

400 WINDMILL ROAD | DARTMOUTH, NS

Dartmouth Multi-Residential Development Opportunity



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MULTI-RESIDENTIAL DEVELOPMENT OPPORTUNITY

Take advantage of this rare opportunity for a shovel-ready mixed-use multi-residential development project in the heart of HRM. Located within the boundary of Centre Plan, 400 Windmill Road is ideally located along the main commercial street connecting Burnside with Downtown Dartmouth.

Located directly adjacent to the Shannon Park lands, this strategic site has tremendous development potential for what HRM calls a “Future Growth Node”. With the availability of transit, proximity to the Harbour Bridges, Highway 111, Burnside business/industrial parks and surrounding residential development, this property has exceptional near and long term value.

DEVELOPMENT HIGHLIGHTS

- Development Agreement approved, signed and in hand.
- Approved for density of 136,163 square feet.
- Design calls for two residential towers on a podium of parking and commercial space.
- Maximum heights of 44.5 meters.
- Existing tenants on the property are flexible. Existing tenants can depart to make way for immediate construction or remain in interim to cover carrying costs of the property.

Aerial Property View



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SHANNON PARK

400 Windmill Road is situated directly at one of only two proposed main entrances to the Shannon Park redevelopment, affording a tremendous opportunity for 400 Windmill Road to play a role in leading the development of this area of HRM. It will create a complete community with housing, employment and recreation opportunities with mixed-use buildings, public plazas and urban parks for public use and gatherings. An active transportation trail will connect Shannon Park to adjacent neighbourhoods.

PROPOSED SHANNON PARK MASTER-PLANNED REDEVELOPMENT FEATURES:

- 26 new city blocks
- 7,000 residents
- +/- 145,000 sf of commercial space
- +/- 15.5 acres of public park space
- New public streets, municipal services and large public transit facility
- The Canada 150 Trail and Lookout, and potential access to the Halifax Harbour



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CURRENT BUILDINGS AND TENANTS

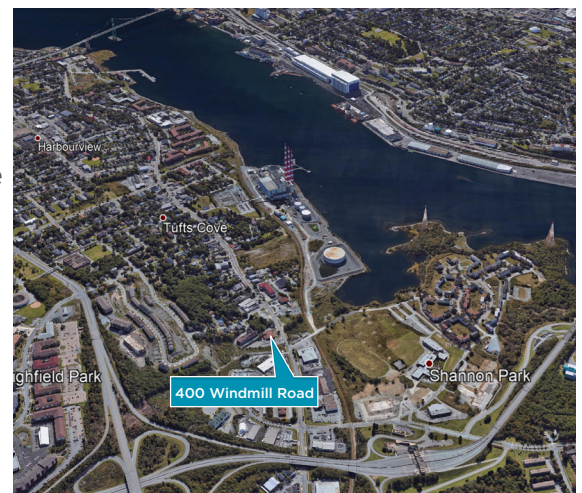
In addition to a large parking lot and outbuildings, there are two principle buildings being offered with the lands at 400 Windmill Road. The main commercial building houses the Ship Victory Restaurant & Lounge (est. 1975), with a total floor area of approximately 6,700 square feet. Subject to public health restrictions, this going-concern business is in continuous operation and is able to remain or relocate as needed.

The second building is a detached house, currently rented to residential tenants.

Property pro forma and rent rolls available upon request and delivery of executed Confidentiality Agreement.

OFFERING PROCESS

400 Windmill Road is being offered on a bid process. Offers will be reviewed on an as-received basis. Prospective purchasers are encouraged to complete the attached Confidentiality Agreement and return it to the listing agent for access to the data room for complete information on the development agreement, site plan, detailed development plans, current property financials, and current tenants/rent roll.



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