

**CUSHMAN &
WAKEFIELD**
Atlantic

**FOR SALE
DEVELOPMENT OPPORTUNITY**

*CENTRAL HALIFAX INVESTMENT &
DEVELOPMENT OPPORTUNITY*

2123 Creighton Street

THE OPPORTUNITY

Cushman & Wakefield Atlantic is pleased present to investors an exclusive opportunity to acquire three (3) land parcels totaling 12,658 sf, boasting an existing commercial building primed for adaptive reuse, and two vacant lots ready for residential development.

Situated at the intersection of Nora Bernard, and Gottingen Street, this property stretches across the block, to the parallel Creighton Street, Its strategic location in close proximity to downtown Halifax positions these parcels ideally for a mixed-use development within the bustling Central area of the Peninsula.

Nestled in one of Halifax's most desirable areas, this site stands out as a prime choice for an appealing mixed-use project, capitalizing on its enviable location and vibrant surroundings.

Unlck the potential of prime Halifax real estate with these three parcels, poised for a lucrative mixed-use development near the vibrant North End.



CREIGHTON STREET

Central Halifax Development & Investment Opportunity



INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW:

- Situated in the thriving Central area of the Halifax Peninsula, an area bustling with both commercial and residential activity.
- 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.
- Amidst the decreasing availability of development land on the peninsula, this site shines as a prime investment prospect, offering enduring value for forward-thinking developers aiming to shape the future of the Halifax Peninsula
- This unique opportunity offers a former commercial property currently undergoing construction for adaptive reuse to multi-family, along with two vacant lots along Creighton Street, providing additional development land.



YEAR BUILT:

1960's



TOTAL LOT SIZES:

12,658 SF



ZONING:

CEN-1 & CEN-2



PID #:

41275561, 40447971,
00158257



DEVELOPMENT DETAILS

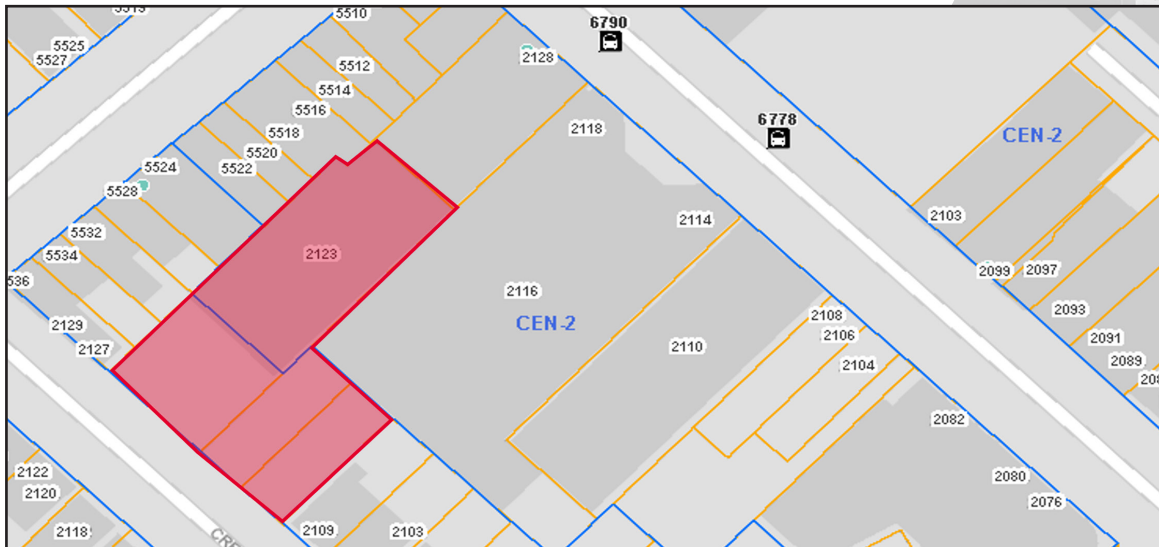
CENTRAL HALIFAX SITE

In recent years, the Central area of the Peninsula and its nearby areas have seen remarkable development, making it a hotbed for growth.

Investing in this property means securing a prime spot in this burgeoning area, allowing developers to wait and capitalize on its continued progress.

The development parameters would adhere to the Centre Plan guidelines. Various approaches exist to design a new development on this site, primarily contingent upon the preferences and strategies of the developer.

The site offers versatility in potential layouts, although the most probable options involves a 2-storey mid-rise building.



Zoning:

CEN - 1 & 2 (Centre Zone)

Maximum Floor Area Ratio (FAR)

CEN - 1 : 3.50

CEN - 2: 4.50 to 7.50

Height Restrictions:

90 m, subject to max FA

Max Building Dimensions:

Below streetwall - 64 m

Above streetwall - 35 m

Approx. New Unit Count:

15 Total

- 14 studio
- 1 three-bedroom

Amenity Space:

5 square meters per unit; minimum 50% of space provided within the building



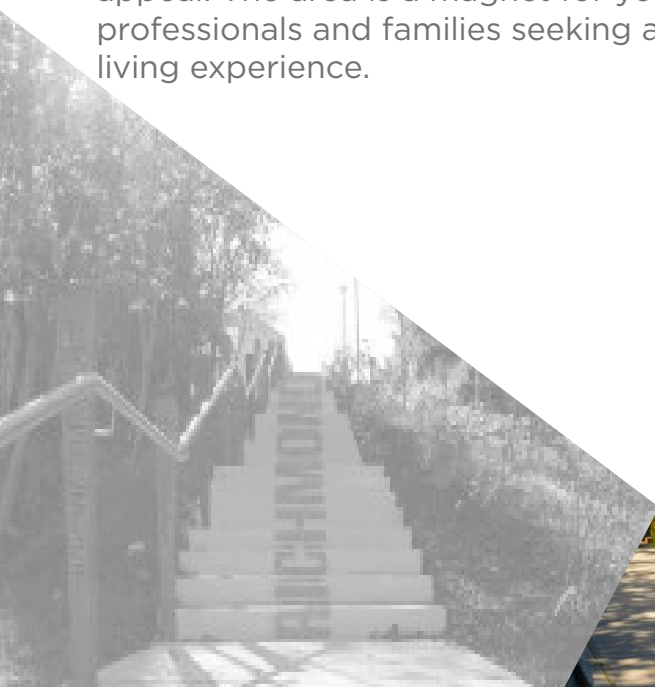
Total Site

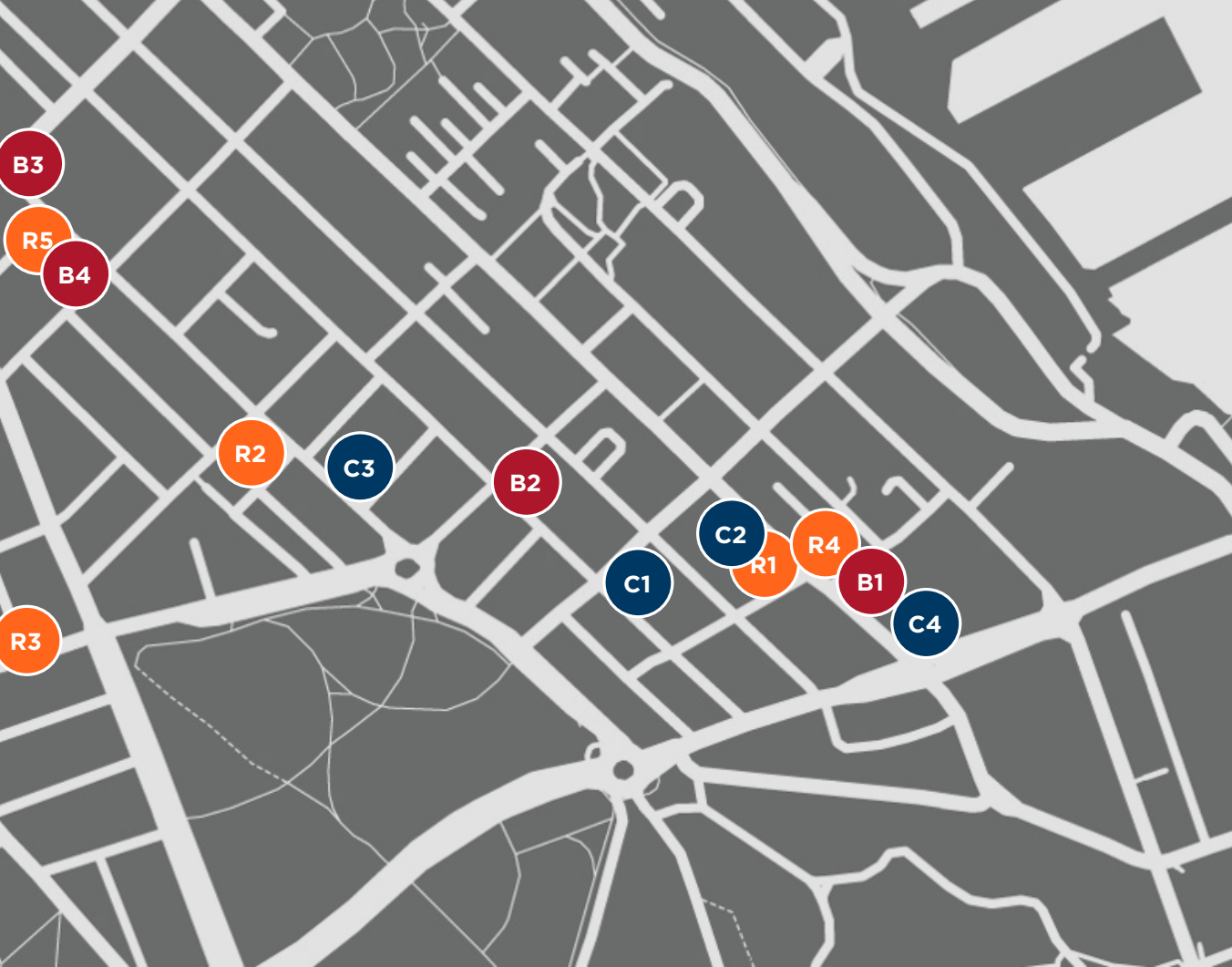
LOCATION OVERVIEW

Nestled in the Halifax Peninsula's bustling Central area, this prime development land offers unparalleled access to a plethora of amenities. Its strategic location near major transportation arteries, such as highways, the airport, and public transit hubs, ensures effortless connectivity for both business and leisure travelers alike.

The area benefits from great accessibility, with access to the lively and bustling downtown core including the commons, and the historic North End, along with the Hydrostone Market, recognized as a Federal Heritage Site by Parks Canada, this locale holds a unique charm rooted in its historical significance and contemporary appeal. The area is a magnet for young professionals and families seeking an exceptional living experience.

Situated within minutes of Robie Street, a key north-south thoroughfare spanning the Halifax Peninsula, this property offers convenient access to various destinations. Additionally, its proximity to the Stadacona military base and the DND MARLANT (Maritime Atlantic) military and government offices ensures accessibility for defense personnel and government officials.





AMENITIES

- Restaurants**
 - R1 Field Guide
 - R2 The Brown Hound
 - R3 Eliot & Vine
 - R4 Edna
 - R5 Agricola Street Brasserie
- Coffee Shops**
 - C1 Ramblers
 - C2 The Nook
 - C3 Cafe Lara
 - C4 Seven bays
- Bars & Pubs**
 - B1 The Local
 - B2 Charlies Club
 - B3 Chain Yard
 - B4 Stillwell Freehouse



Dining Options

Great mix of local and national dining



Nature

Several parks & green spaces in the area



Airport

Less than 30 minutes to the Halifax Airport



Bridges

Quick access to both bridges



OFFERING PROCESS

DATA ROOM

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order

to make their offers as unconditional as possible. Access to information contained in the data room is restricted to those who have executed a Confidentiality Agreement (CA).

OFFERING GUIDELINES

The offering guidelines for the Property are detailed below and should include, at a minimum, the following:

- Purchase price
- Name of the Purchaser, including respective percentage interests;
- Evidence of financial ability to complete the transaction;
- Confirmation the Property will be purchased “as is, where is”;
- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and phone number for the delivery of notices to the Purchaser;

The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.

Offers should be submitted to:

Cushman & Wakefield Atlantic
200-1741 Lower Water Street, Halifax, NS B3J 0J2
Attention: Stephen Himmelman

REVIEW OF OFFERS

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.



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