



THE MUSEUM

20-22 Wentworth Street, Dartmouth

UNIQUE MULTI-TENANT RETAIL ASSET FOR SALE OR LEASE

AVISON
YOUNG



The offering

On behalf of the owner, Avison Young is pleased to offer for sale The Museum, a multi-tenant retail asset located at 20-22 Wentworth Street in the heart of Downtown Dartmouth. The unique property has undergone an extensive renovation to update this two-unit building that now houses renowned local restaurant Oxalis, and a recently completed, turnkey second restaurant space with two floors of seating and a rooftop patio.

Situated just off Portland Street, the property's downtown location offers excellent access from surrounding Dartmouth communities as well as

Downtown Halifax via the Alderney Ferry and Halifax Harbour Bridges. The immediate area has been built up with a variety of local businesses and new multi-residential developments, while vacancy rates for similar retail units remain low.

Its ideal location and unique, modern finishes make The Museum an excellent investment opportunity for those looking to add a high-quality asset to their portfolio. The second, unoccupied unit at 22 Wentworth Street is also being offered for lease, please contact the listing agent for details.

\$2,290,000

ASKING PRICE

\$32

Net PSF + \$10 CAM

LEASE RATE

\$133,268

POTENTIAL NOI

Subject to lease-up

PROPERTY OVERVIEW

Building size	4,576 sf
Available space	3,084 sf
Lot size	4,188 sf
PID	00108670
Property type	Street retail
Year built	Redevelopment in 2023
Zoning	DD - Downtown Dartmouth
Unit count	Two

BUILDING OVERVIEW

Exterior	Pre-finished wood and metal siding
Interior	Plastered and painted drywall
Roof	Pitched asphalt shingle
Foundation	Concrete
Framing	Wood frame
Heating & cooling	Natural gas with fully ducted heat pumps
Electrical supply	Separately metered

20 WENTWORTH STREET

Longtime tenant, Oxalis, is an intimate, European-inspired restaurant offering a dining experience rooted in local ingredients and French-German culinary techniques. The two-storey space seats 37 inside, in addition to a back garden area that serves as a patio in the warmer months.

Loved by locals and foodies from across the globe, Oxalis has quickly become one of the region's top dining destinations.



22 WENTWORTH STREET

The more recently completed of the two units offers a **stunning turnkey restaurant space** of 3,084 sf across two levels, with a rooftop patio overlooking Wentworth Street.

High quality custom finishes can be found throughout the unit, from hand poured concrete bar and counters to a Portuguese wood fired oven. This space is ready for a new user to walk in and build their restaurant business.

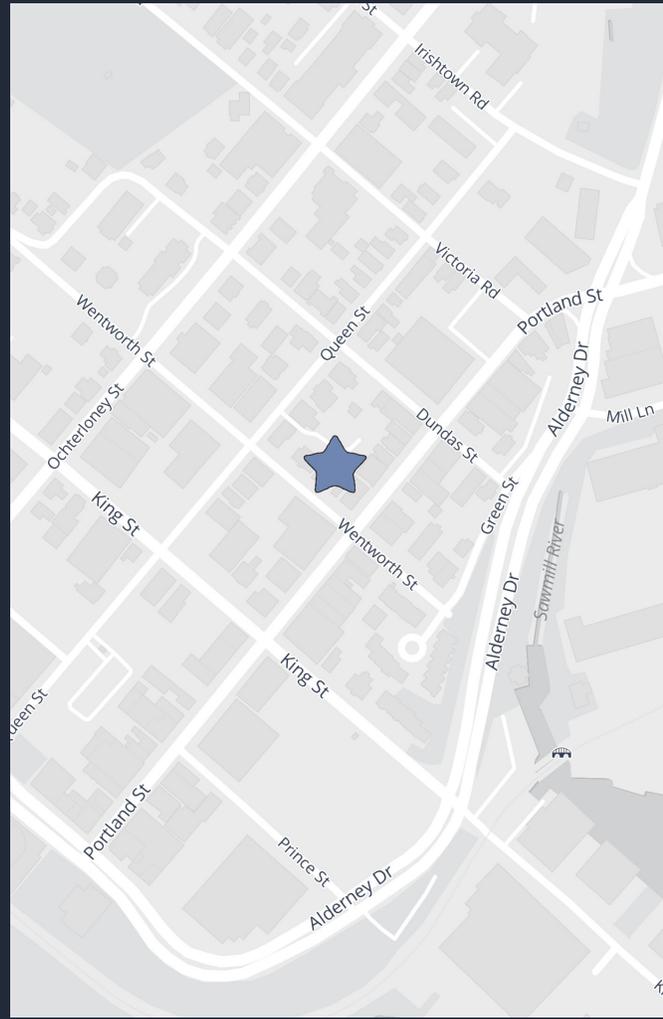
The Museum

With a rich mixed-use history, the building at 20-22 Wentworth Street has held a variety of uses in its lifetime. Previously a family residence, ice-cream shop, and even at one point a happy face museum, its most recent renovation sought to preserve the structure but give an extensive facelift that celebrates the building's colourful past.

Now home to two incredibly unique restaurants, the building continues to inspire happiness through great food, unique spaces and a vibrant downtown location.

Each unit contains high quality finishes, with the second space at 22 Wentworth Street currently unoccupied, presenting excellent upside potential for a future investor or an ideal owner-occupier situation with additional income.





Location

Located at 20-22 Wentworth Street, The Museum is a short drive or ferry ride across the harbour from Halifax in Downtown Dartmouth, a vibrant community, with a diverse mix of local businesses, including cafés, craft breweries, boutique shops, and acclaimed restaurants. A recent revitalization of the core has led to low vacancy rates and increased demand for commercial space in the area, which has garnered the moniker of 'New Brooklyn' due to its unique culture.

Situated between Portland Street and Queen Street, and steps away from Alderney Drive and Ochterloney Street, this location also offers access to amenities like scenic waterfront parks and community spaces. Offering excellent local accessibility, commuters can reach Halifax in minutes via the ferry or nearby bridges, while transit options and bike-friendly routes make getting around simple.

With an established local restaurant scene and a growing number of residential developments in the area, the location offers ample opportunity in the heart of Downtown Dartmouth.

WALKABLE AMENITIES



The immediate area is home to a plethora of desirable amenities including shops and services, dining, and parks, all within a reasonable walking distance.

CONVENIENT ACCESSIBILITY



With quick access to the harbour bridges and major roadways that connect to 100 series highways, the area offers convenient local access.

THRIVING LOCAL ECONOMY



A large number of local businesses call Downtown Dartmouth home, from globally recognized restaurants to boutique shops, and more.

STRONG RENTAL DEMAND



The popularity of Downtown Dartmouth has led to a surge of development in the area, increasing residents and adding to demand for commercial space.



**AVISON
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Get in touch

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