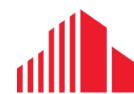


***DEVELOPMENT  
OPPORTUNITY***

**FOR  
SALE**

**HALIFAX  
CLUB SUITES**

HALIFAX, NOVA SCOTIA



**CUSHMAN &  
WAKEFIELD**  
Atlantic





**Downtown  
Location**

# HALIFAX CLUB SUITES OVERVIEW

Nestled between the bustling thoroughfares of Barrington and Hollis Street, you'll find the Halifax Club, a historic social club and soon to be home of Halifax's newest development, Halifax Club Suites.

Centered within downtown Halifax, the Halifax Club Suites are a proposed multi-residential development built atop three downtown properties including the historic Halifax Club, that is ready to rise into the cities vast skyline.

Modern living meshed with historic elegance, the foundation of Halifax. Halifax Club Suites is poised to deliver just that, by combining the buildings of the past with the buildings of today, to create a one of a kind living experience unique to the Halifax Peninsula.

*Ideal **Development** positioned for multi-unit residential*



# PROPERTY DETAILS

**1.0%**

MARKET  
VACANCY

**\$90.00**

MARKET PRICE/  
BUILDING SF

**144**

UNIT COUNT AS  
ALLOWED

**\$191,220**

INCOME IN  
PLACE

**10,715 SF**

TOTAL  
LOT SIZE

**DH**

ZONING

PID #'S: 40042087, 00003251, 00003228, 00003236

**Located** in a sought-after downtown area of the Halifax Peninsula. The surrounding area is residential and commercial in nature.

The property fronts onto Granville and Hollis Street, one of the downtown cores main entryways.

Remaining development land available on the peninsula is gradually diminishing with fewer and fewer sites remaining. This site offers and excellent opportunity with long-term value.

The property is surrounded by amenities, bus routes, and a vibrant nightlife, which attracts residents to work, shop, and live in the area.



# DEVELOPMENT DETAILS

Development within the area surrounding the site has been at record levels over the past few years. As such, this site offers an excellent opportunity for a developer to expand on the growth the area has already achieved.

A proposed development has been designed for this property and the development potential has been created using the Centre Plan, which provides clear form based standards.

The site lends itself to many possible configurations, however, the most likely option is a partial conversion of 1682 Hollis Street to allow lobby entrance from Granville, with residential units above the existing buildings.

## ZONING:

DH - Downtown Halifax Zone

## HEIGHT RESTRICTIONS:

66 M

## FRONT YARD

Typically 0 to 1.5 meters

## MAX. BUILDING DIMENSIONS:

Above 33.5 m:

Within central blocks: 38 m x 27.5 m

Outside central blocks: 38 m x 38 m

## MAXIMUM FLOOR AREA RATIO:

N/A. Downtown Halifax Zone uses maximum height and building dimensions to control building size.

## UNDERGROUND PARKING CAPACITY

All uses exempt

## FIGURES IN FOCUS



144 UNITS AT \$120,000/UNIT =

**\$17,280,000**

TOTAL DEVELOPMENT FOOTPRINT

**\$22 M**

PRICE GUIDANCE



**\$3.2 M**

\$191,220 AT 6% CAP RATE  
GRANVILLE HALL



**TBD**

POSSIBLE INCOME  
HALIFAX CLUB

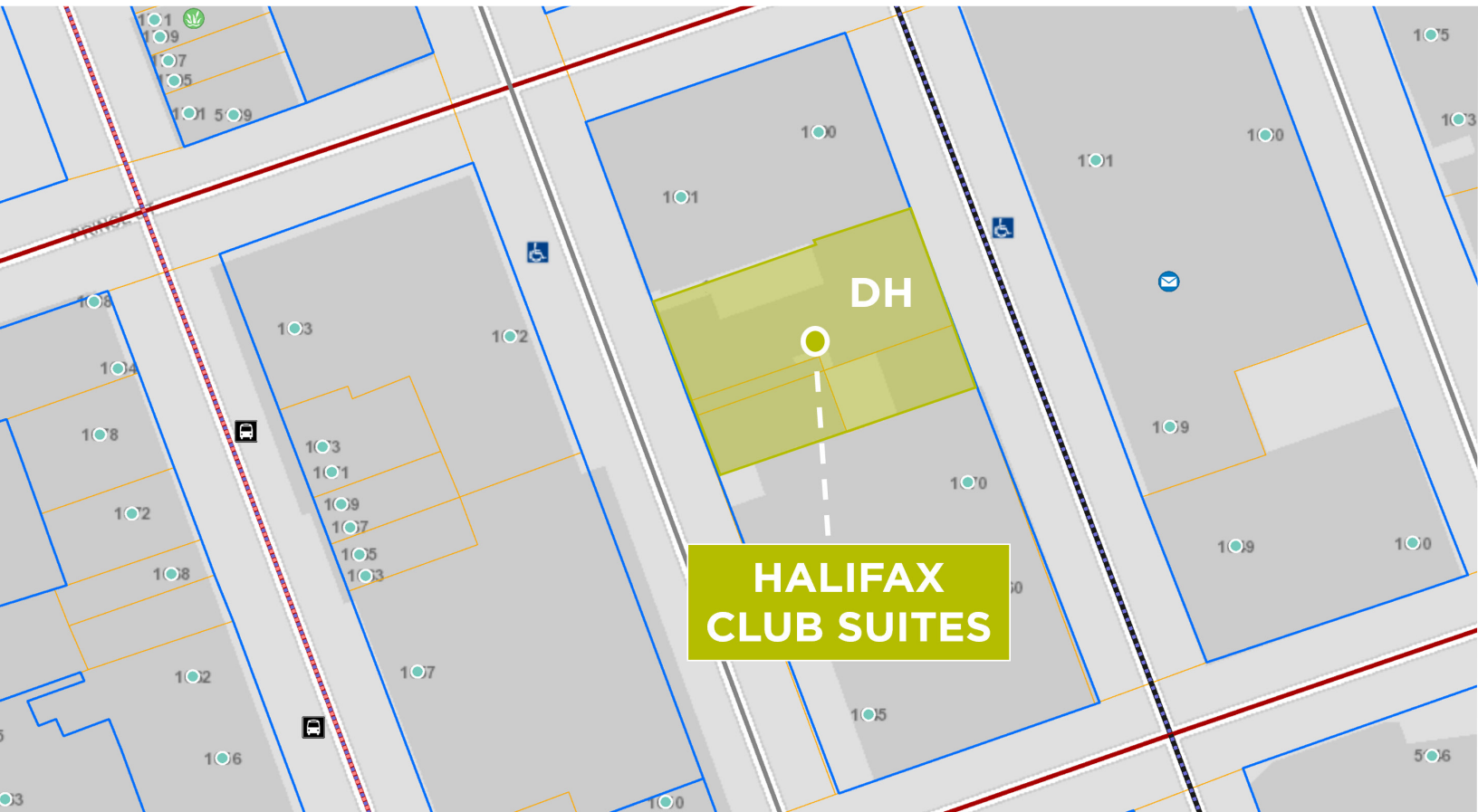


**TBD**

POSSIBLE INCOME  
SONIC ENTERTAINMENT BUILDING



# ZONING MAP

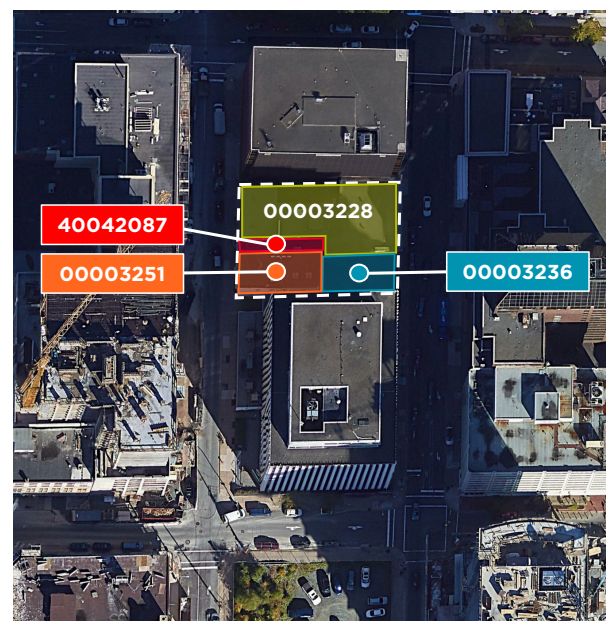


## LAND USE/ZONING: DH

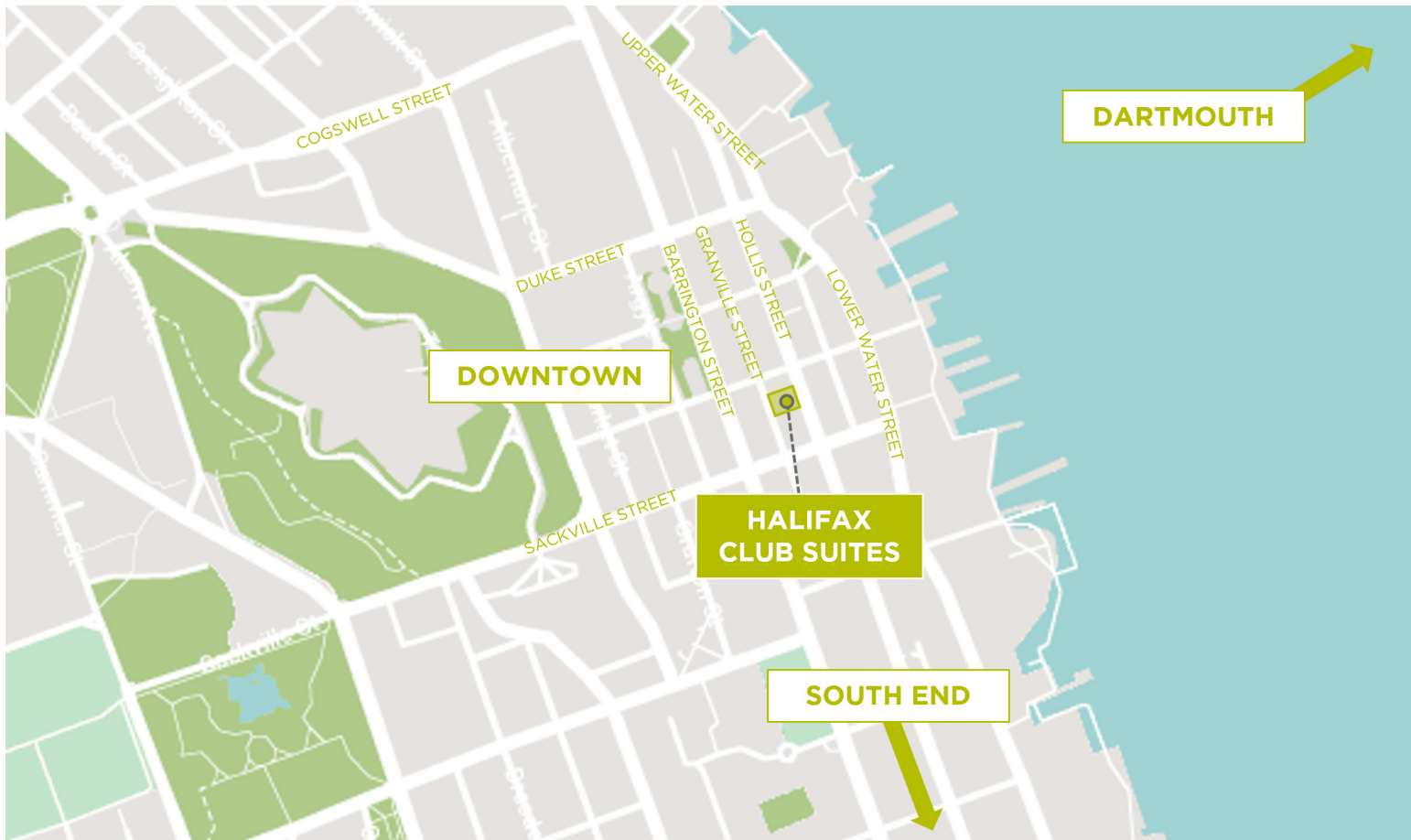
The Downtown Halifax Zone is a mixed-use zone, permitting a broad range of uses; residential, office, retail, commercial, personal service, restaurant, and institutional. On Pedestrian-Oriented Commercial Streets, only active uses are permitted.

The Downtown zone will permit low-, mid-, tall- and high-rise buildings.

Built form and design controls permit a variety of building forms within Downtown Halifax. There are seven special areas within the Downtown Halifax Zone which apply unique built form and use rules. This includes the Halifax Waterfront Special Area which controls maximum building width facing the Harbour.



# LOCATION



*Rich & diverse community with a strong mix of Young professionals, New Canadians, Seniors and Millennial's*

## DEMOGRAPHICS | 5KM RADIUS

**134,582**

POPULATION

**\$84,116**

AVG. HOUSEHOLD  
INCOME

**159,038**

DAYTIME POPULATION

**41**

AVG. AGE

**59,679**

TOTAL HOUSEHOLDS

**400+**

COMMERCIAL  
ESTABLISHMENTS

# AREA AMENITIES



The city of Halifax is home to some of the most amazing areas in Atlantic Canada, but none more amazing than what many consider to be the heart of this city; Downtown Halifax.

The area is currently going through one of its largest growth periods, and according to Statistics Canada, downtown Halifax is currently the fastest growing downtown in the country, with a 26% population increase from 2016-2021.

Known for its vibrancy day and night, the downtown core is home to more than 400 retailers, pubs, restaurants, and service providers. Making it a sought-after area to work and call home.

The colourful and storied history of downtown Halifax has paved the way for today; a modern business community with strong roots to its past, seen through historic properties that still stand to this day.

- 1 Restaurants** Over 20+ options
- 2 Shopping** Boutique stores & Nearby Halifax Shopping Centre
- 3 Schools** Public & Post-Secondary options
- 4 Entertainment** Vibrant and plentiful choices
- 5 Healthcare** Access to the IWK, QEII, and Victoria General
- 6 Cafes** Abundant options within the downtown core
- 7 Gyms** Goodlife, F45, YMCA, Fit4Less
- 8 Banking** All major institutions in proximity

*Downtown Halifax: where history thrives amidst modern growth*



# EXTERIOR RENDERINGS





# CONDITIONS & PROCESS

## LIMITING CONDITIONS

The contents of this Offering Memorandum and any supporting information provided by the Vendor or Broker are for information purposes only and to be used as a guideline only. No portion of this memorandum may be copied or otherwise reproduced or disclosed to anyone. Prospective bidders are encouraged to complete their own review and diligence in reviewing the opportunity.

The Vendor expressly reserves the right, at its sole discretion to reject any offer to acquire the Property or to terminate any negotiations with any party at any time with or without written notice. The Vendor shall have no legal commitment or obligations to any prospective investor, unless a written purchase and sale agreement has been fully executed, delivered and approved by the Vendor and any conditions to the Vendors obligations thereunder have been satisfied or waived.

The Vendor has retained Cushman & Wakefield Atlantic as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield Atlantic in connection with a transaction relating to the Property pursuant to a separate agreement.

Cushman & Wakefield is not authorized to make any representation or agreement on behalf of the Vendor. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with an investment in the property as such claims arise from acts of such prospective investor or its broker.

## OFFERING PROCESS

The offering process of Halifax Club Suites otherwise known as PID #'s 40042087, 00003251, 00003228 & 00003236 is detailed below.

1. Buyers' Proposals will be reviewed upon receipt.
2. Buyers' Proposals should be addressed to the following.

Bill MacAvoy  
c/o Cushman & Wakefield Atlantic  
120 Western Parkway, Suite 406  
Bedford, NS B4B 2V0

Attention:  
Halifax Club Suites  
bmacavoy@cwatlantic.com

3. The Vendor Shall not be obliged to accept, or respond to, any Proposal received.
4. The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.



**Bill MacAvoy**  
**Managing Director**  
+1 902 880 0445  
[bmacavoy@cwatlantic.com](mailto:bmacavoy@cwatlantic.com)



**CUSHMAN &  
WAKEFIELD**  
Atlantic