



Fully approved development site in the heart of Bridgewater

- Potential for 75 residential units in total;
- Income in place to support carrying costs prior to redevelopment;
- 7,475 ft.² of ground floor commercial space for a multitude of uses;
- 94,153 ft.² of buildable space plus parking;
- 25 one-bedroom units, 45 two bedroom units and 5 three-bedroom units;
- 40 underground parking stalls +8 surface stalls, and ample surrounding street parking.

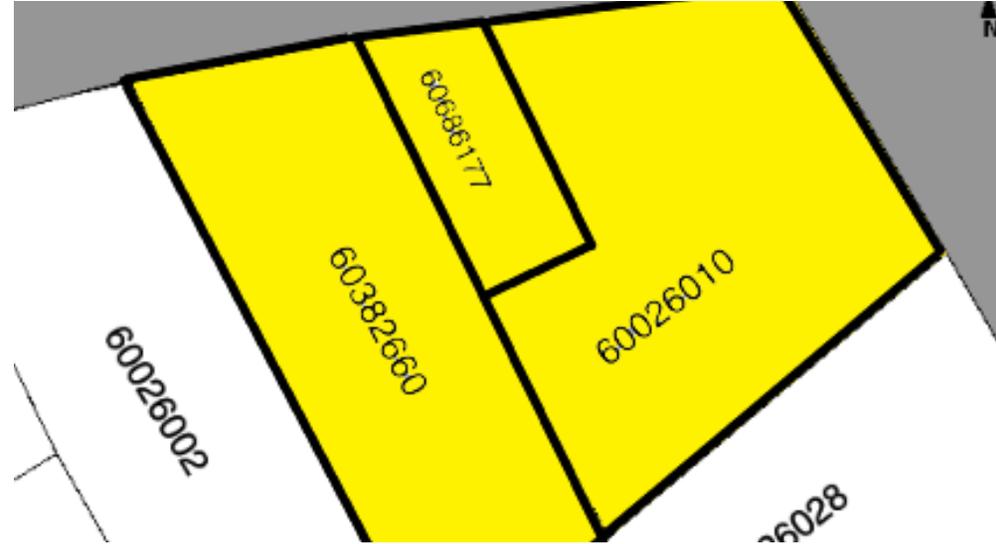
Get more information

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Property Description

This is your chance to own a fully approved Development site in the heart of an established picturesque town. This property boasts access from two main thoroughfares, at a major intersection near the causeway, with amazing views of the LeHave River. Tenants enjoy superior access from a residential perspective to surrounding amenities, and commercial businesses that rent within the complex on the ground floor will enjoy premium exposure. This asset is sure to generate long-term cash flow, appreciation and easy rent up when warranted.

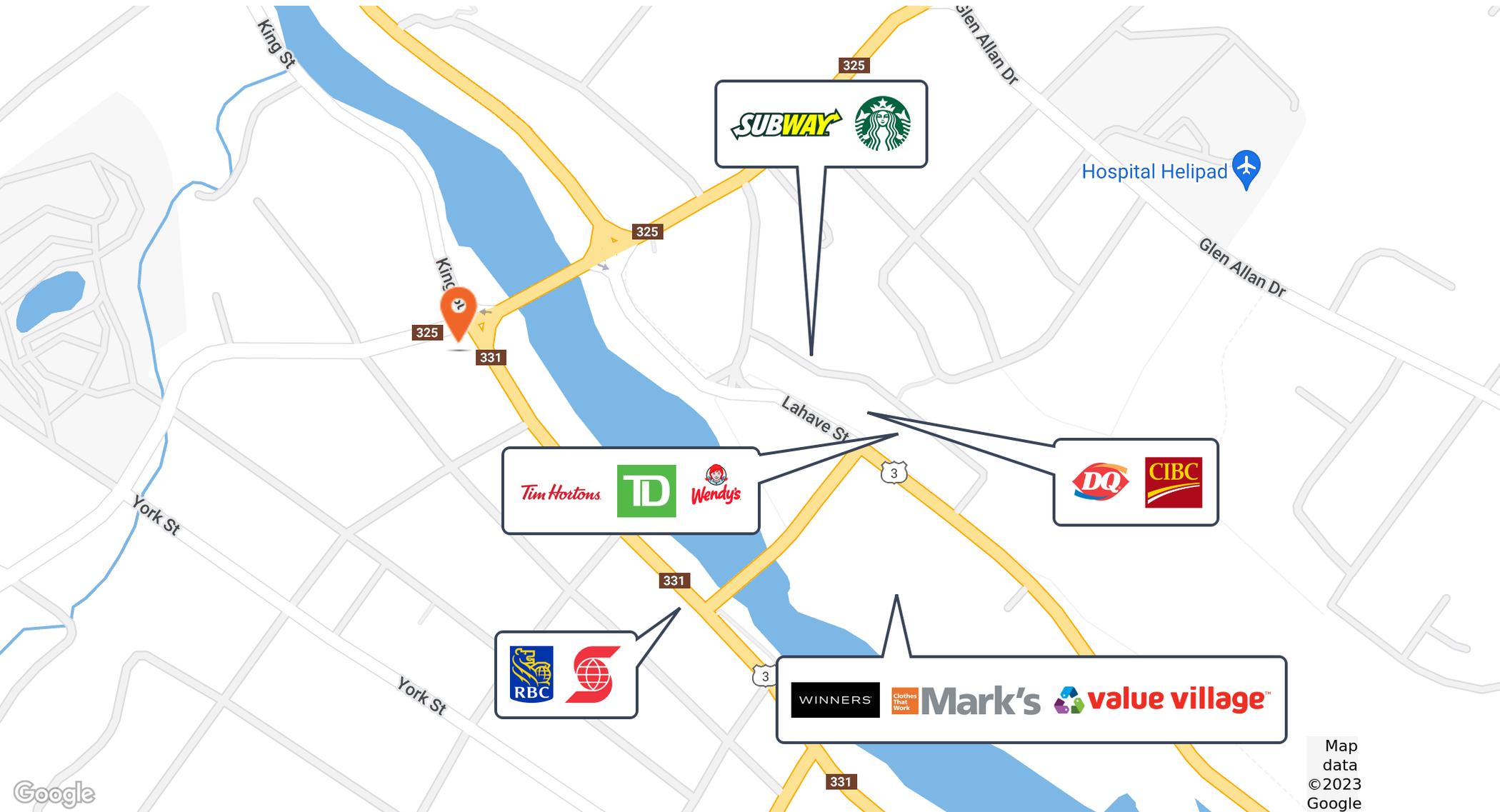
Offering Summary

Sale Price:	\$1,700,000
Lot Size:	26,802 SF
PID:	60382660; 60686177; 60026010
Assessment:	\$422,500 (2023 COMMERCIAL TAXABLE)
Current Owner:	Black Seal Properties
Zoning:	Commercial Mixed Use



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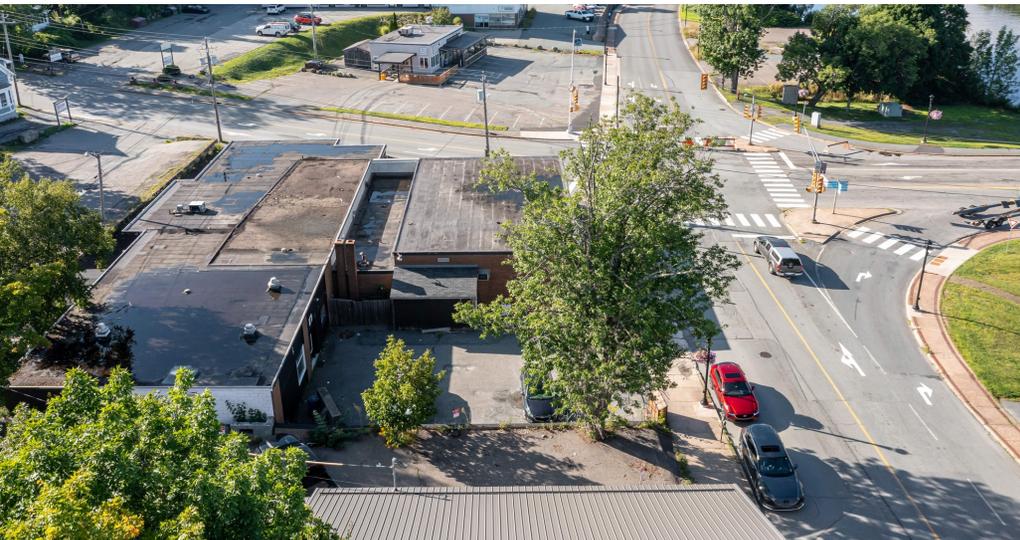
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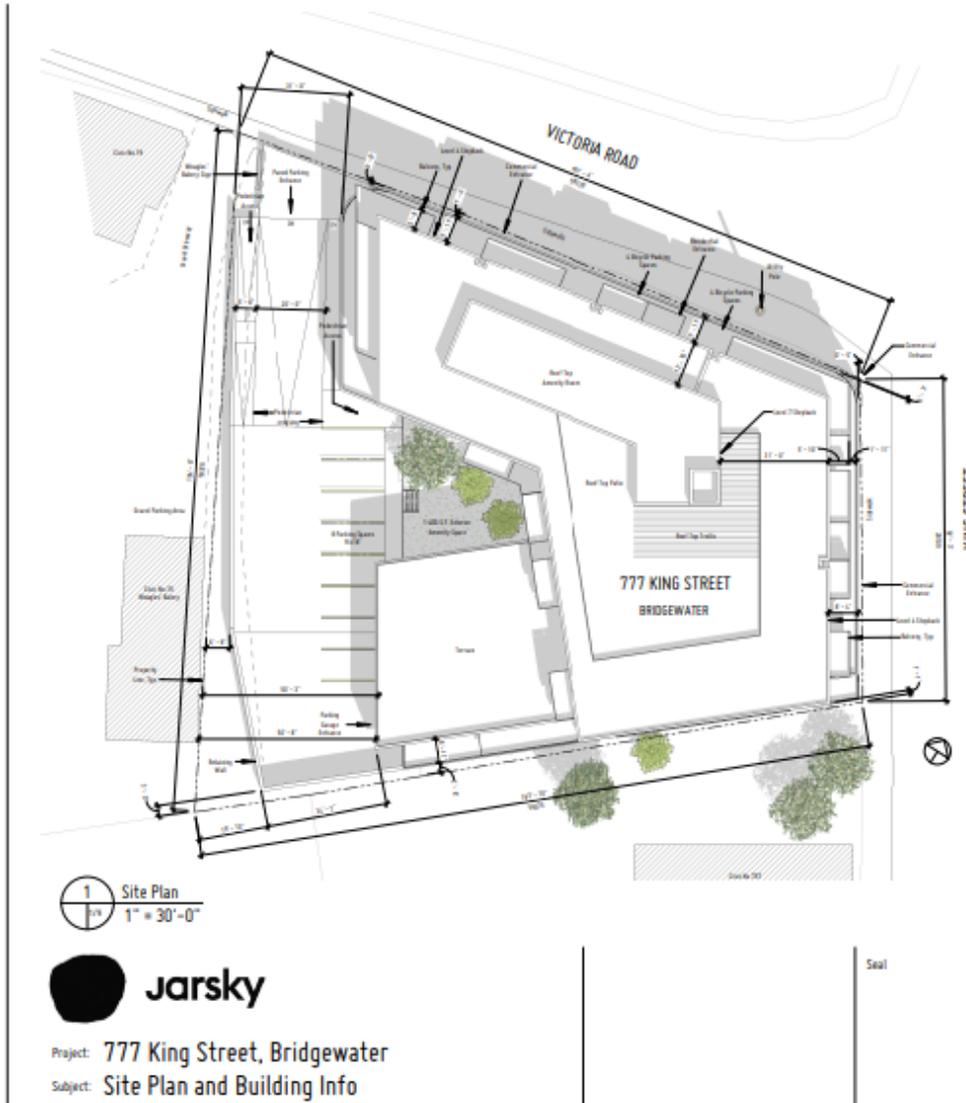
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AREAS in Square feet (S.F.)	
Property (Approx):	26 735
Building Footprint:	16 217

AREAS to Exterior Walls	
Parking	19 600
Level 1	15 555
Level 2	15 650
Level 3	15 650
Level 4	15 100
Level 5	15 100
Level 6	15 100
Penthouse	1 998

Residential Unit Count				
	1 Bed	2 Bed	3 Bed	Totals
Level 1	3	2	0	5
Level 2	5	11	1	17
Level 3	5	11	1	17
Level 4	4	7	1	12
Level 5	4	7	1	12
Level 6	4	7	1	12
Totals	25	45	5	75

Area of Required Residential Amenity Space				
Unit Type	1 Bed	2 Bed	3 Bed	
Unit Count	25	45	5	
S.F. / Unit	162	216	269	Total Area
Totals	4050	9720	1345	15115

Provided Amenity Space	
Level 1	1400
Level 2	2054
Level 3	1681
Level 4	5145
Level 5	1421
Level 6	1313
Roof	4500
Totals	17514

Area of Commercial Space	
Unit	Area
Commercial 201	5000
Commercial 202	2475
Total	7475
Overall Area	15350
	49%

1	May 10, 2021	Issued for Review	Date:	MARCH 09, 2021
2	Jun 15, 2021	Issued for Client Review	Scale:	AS NOTED
3	Aug 26, 2021	Issued for DA Application	Drawn:	NEL - AA
4	Jan 10, 2022	Revised for DA Application	Client Project No.:	
5	Jul 21, 2022	Revised for DA Application	JAL Project No.:	2021006
6				

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1 LEVEL 0 - Parking
1/32" = 1'-0"

OVERALL AREAS (S.F.)

To Exterior Walls:	19 600
Parking:	15 430
Mechanical Room:	1 050
Electrical/Comm. Room:	395
Sprinkler Room:	220
Bike Storage:	370
Other - Circulation and Lobby:	560



Project: 777 King Street, Bridgewater
Subject: Conceptual Floor Plans - Parking Level & Level 1



2 LEVEL 1 - Ground Floor Commercial
1/32" = 1'-0"

UNITS		OVERALL AREAS (S.F.)	
1 Bedroom:	3	Area to Exterior Walls:	15 555
2 Bedroom:	2	Commercial (~50% of Area):	7 475
Total:	5	Residential:	3 438
		Other - Lobby and Circulation:	4 622
		Other - Exterior Amenity:	1 400

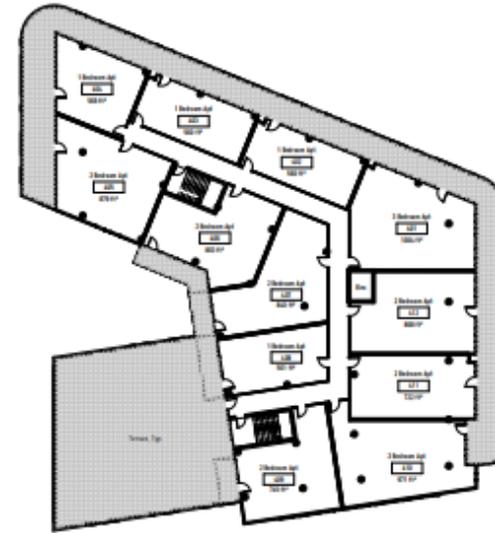
Seal

1	Mar 09, 2021	Issued for Review	Date:	MARCH 09, 2021
2	Mar 23, 2021	Issued for Review	Scale:	AS NOTED
3	Mar 25, 2021	Issued for Review	Drawn:	NEL - AA
4	May 10, 2021	Issued for Review	Client Project No.	
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6	Aug 26, 2021	Issued for DA Application		



1 LEVEL 2 - 3 - Residential
Scale: 1/32" = 1'-0"

UNITS (Per 2nd & 3rd Floor)	OVERALL AREAS (S.F.)	
1 Bedroom: 5	To Exterior Walls:	15 650
2 Bedroom: 11	Residential:	13 550
3 Bedroom: 1	Other - Lobby and Circulation:	2 100
Total: 17	2nd Floor Balconies:	2 054
	3rd Floor Balconies:	1 681



2 Level 4 - Residential
Scale: 1/32" = 1'-0"

UNITS (Per 4th Floor)	OVERALL AREAS (S.F.)	
1 Bedroom: 4	To Exterior Walls:	15 100
2 Bedroom: 7	Residential:	13 130
3 Bedroom: 1	Other - Lobby and Circulation:	1 970
Total: 12	4th Floor - Terraces:	5 145



Project: 777 King Street, Bridgewater
Subject: Conceptual Floor Plans - Level 2 - 4

Seal

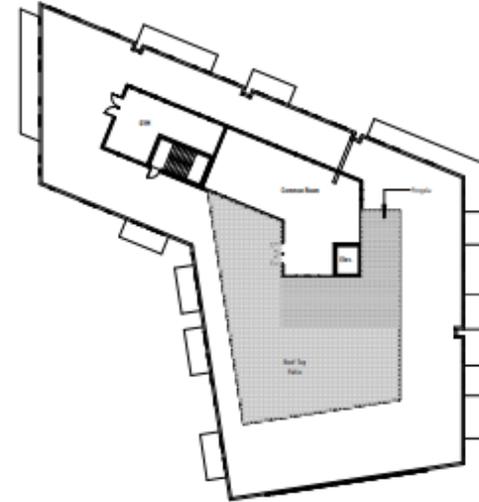
No.	Date	Description	By
1	Mar 09, 2021	Issued for Review	JAL
2	Mar 23, 2021	Issued for Review	JAL
3	Mar 25, 2021	Issued for Review	JAL
4	May 10, 2021	Issued for Review	JAL
5	Jun 15, 2021	Issued for Client Review	JAL
6	Aug 26, 2021	Issued for DA Application	JAL

Date: MARCH 09, 2021
Scale: AS NOTED
Drawn: NEL - AA
Client Project No.:
JAL Project No.: 2021006



1 LEVEL 5-6 - Residential
Scale: 1/32" = 1'-0"

UNITS (Per 5th and 6th Floor)		OVERALL AREAS (S.F.)	
1 Bedroom:	4	To Exterior Walls:	15 100
2 Bedroom:	7	Residential:	13 130
3 Bedroom:	1	Other - Lobby and Circulation:	1 970
Total:	12	5th Floor - Balconies:	1 421
		6th Floor - Balconies:	1 313



2 Roof
Scale: 1/32" = 1'-0"

OVERALL AREAS (S.F.)	
To Exterior Walls:	2 010
Other - Lobby and Circulation:	260
Indoor Amenity:	1 750
Outdoor Amenity:	2 750



Project: 777 King Street, Bridgewater
Subject: Conceptual Floor Plans - Level 5 - Roof

Seal

1	Mar 23, 2021	Issued for Review	Date:	MARCH 09, 2021
2	Mar 25, 2021	Issued for Review	Scale:	AS NOTED
3	May 10, 2021	Issued for Review	Drawn:	MEL - AA
4	Jun 15, 2021	Issued for Client Review	Client Project No.	
5	Aug 26, 2021	Issued for DA Application	JAL Project No.	2021005
6				



Project: 777 King Street, Bridgewater
 Subject: East Elevation

Seal

1	Jun 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL - AA
4	Jul 21, 2022	Revised for DA Application	Client Project No.:	JAL Project No. 2021005
5				
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Project: 777 King Street, Bridgewater
 Subject: North Elevation

Seal

1	Jun 15, 2021	Issued for Client Review
2	Aug 26, 2021	Issued for DA Application
3	Jan 18, 2022	Revised for DA Application
4	Jul 21, 2022	Revised for DA Application
5		
6		

Date: MARCH 09, 2021
 Scale: AS NOTED
 Drawn: MEL - AA
 Client Project No. JAL Project No. 2021006

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Project: 777 King Street, Bridgewater
Subject: West Elevation

Seal

1	Jun 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL - AA
4	Jul 21, 2022	Revised for DA Application	Client Project No.	JAL Project No. 2021006
5				
6				

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Project: 777 King Street, Bridgewater
 Subject: South Elevation

Seal

1	Jun 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL - AA
4	Jul 21, 2022	Revised for DA Application	Client Project No.:	JAL Project No. 2021006
5				
6				

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Project: 777 King Street, Bridgewater
 Subject: Conceptual 3D Massing

NOTE: Colour Used to Indicate Building Volumes and Not Material Choice

Seal

1	Mar 23, 2021	Issued for Review	Date:	MARCH 09, 2021
2	Mar 25, 2021	Issued for Review	Scale:	AS NOTED
3	May 10, 2021	Issued for Review	Drawn:	MEL - AA
4	Aug 26, 2021	Issued for DA Application	Client Project No.	
5	Jan 18, 2022	Revised for DA Application	JAL Project No.	2021006
6	Jul 21, 2022	Revised for DA Application		

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