



ENGEL&VÖLKERS®

For Sale

364 Windmill Road, Dartmouth, NS

DEVELOPMENT OPPORTUNITY

364 Windmill Road. An address whose time has come.

Solid and beloved community business has generated dependable traffic for going on 30 years and the commercial space it will vacate comes with 3 residential units on a 15,000 ft² parcel near the upcoming revival of Shannon Park.

The commercial space is currently configured as a restaurant and the residential units are two 1 bedroom and one 2 bedroom suites. All would be provided vacant providing the opportunity to capture market rents...or

...this zoned COR opportunity enjoys as-of-right development that could be further reviewed providing an investor with the confidence to build on and still open to their creative flare to determine the highest and best use to suit their portfolio.

An aerial photograph of a property at 364 Windmill Road. The property is outlined in red and contains a large building, a parking lot with several cars, and some trees. The property is situated near a road with a crosswalk and a yellow-painted curb. The surrounding area includes other buildings, trees, and a body of water in the background.

15,000 FT² PARCEL IN THE
HEART OF THE ACTION.





DEVELOPMENT OPPORTUNITY

PID: 00063537 / 15,000 FT²

EXISTING COMMERCIAL / RESIDENTIAL MIX

The Corridor zone permits a wide variety of uses such as residential, office, retail, personal service, restaurant and institutional. The location enjoys the benefits of an HRM park less than a minute away, is on a major transit route and is minutes to either of the city's bridges to Halifax.

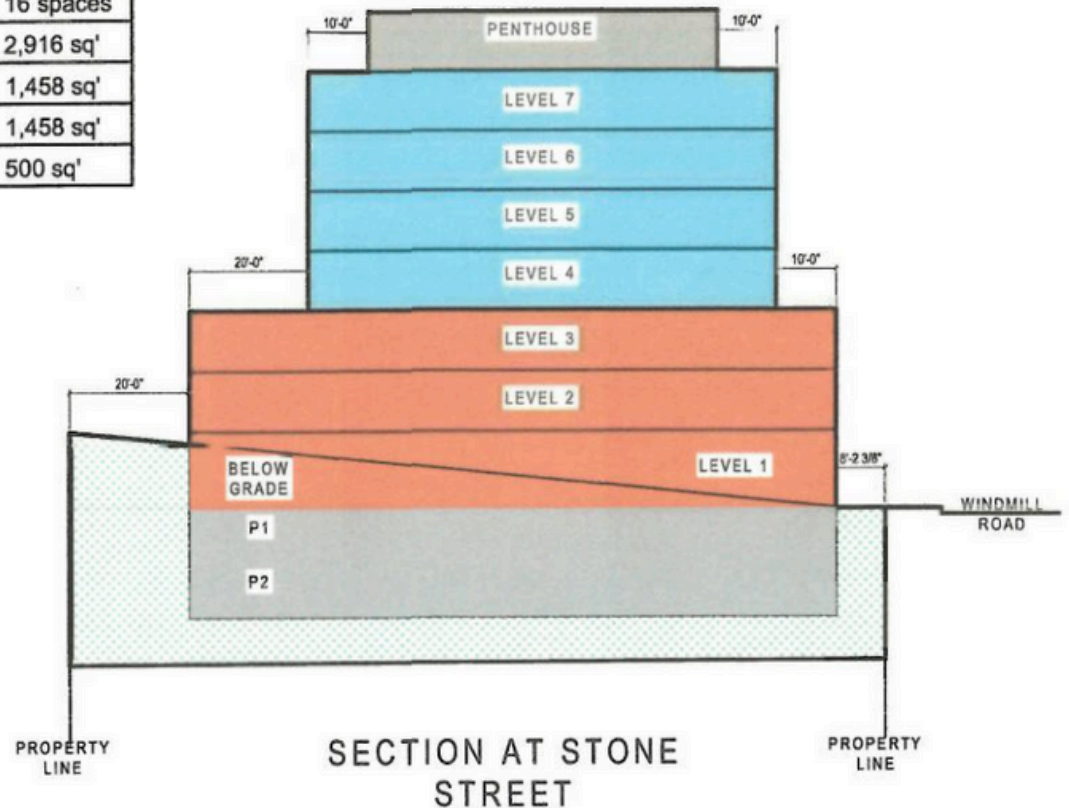
The potential MURP – SITE capacity: 7 Storey / 54 Units / 42 Parking

Proposed Development Plan.

54 Units 7 Storeys		1 BED 600 sq'	1 B + DEN 740 sq'	2 BED* 900 sq'	TOTAL
LEVEL 100	10,090 sq'	0	0	2	2
LEVEL 200	10,090 sq'	1	2	7	10
LEVEL 300	10,900 sq'	1	2	7	10
LEVEL 400	6,575 sq'	4	3	1	8
LEVEL 500	6,575 sq'	4	3	1	8
LEVEL 600	6,575 sq'	4	3	1	8
LEVEL 700	6,575 sq'	4	3	1	8
TOTAL UNITS		18	16	20	54

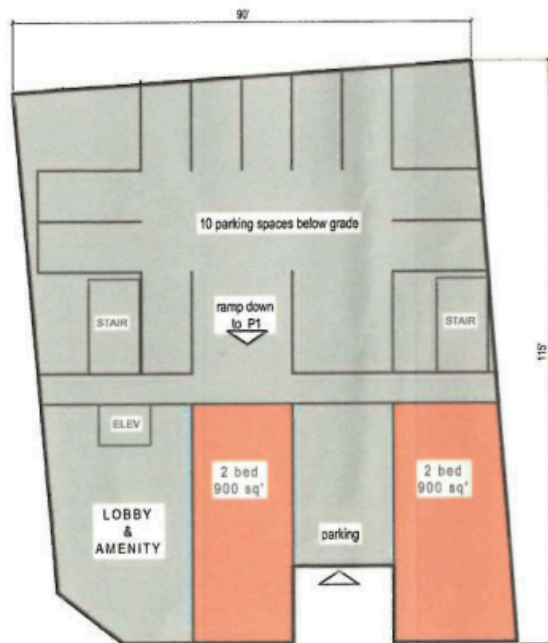
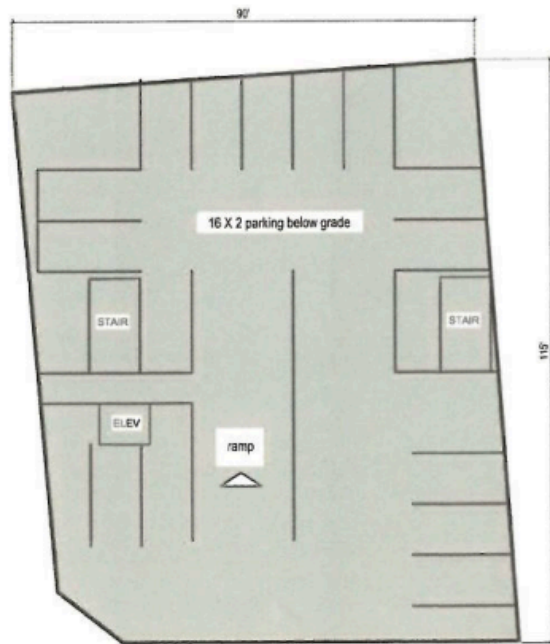
* a minimum of 20% of the units must be 2 Bedroom or more

G-1 $\frac{1}{2}$ of Ground Floor	Not required by zone	10 spaces
P-1 Underground Floor	Not required, by zone	16 spaces
P-1 Underground Floor	Not required, by zone	16 spaces
AMENITY SPACE	54 sq' per unit	2,916 sq'
EXTERIOR 50% 500 sq'	YARD and ROOF DECK	1,458 sq'
INTERIOR 50% 500sq'	ROOF TOP PENTHOUSE	1,458 sq'
BICYCLE PARKING	22 spaces inside, 5 outside	500 sq'

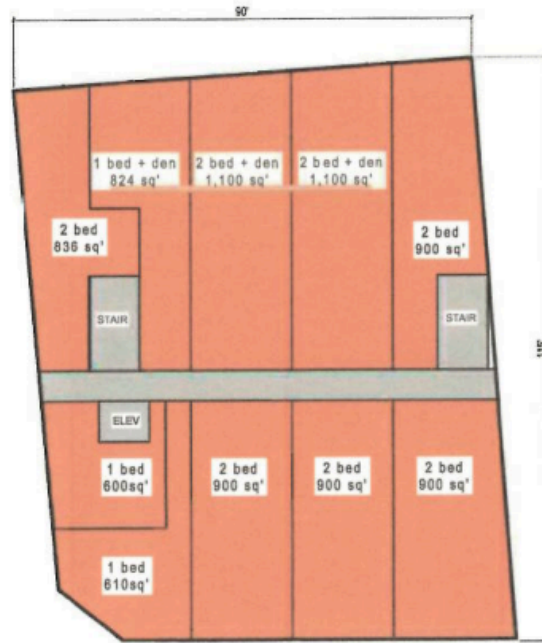


Proposed Development Plan.

UNDERGROUND PARKING LEVELS P1 & P2



GROUND LEVEL 1



FLOORS 2-3



FLOORS 4-7



Conveniently situated in close proximity to all essential amenities, parks, schools, major highways, and downtown hubs, this property offers unparalleled convenience and accessibility. Amidst HRM's tightening rental market, the demand for new, diverse housing options continues to soar, catering to a broad demographic range from young families to retirees.

364 Windmill Road presents an opportunity to contribute much-needed units to the market or as a position for that shrewd investor with a mid-term view.

Seize the chance to leave your mark on Dartmouth's evolving landscape while maximizing returns in one of Canada's most vibrant real estate markets. Don't miss out on this exceptional opportunity to redefine urban living...it's happening in Dartmouth – an area enjoying redevelopment with the future in mind.





Halifax, Nova Scotia

Halifax, the capital of Nova Scotia, stands as the largest city in Atlantic Canada, offering a dynamic blend of history, culture, and economic vitality. Between 2018 and 2022, Halifax experienced a remarkable 12% population growth, positioning it as the fourth fastest-growing city in Canada. This surge is attributed to factors such as immigration and a thriving economy.

The city's strategic location on one of the world's largest and deepest natural harbours has cemented its status as a pivotal commercial port for Canada. Additionally, the harbour hosts the Canadian navy and coast guard, underscoring its significance in maritime activities.

Halifax's unique combination of rapid growth, strategic maritime importance, and rich cultural heritage makes it a standout community on Canada's Atlantic coast.



364 WINDMILL ROAD TO
DOWNTOWN HALIFAX : 12 MINS

364 WINDMILL ROAD TO HALIFAX
INTERNATIONAL AIRPORT: 25 MINS

364 Windmill Road, Dartmouth, Nova Scotia



Mary Clark
Managing Associate Broker
mary.clark@evrealestate.com
902 476 7653



Linda Osborne
REALTOR® / Real Estate Advisor
linda.osborne@evrealestate.com
902 880 8887