

PROPOSED DEVELOPMENT POTENTIAL ANALYSIS MASSING MODEL

Fantastic development opportunity with plenty of walkable amenities

- As of Right Development site that is nearly pad ready
- In an area with strong rental demand
- Within commuting distance to Halifax
- Potential for 86 residential units in total
- 51,870 of buildable space plus parking [45 stalls]
- 66 one-bedroom units and 20 two bedroom units

Get more information

William Hachey

Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Michael Brown

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



Property Description

This is your chance to own a fully approved Development site in the heart of an established town, with UNESCO Heritage Designation. This property boasts access from Hall Street via Victoria Road, a major intersection and thoroughfare, with amazing views of the ocean from the upper floors. Tenants enjoy superior access from a residential perspective to surrounding amenities, and commercial businesses that are accessible on foot. This asset is sure to generate long-term cash flow, appreciation and easy rent up when ready. The Vendor is also willing to provide a substantial VTB (Venor Takeback Mortgage).

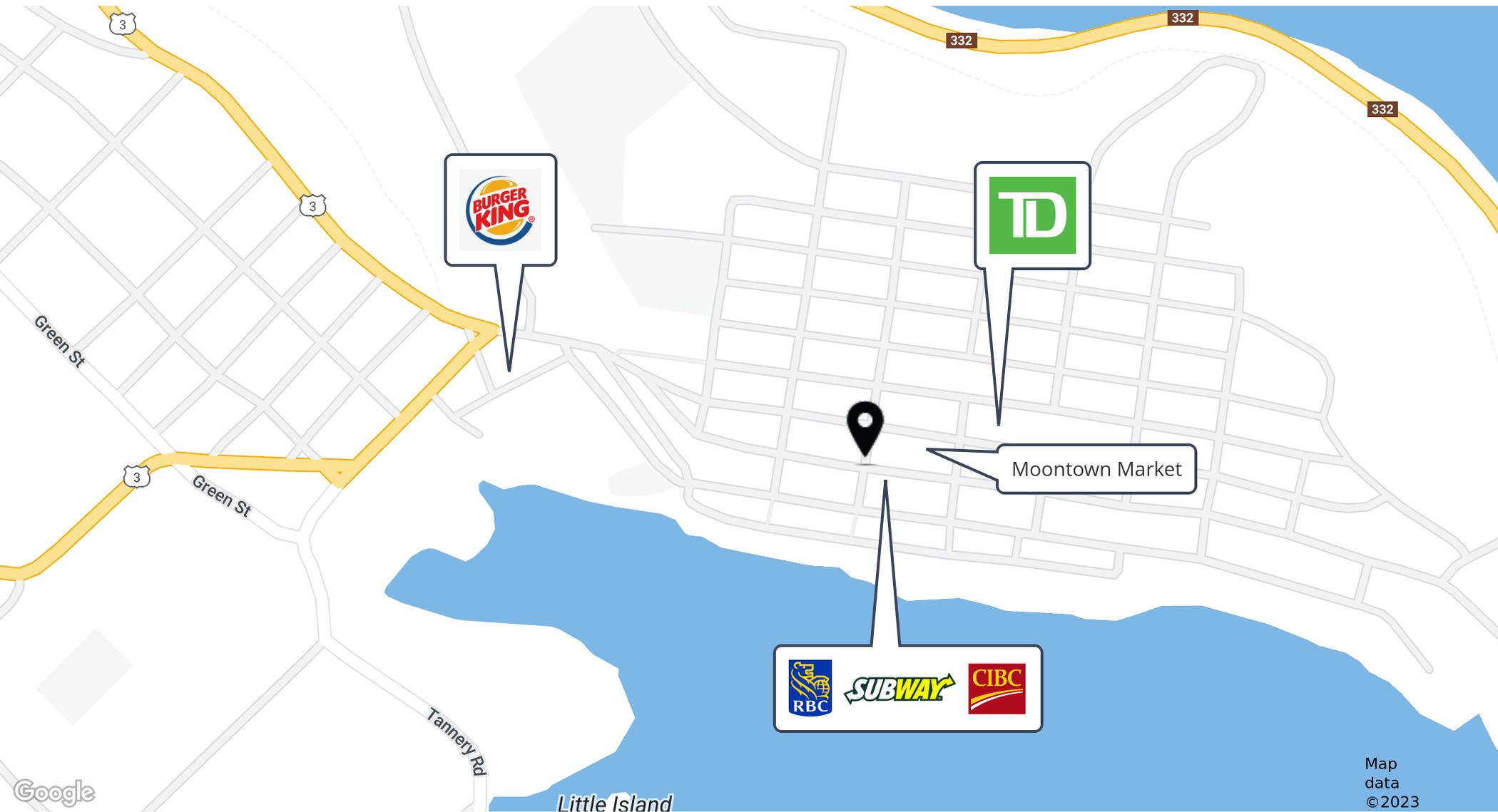
Offering Summary

Sale Price:	\$499,000
Lot Size:	19,905 SF
PID #:	60590007
Assessment:	\$38,800 (2023)
Current Owner:	AMK Barrett Investments Inc.
Zoning:	Commercial Mixed Use



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Land for sale

Hall Street, Lot C-2-B



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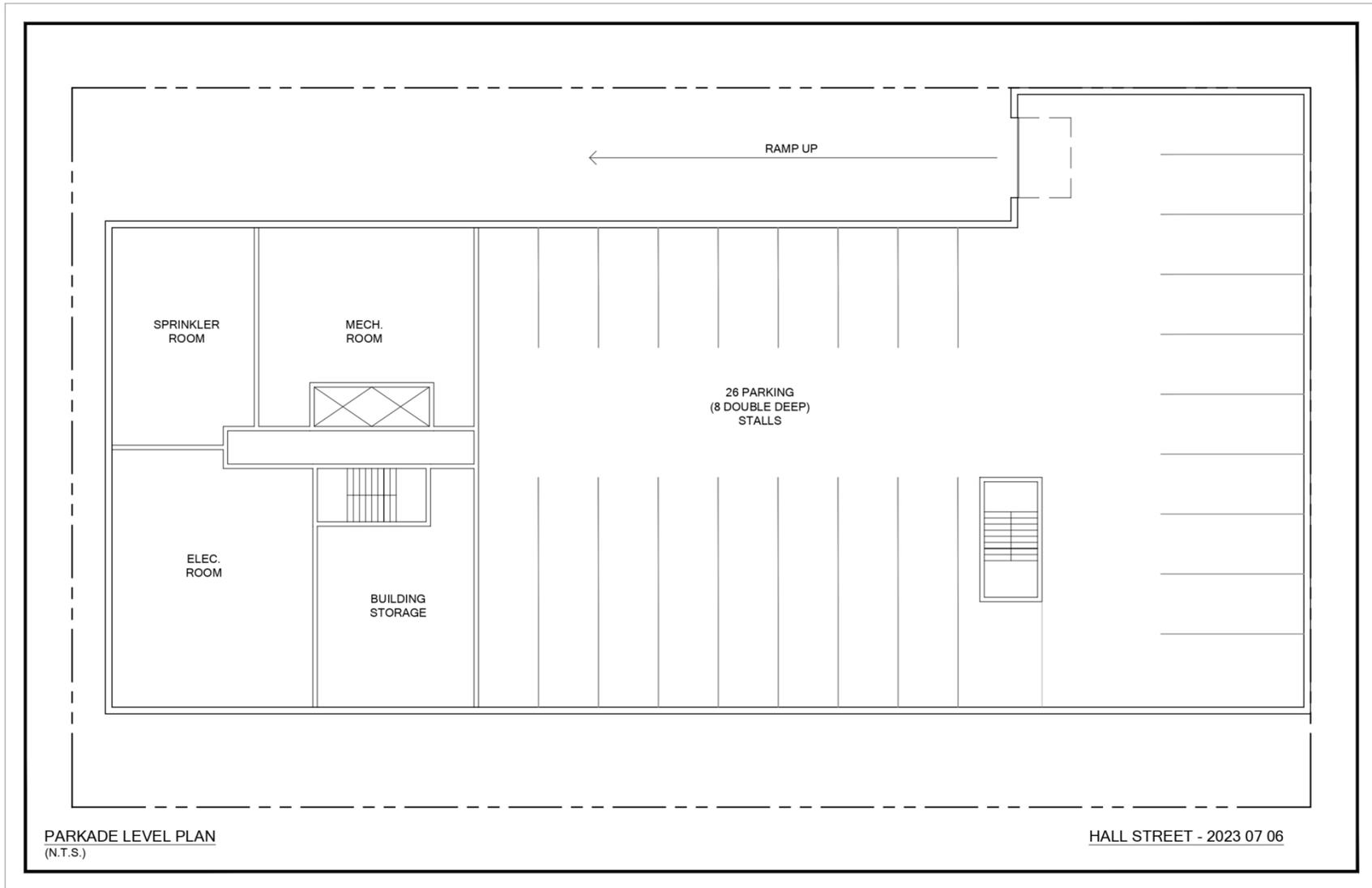
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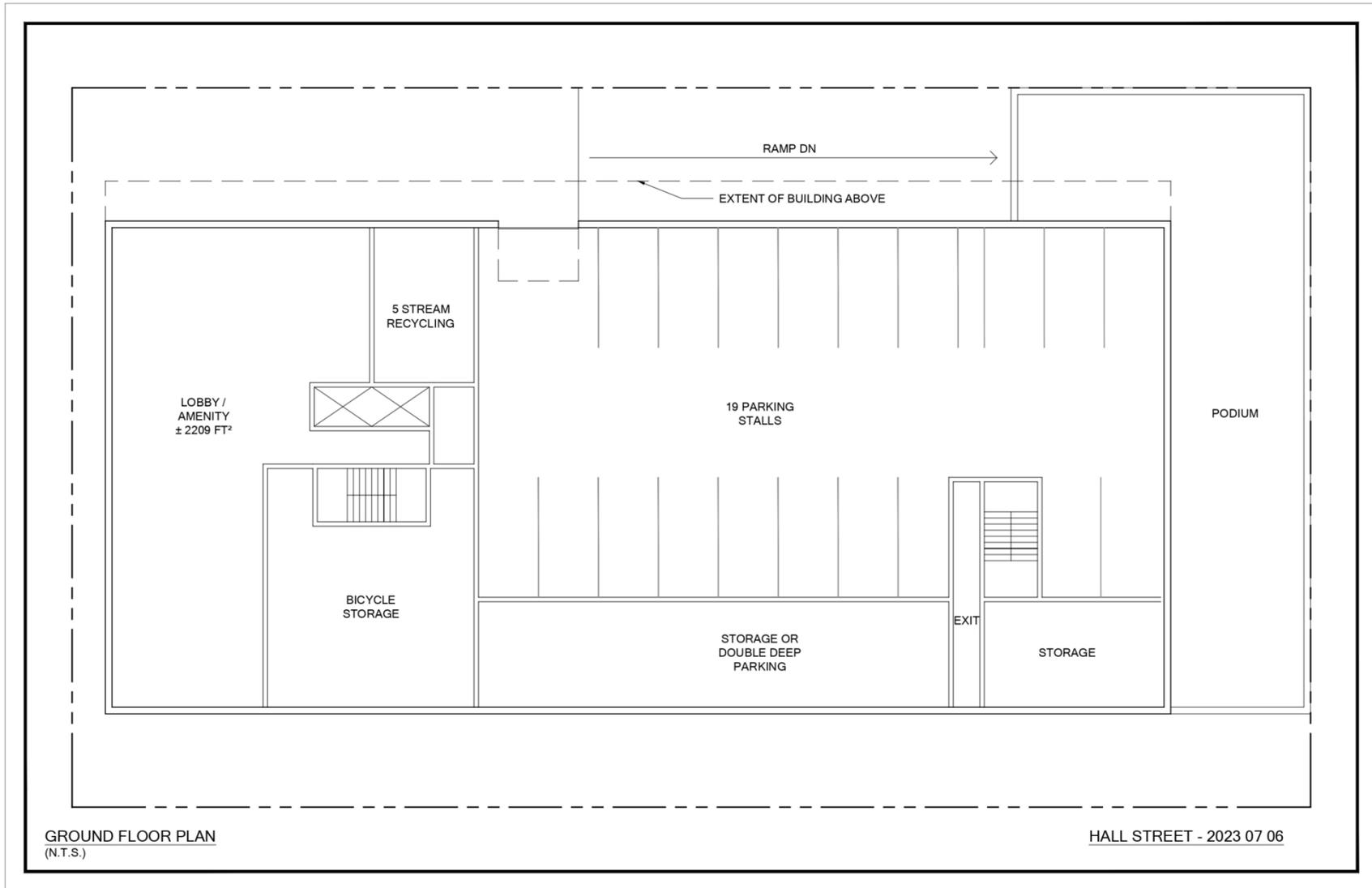
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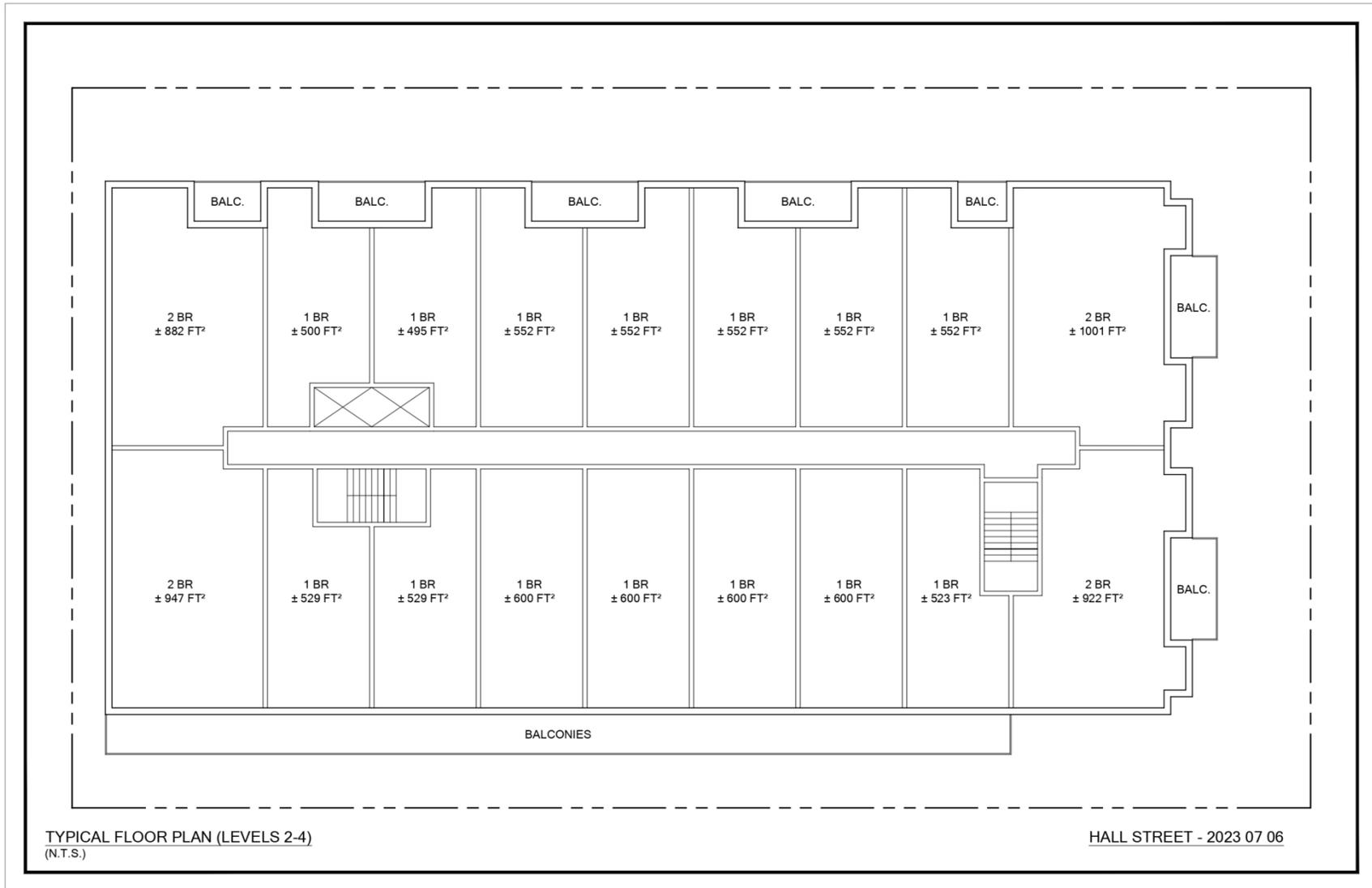
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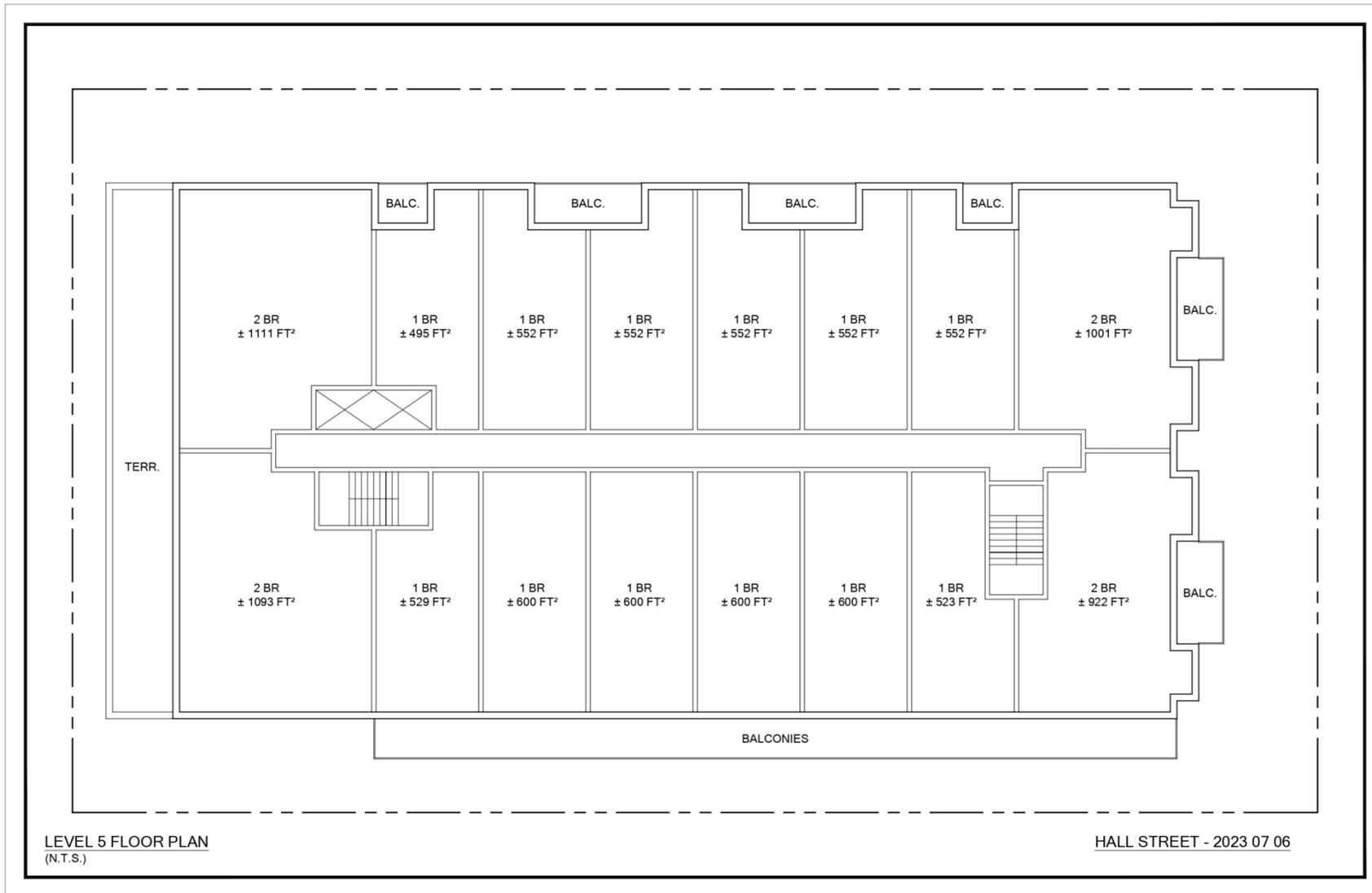


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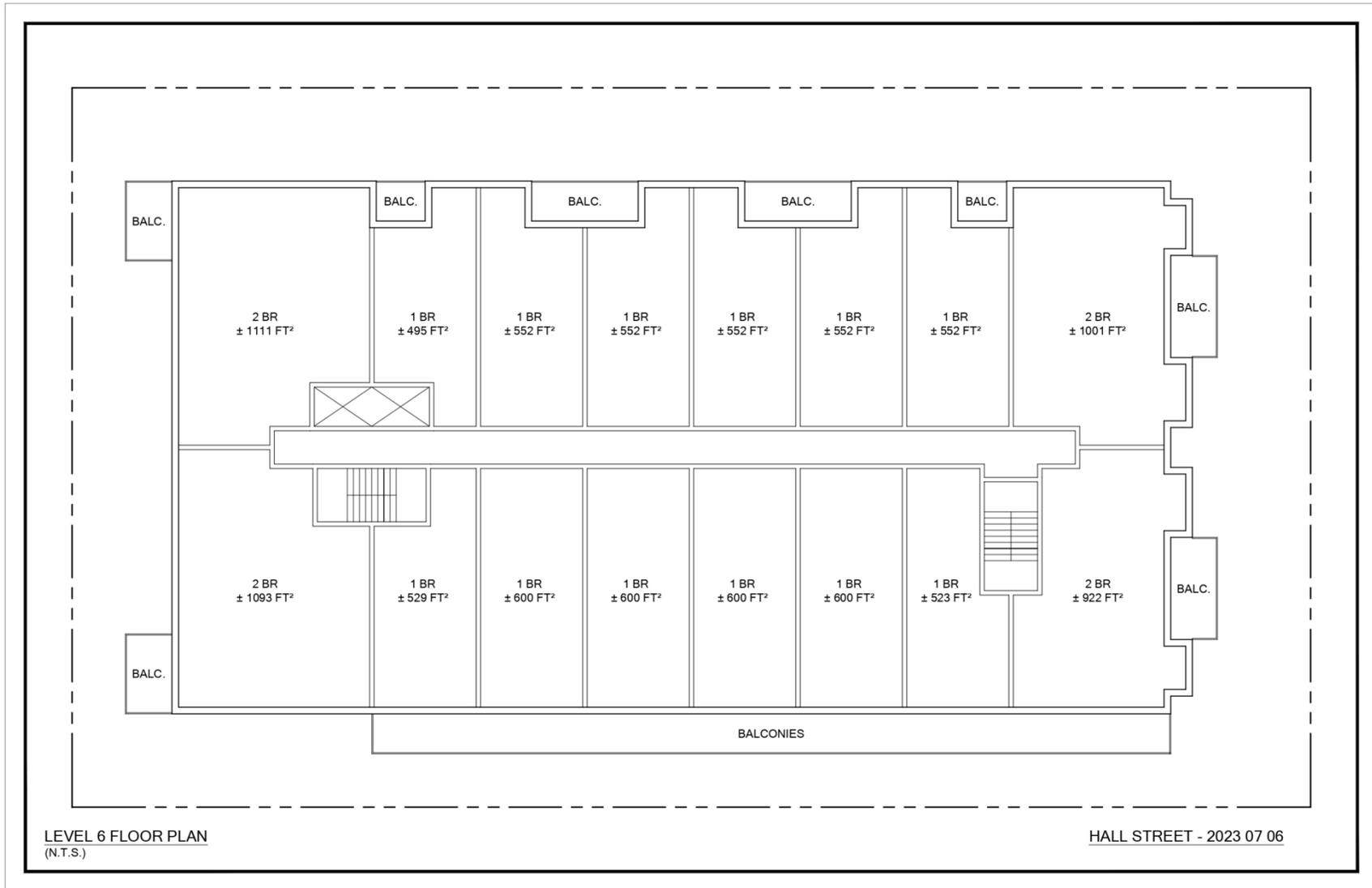






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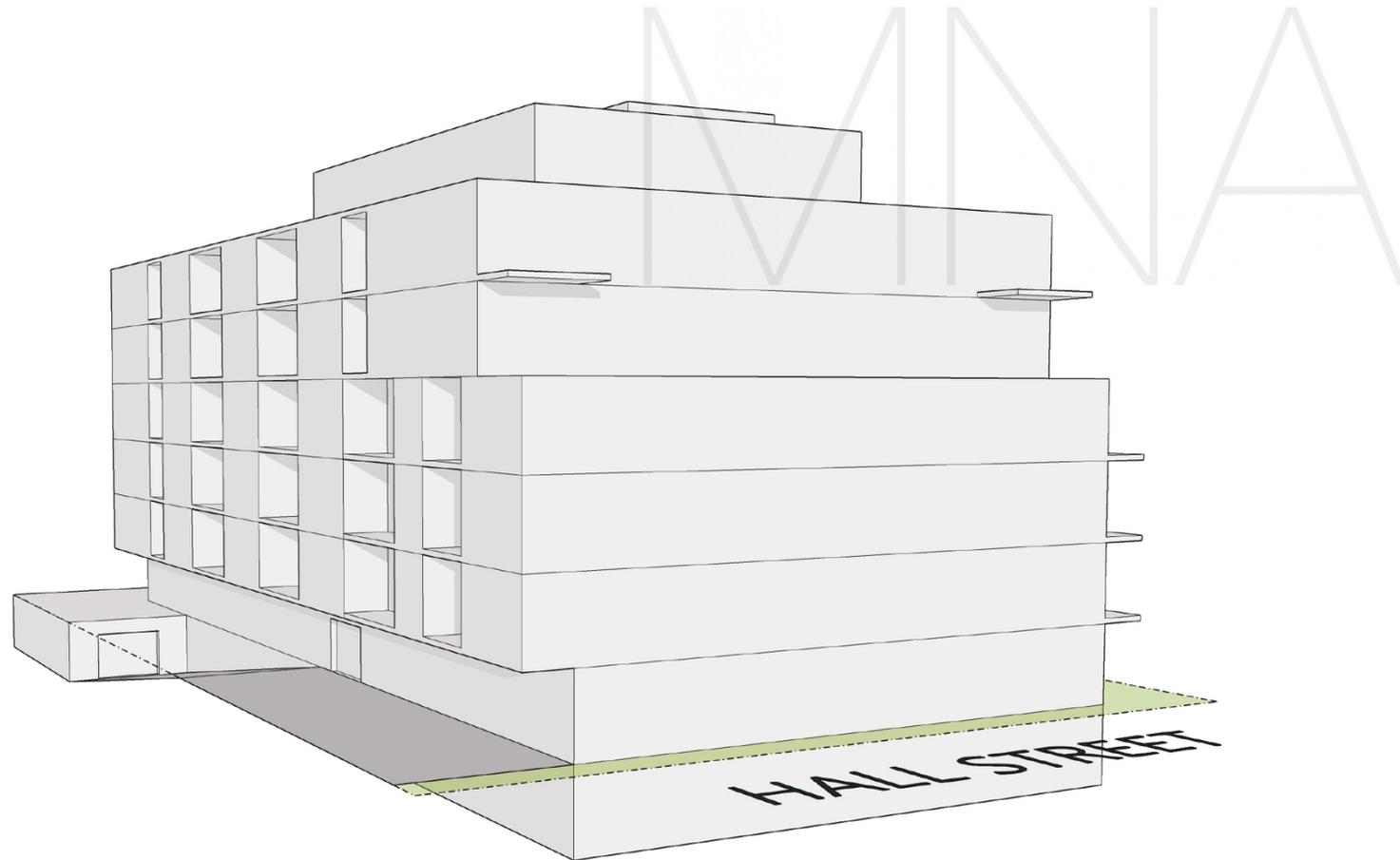
LEVEL 6 FLOOR PLAN
(N.T.S.)

HALL STREET - 2023 07 06



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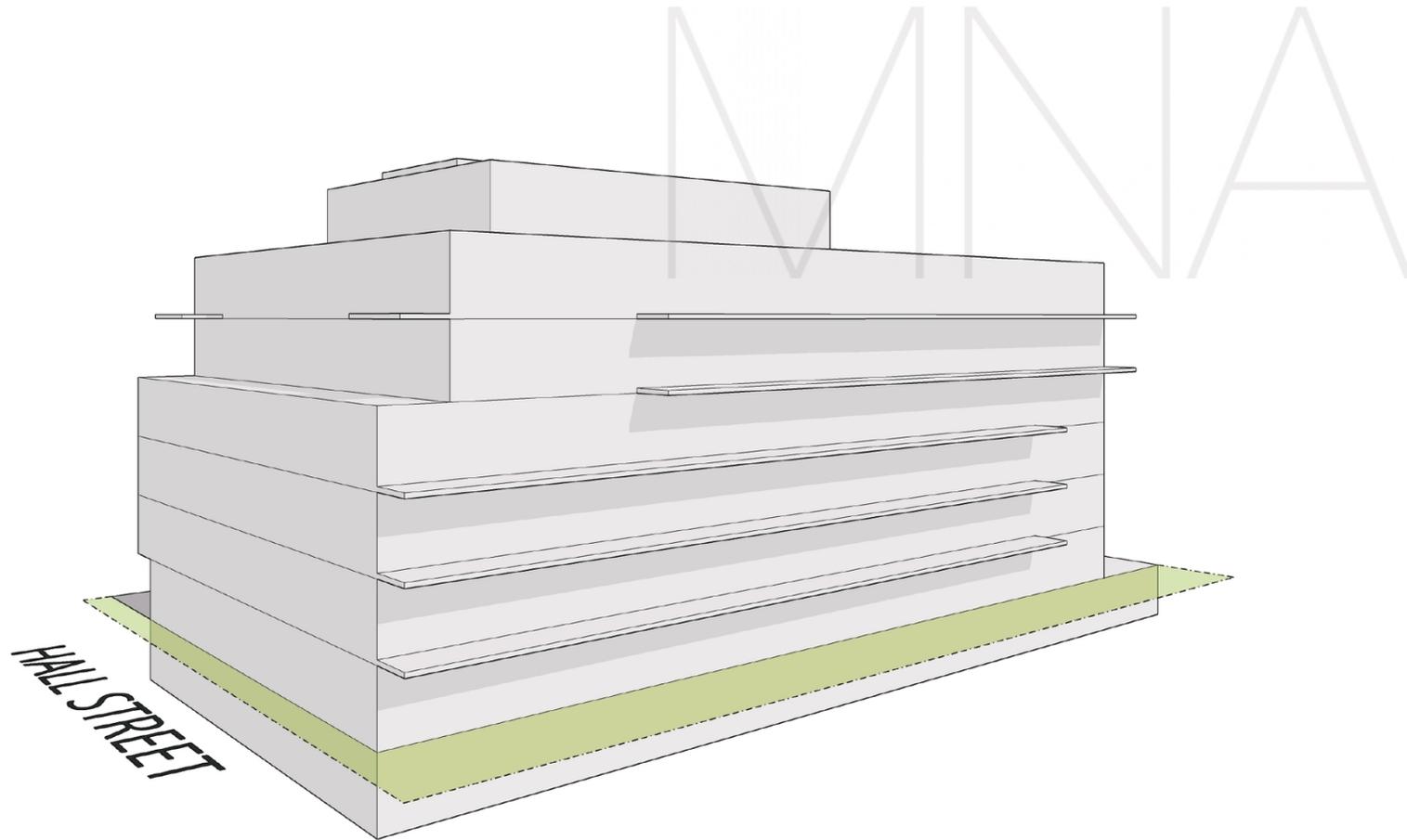
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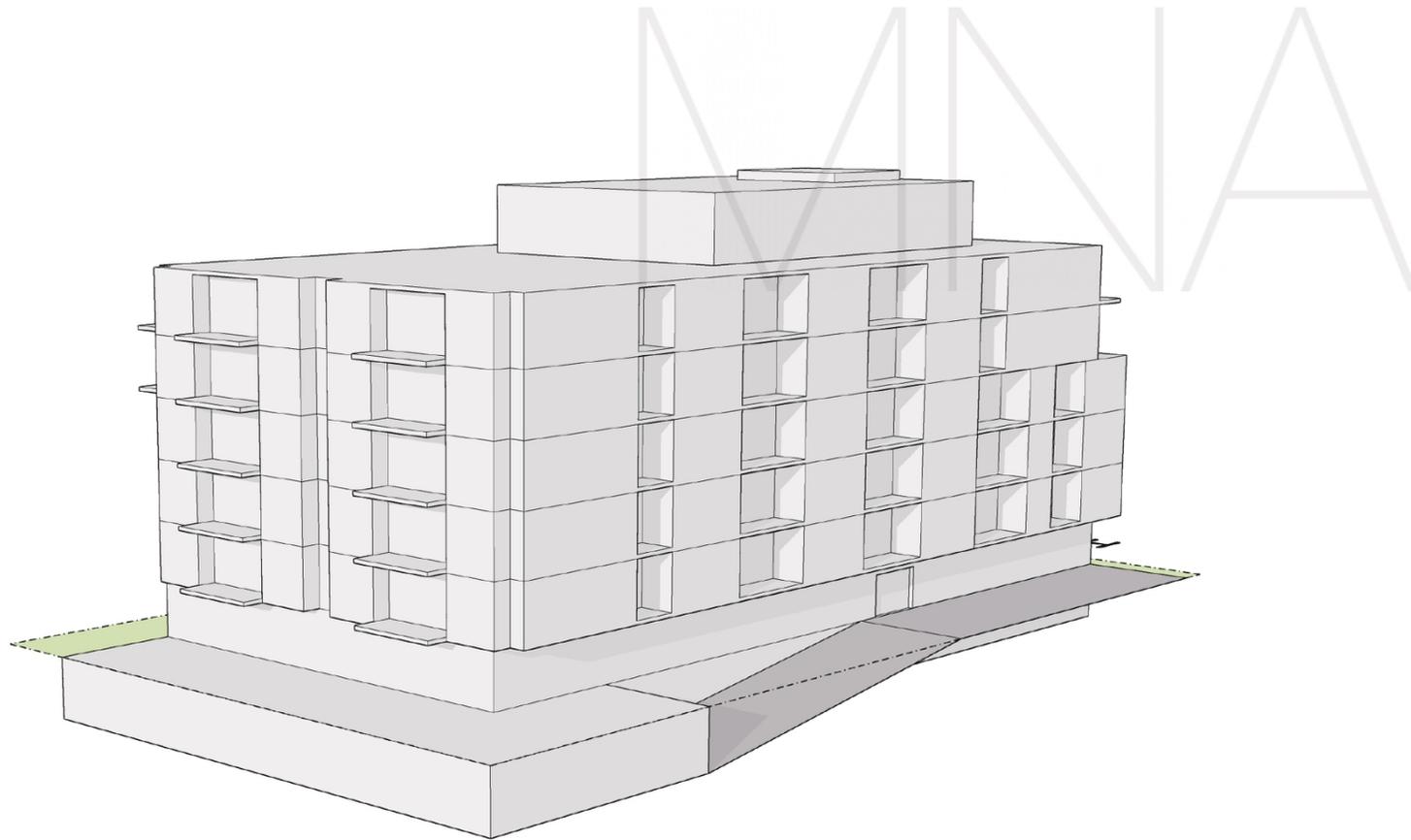
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