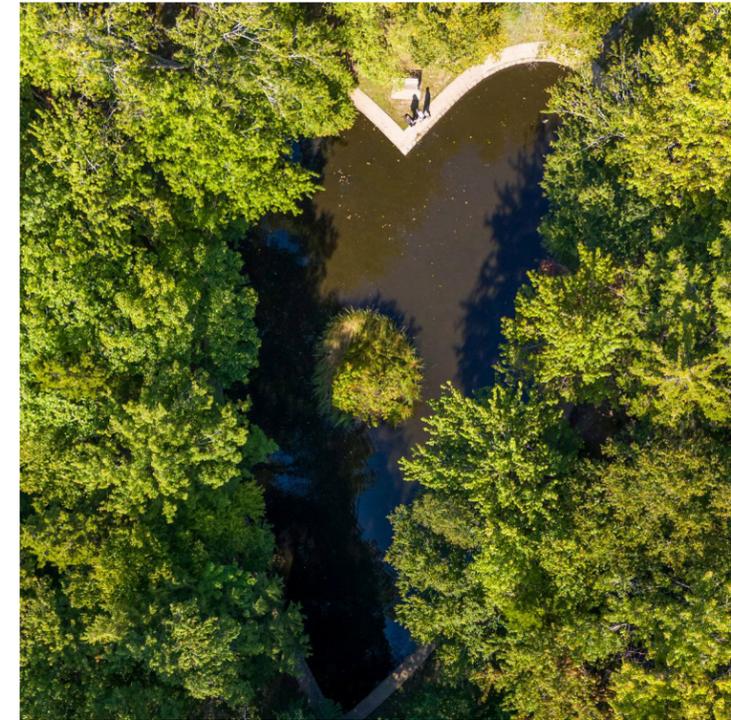
**AVISON
YOUNG**

Rockingham Development Opportunity
544 Bedford Highway & 1 Lodge Drive
Halifax, Nova Scotia

**Multi-residential
development site
in an incredible
Halifax location
with amazing
harbour views.**

The offering

On behalf of the Owner, Avison Young is pleased to offer for sale a 2.01 acre parcel of residential development land along the Bedford Highway in the popular community of Rockingham. The lands are exceptionally positioned with frontage on the Bedford Highway and Lodge Drive, in a location that is easily accessible from Bedford, Larry Uteck, Downtown Halifax and other areas within HRM. With low supply of development land available in the immediate area, the subject property is a rare opportunity to build in a community that continues to see high levels of growth, and strong demand for rental units.



**AVISON
YOUNG**

Michael Brown
Managing Director & Broker
902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Associate
902 448 8988
william.hachey@avisonyoung.com



Property description

Overview

Located at 544 Bedford Highway and 1 Lodge Drive in Halifax, this prime development site offers an exceptional opportunity for multi-residential development. Its Housing Accelerator [HA] zoning allows for a broad range of residential uses from single-unit to multi-unit dwellings and commercial uses that are compatible with residential neighbourhoods permitted on the ground floor. The site is suited for the development of tall-mid rise buildings, based on initial analysis of the site, developers can expect a gross buildable area of over 250,000 sf between two buildings¹, translating to 250+ residential units. The Vendor has obtained a clean Phase I Environmental assessment, which will be made available to a qualified purchaser.

The site's well-connected Rockingham location offers close proximity to shopping centers, restaurants, schools, parks, and other amenities that enhance its appeal to professionals and families. Boasting exceptional views of the Bedford Basin, the site provides easy access to nearby recreational facilities such as Hemlock Ravine Park, the Bedford-Sackville Greenway, and DeWolf Park. Additionally, the area is served by numerous healthcare facilities, ensuring that all essential services are within reach.

With high demand for housing in the area, driven by a growing population and a strong local economy, the site at 544 Bedford Highway and 1 Lodge Drive presents a lucrative opportunity for investors.

¹ see Planning overview on Page 11.

Offering Summary

ADDRESS	PID	LAND SIZE	ZONING	FRONTAGE	ASSESSMENT
544 BEDFORD HIGHWAY	00286948	1.67 acres	Housing Accelerator [HA] Zone	+/- 225 feet <i>on the Bedford Highway</i>	\$280,000
1 LODGE DRIVE	00286930	0.27 acres		+/- 210 feet <i>on Lodge Drive</i>	\$603,200
LODGE DRIVE LOT A	00212647	0.07 acres			

\$39.00

price per Buildable Square Foot (pbsf)

Location

Overview

The subject property is located at 544 Bedford Highway and 1 Lodge Drive in Halifax. Situated along the arterial roadway of the Bedford Highway, in the vibrant community of Rockingham, this location offers convenient access to a variety of amenities, including grocery stores, restaurants and cafes, retail shops, professional services, schools, and more.

The Bedford Highway itself connects directly to downtown Halifax, making it easy to reach the city's core by car or through the variety of public transit options that are readily available, with several bus routes servicing the area. The city has announced plans to construct a ferry terminal in Bedford, with multiple high-speed ferries travelling to and from downtown, further enhancing the location's accessibility. Additionally, the proximity to major highways such as Highway 102 ensures quick regional access, making it an ideal location for those who commute to other parts of Nova Scotia.

The community of Rockingham is a well-established neighborhood known for its family-friendly atmosphere and scenic views of the Bedford Basin. It's home to several parks, schools and recreational facilities, providing a balanced lifestyle for residents in a variety of life-stages.



MARKET	Halifax - Rockingham
CROSS STREETS	Lodge Drive/ Bedford Hwy
ROAD TYPE	Major collector
TRAFFIC COUNT	AM peak: 1,475 PM peak: 1,951
MARKET TYPE	Large

<p>AMENITY-RICH COMMUNITY</p> <p>In close proximity to shopping centers, parks, business hubs and public/ post-secondary schools</p>	<p>STRONG RENTAL DEMAND</p> <p>Significant demand for rental units of all types due to a diverse population of families, professionals and students</p>	<p>GROWING POPULATION</p> <p>Record immigration levels across the province contribute to the growing population</p>	<p>SOUGHT AFTER NEIGHBOURHOOD</p> <p>Rockingham's scenic views and accessibility make it one of Halifax's most desirable neighborhoods</p>
---	--	--	---

Market Overview

Nova Scotia

Atlantic Canada is currently experiencing a positive economic state marked by significant growth and diversification. The region has seen an increase in GDP, driven by strong performances in sectors like information technology, renewable energy, and aquaculture. Nova Scotia is becoming a hub for ocean technology and innovation, attracting international investments and creating high-paying jobs.

Despite global uncertainties, Nova Scotia's economy and commercial real estate market exhibit promising outlooks, buoyed by steady population growth and a diverse economic base. Strategic initiatives aimed at enhancing infrastructure and fostering innovation further bolster confidence in the province's commercial real estate sector.

As the economic powerhouse of the province, Halifax continues to attract steady demand and dynamic development in its commercial real estate sector, driven by the continued expansion of Nova Scotia's diverse economic needs. While rural areas encounter distinct challenges, strategic investments in infrastructure and evolving workspace trends signal opportunities for commercial real estate expansion.

Driven by high rates of population growth, the demand for housing and specially rental units continues to grow across Halifax. The rental market in the Rockingham community remains competitive, with increasing rents and historically low vacancy rates. Asking rent in the area ranges from approximately \$1,870 to \$4,000 per month.

Halifax - Rockingham

Halifax's economy continues to show steady growth, with the city's real GDP increasing by 2.3% in 2023 and expected to grow by 1.4% in 2024. Inflation rates have decreased to 1.5% as of August 2024, lower than both the national and provincial rates.

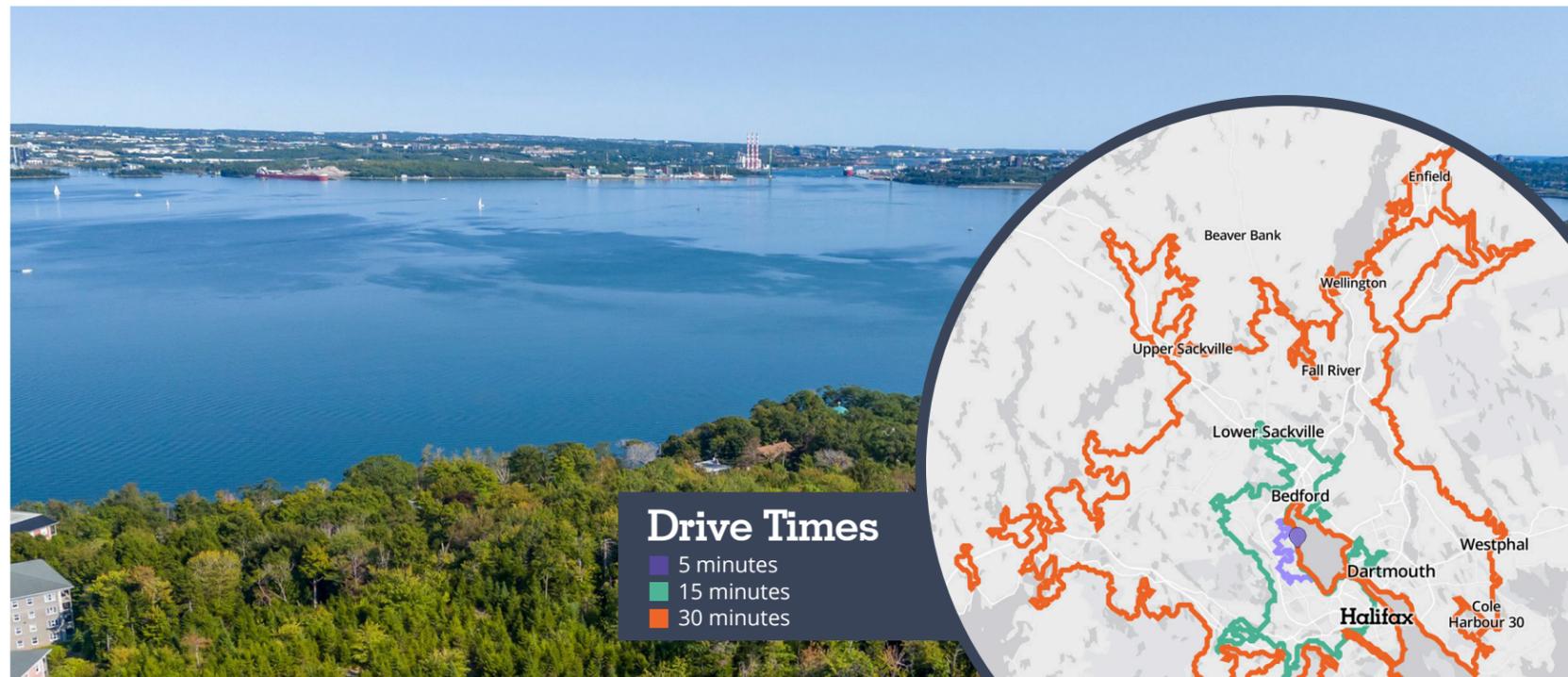
Halifax - Mainland North

	AVG. RENT % CHANGE	AVERAGE RENT	VACANCY RATE
2 BEDROOM	10.6%	\$1,609	0.5%
NEW RENTAL STOCK	-	\$2,229	0.2%
OVERALL	10.1%	\$1,521	0.6%

City of Halifax

	AVG. RENT % CHANGE	AVERAGE RENT	VACANCY RATE
2 BEDROOM	10.4%	\$1,670	1.1%
NEW RENTAL STOCK	-	\$2,418	0.8%
OVERALL	11.2%	\$1,573	1%

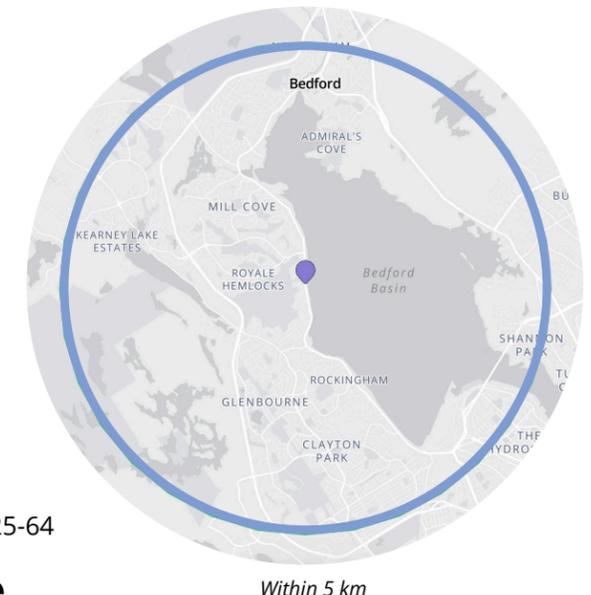
Sources: CMHC, Avison Young Research



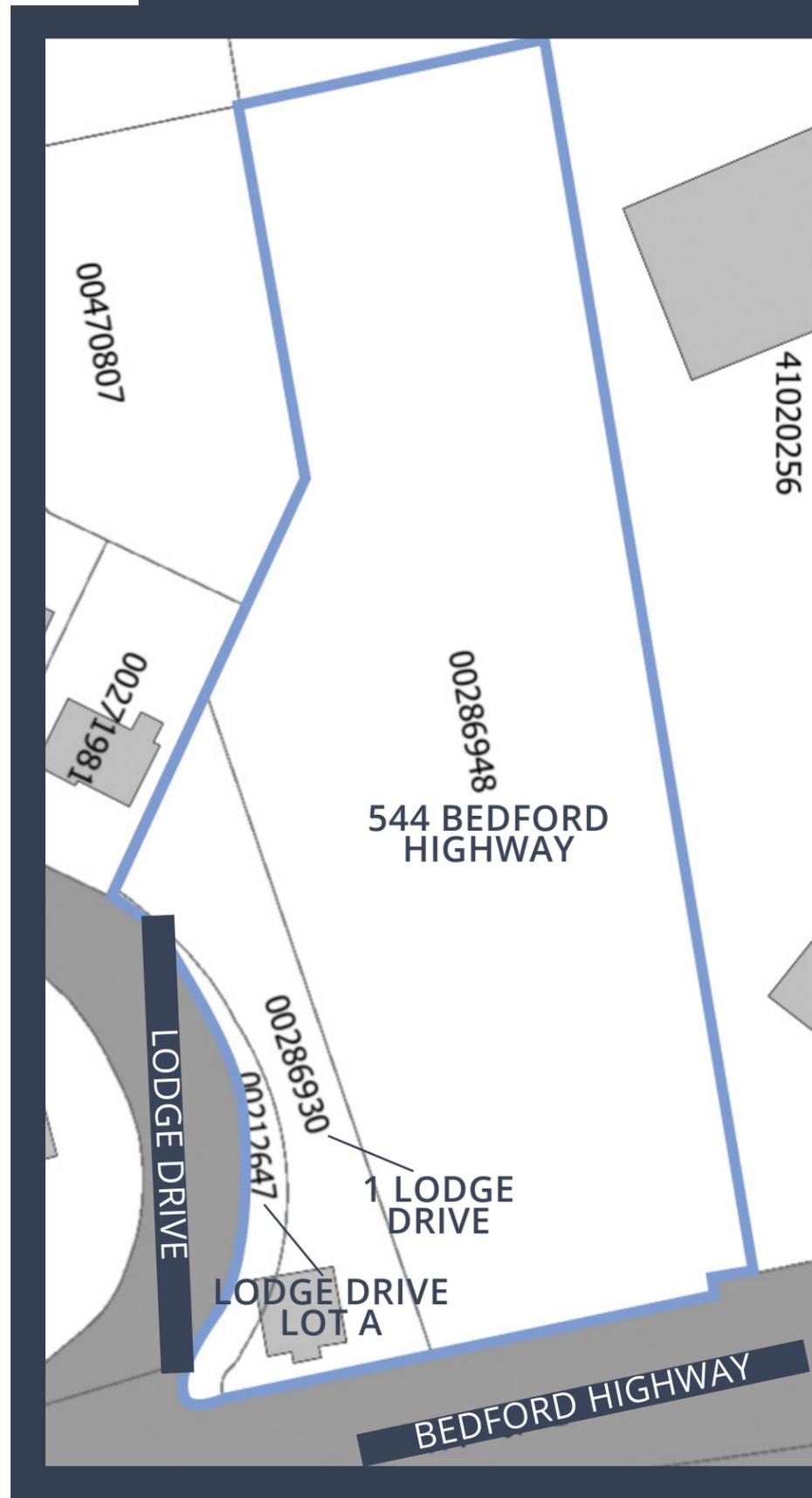
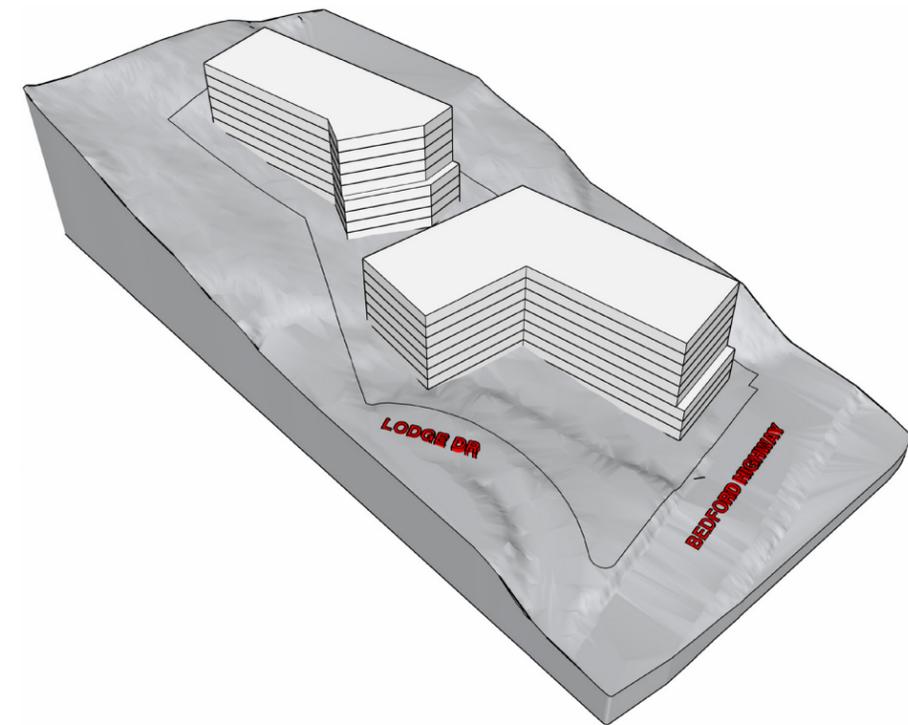
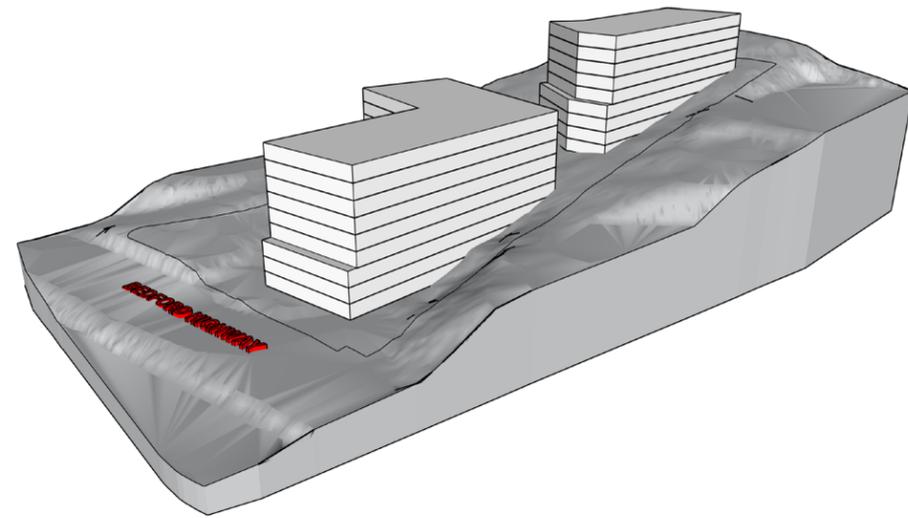
Drive Times
 5 minutes
 15 minutes
 30 minutes

Demographics

-  **62,424**
Population
-  **28,136**
Households
-  **39**
Median age
-  **67%**
Population aged 25-64
-  **\$87,936**
Avg. household income



Within 5 km



Planning Overview

A preliminary architectural assessment by a prominent Halifax based architect considered the possible yield on the subject property through the layout of two buildings: one fronting Bedford Highway (Building A) and the other fronting Lodge Drive (Building B).

- Unique terrain will likely allow some parts of the buildings to extend below the main ground floor, resulting in more than the planned seven storeys.
- Depending on the final site conditions, to be determined in subsequent planning phases, such as ground leveling and the possibility of underground parking, additional units may be included.
- The final number of units may be adjusted based on market demand or developer preferences, which could lead to larger or differently configured units.

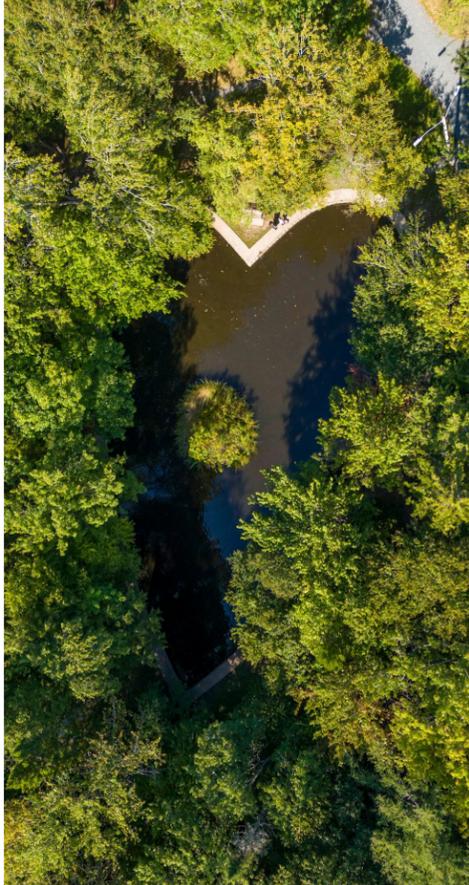
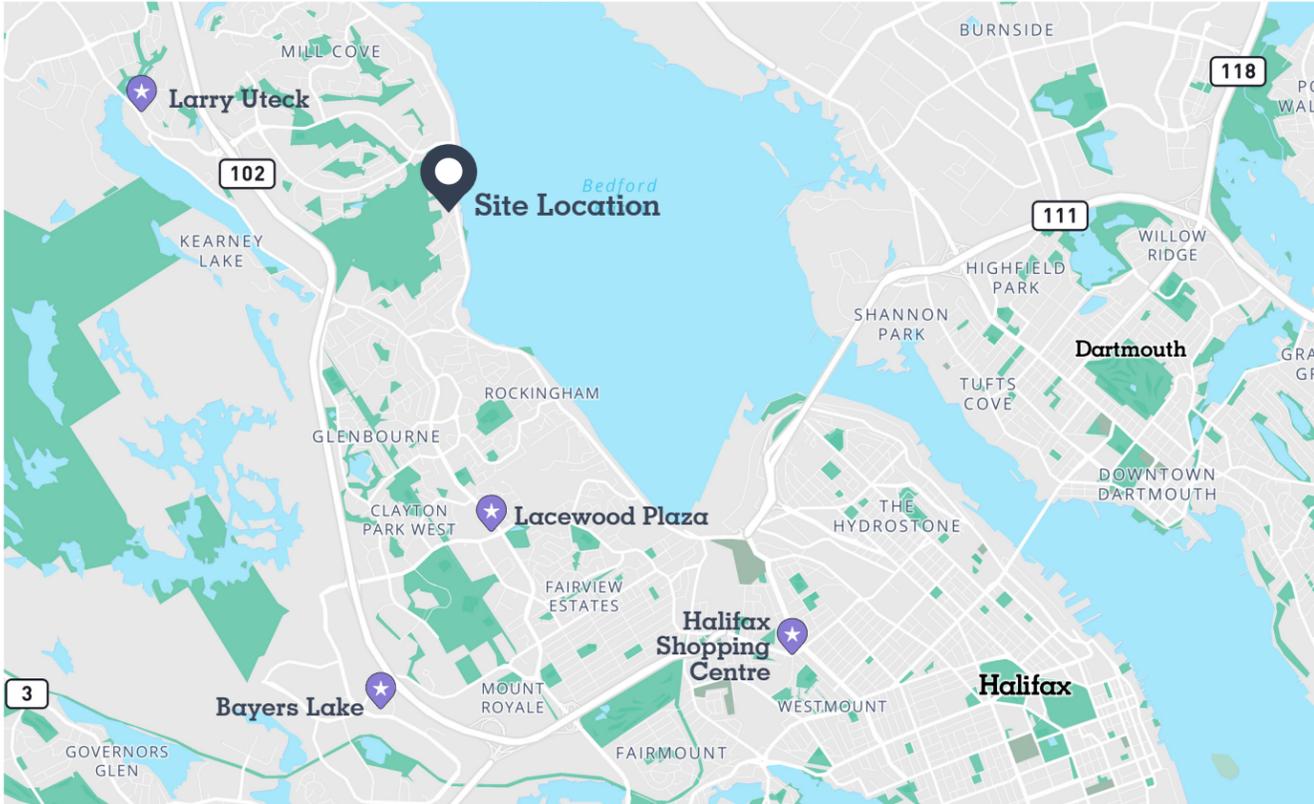
SITE AREA	2.04 acres [89,052 sf]
BUILDBALE AREA [SF]	+/- 149,500 [Building A]
	+/- 104,867 Building B]
	Total: +/- 254,367
MAX HEIGHT	7 storeys
UNIT COUNT	+/- 155 [Building A]
	+/- 108 [Building B]
	Total: +/- 263*
	<small>*LUB requires min. 25% 2-bedroom units: 66 x 2-bed total</small>

Zoning Requirements

MINIMUM LOT AREA	222 square metres
REQUIRED SETBACKS	Rear and side: 8 metres
	Front and flanking: 2.5 metres
STREETWALL HEIGHT	11 metres
UNIT MIX	Min. 25% two-bedroom units
PARKING REQUIREMENTS	None

Based on the current Suburban Housing Accelerator Land Use By-Law

Gallery





Confidential information and disclaimer

Contacts and confidentiality

Upon receipt of this Confidential Offering Memorandum, prospective purchasers will have executed a confidentiality agreement (the “Confidentiality Agreement”) under which they have agreed to hold and treat this COM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this COM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Owner and without first obtaining from such person, firm or entity a separate Confidentiality Agreement in a form provided and approved by the Owner. Prospective purchasers will not use or permit this COM to be used in any manner detrimental to the interests of the Owner, the Advisors or their respective affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this COM agrees to provide the Advisors with a list of those persons to whom this COM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” relate to all sections of the COM as if stated independently therein.

The COM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Owner. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. Upon request, the recipient will promptly return all material received from the Owner and the Advisors (including the COM) without retaining any copies thereof.

In furnishing the COM, the Owner and the Advisors undertake no obligation to provide the recipient with access to additional information. The division of the COM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this COM.

Avison Young Commercial Real Estate Services, LP
Commercial Real Estate Agency

Attention:
Michael Brown, Managing Director & Broker
620 Nine Mile Drive,
Bedford, Nova Scotia
902 221 6179
michael.brown@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



Get in touch

Michael Brown
Managing Director & Broker
902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Associate
902 448 8988
william.hachey@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**
