

**AVISON
YOUNG**

Queen & Victoria Multi-Family Development Site

Downtown Dartmouth, Nova Scotia



The offering

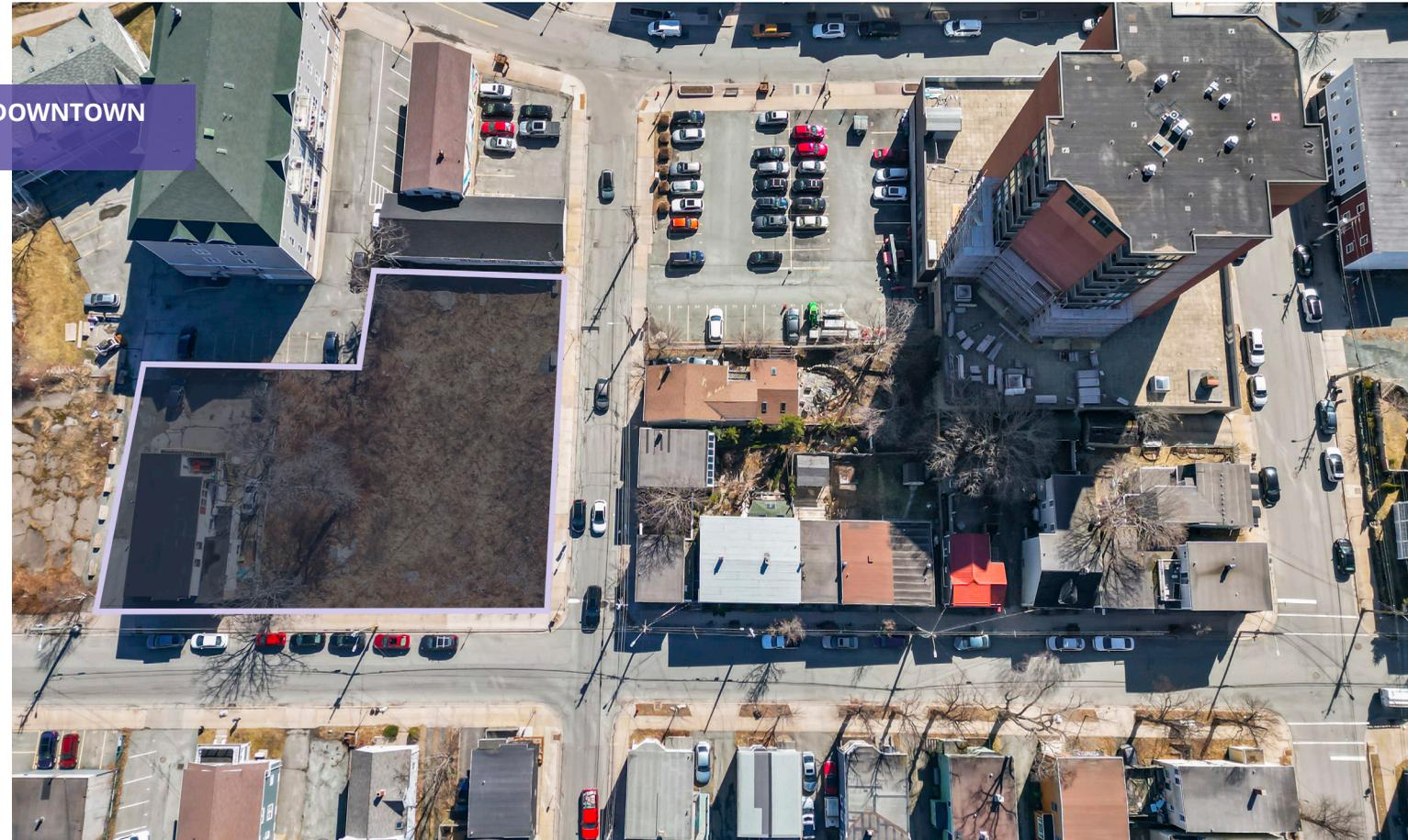
AN EXCITING OPPORTUNITY TO OWN AN 'AS OF RIGHT' DEVELOPMENT GEM IN DOWNTOWN DARTMOUTH, WITH WALKABLE ACCESS TO A PLETHORA OF RETAIL AMENITIES.

On behalf of the owner, Avison Young is pleased to offer for sale the Queen and Victoria Multi-Family Development Site, 21,289 sf of prime development land in the heart of Downtown Dartmouth, Nova Scotia.

The offering consists of seven parcels that combine to create a large corner site with frontage on two busy streets that run through the downtown area to greater Dartmouth. With a gross buildable area of approximately 180,900 sf the site offers a future owner/developer endless as-of-right opportunities with respect to the buildings height, unit mix and layout, parking, amenity spaces, and more.

A vibrant neighbourhood, the downtown core of Dartmouth has seen a recent revitalization and is now home to hundreds of local businesses ranging from retail shops, spas, cafes, and even restaurants seeing global acclaim.

With Halifax and Dartmouth seeing low vacancy rates on each side of the harbour, more renters are drawn to Dartmouth where rents of all unit types continue to rise. The Queen and Victoria Multi-Family Development Site offers an exciting opportunity to invest in an increasingly trendy area for new multi-family development, with demand for rental units.



SITE OVERVIEW

PIDs	00233296, 00233338, 40738502, 40738510, 40738494, 40738486, 40259624
Site Area	21,289 sf
Buildable Area	180,900 sf
Zoning	DD - Downtown Dartmouth Zone



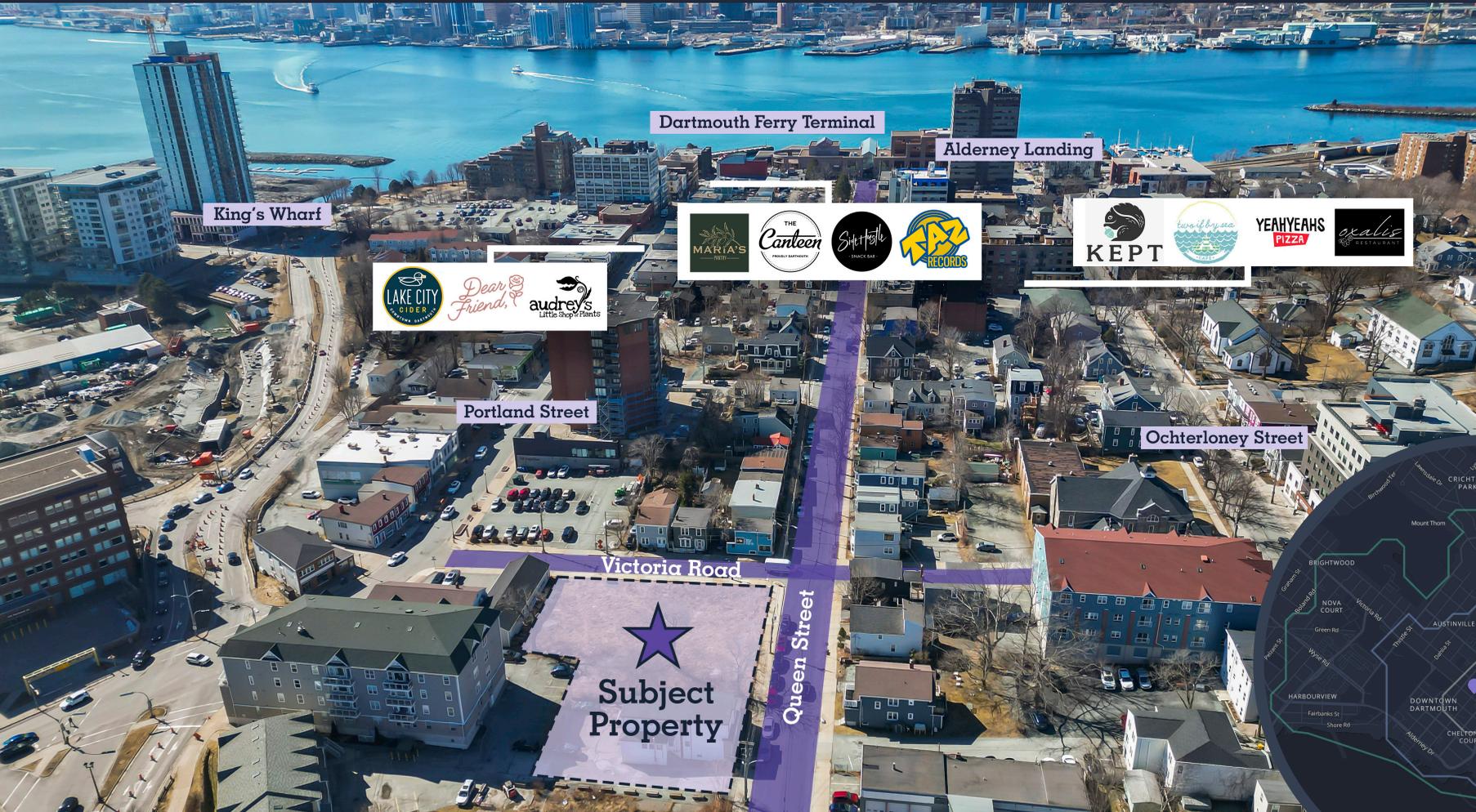
\$6,950,000
**Flexible Vendor financing available*
PRICE

Location

The subject property is located on the well-travelled corner of Queen Street and Victoria Road in downtown Dartmouth, a rapidly growing and vibrant area. Just a short ferry ride from Halifax, the immediate area offers a dynamic mix of local shops, cafes, restaurants, and services, all within walking distance.

In addition to the diverse array of local amenities within the downtown area, the site benefits from easy access to the Dartmouth General

Hospital, NSCC Ivany Campus, Zatzman Sportsplex, and numerous grocery stores and retail shops. With easy access to major highways, public transit routes, and a short commute to Burnside Business Park, downtown Halifax, and the Halifax International Airport, the site is well-connected to other communities in the Halifax Regional Municipality.



- 
96,165
 Population
- 
42.4
 Median age
- 
2.2
 Average household size
- 
\$93,000
 Avg. household income
Dartmouth - Cole Harbour Census data (2021)



Planning

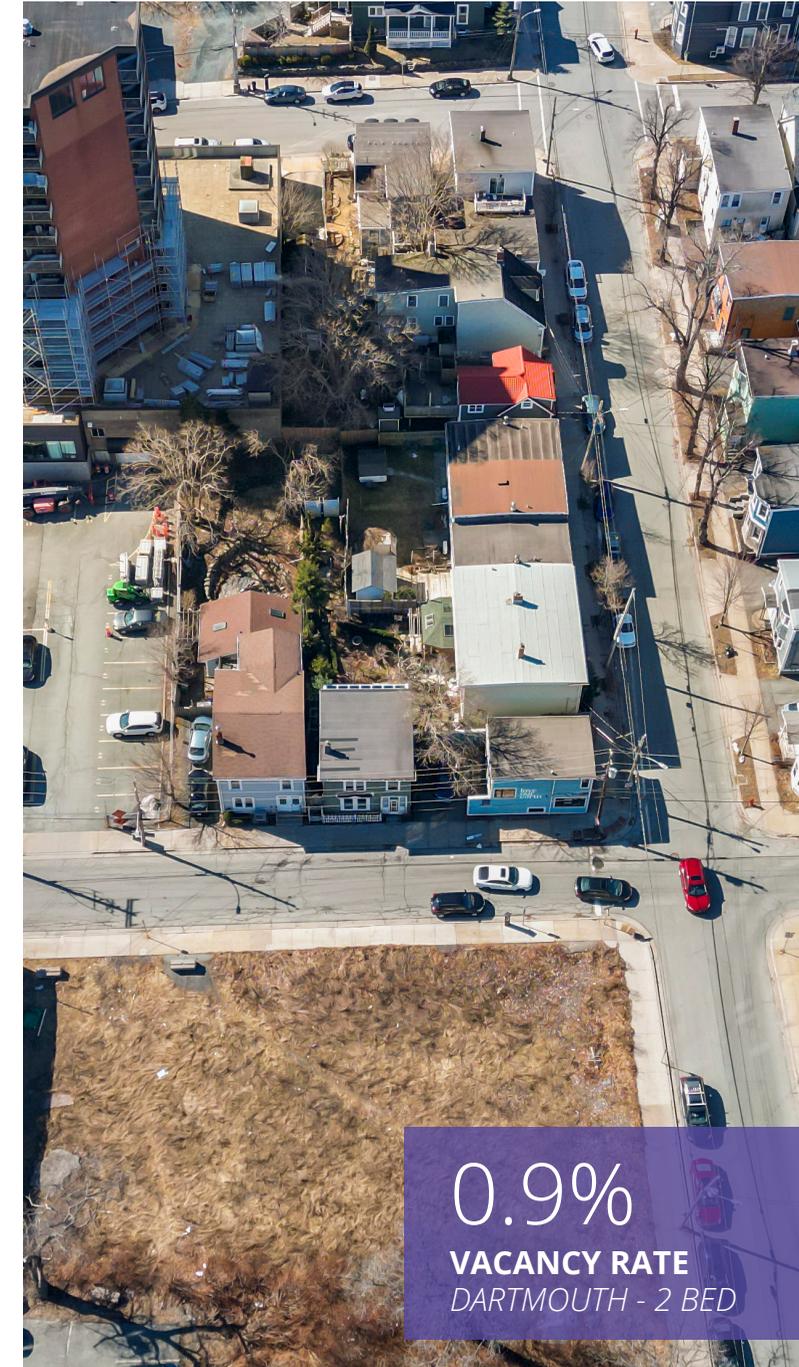
The Queen and Victoria site is located in the DD (Downtown Dartmouth) Zone based on the Land Use By-Law (LUB) set forth by the Halifax Regional Municipality.

The DD zoning of the property allows for a variety of uses, including local commercial and multi-residential development; including office, retail, personal service, restaurant, and institutional. The Downtown zone will permit low-rise, mid-rise, tall mid-rise, and high-rise buildings.

VENDOR PROPOSED DEVELOPMENT

The following proposed as of right design is intended to simply provide the purchaser with an example of what may be developed in the future. This gentle guideline in no way limits or controls what may be achieved.

Buildings	1 multi-family building with ground floor amenity space
Floors	20
Unit Count	161 residential units + 83 storage units
Unit Mix	One, two, two + den, and three bedroom units
Parking	117 underground stalls
Foundation	Concrete with two levels of underground parking



0.9%
VACANCY RATE
DARTMOUTH - 2 BED



Get in touch

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