

# REDEVELOPMENT OPPORTUNITY

ANNAPOLIS ROYAL, NOVA SCOTIA





# OPPORTUNITY OVERVIEW



**Welcome to an extraordinary opportunity nestled in the heart of historic Annapolis Royal, Nova Scotia.**

Cushman & Wakefield Atlantic is pleased to present 10.8 acres of prime redevelopment land, conveniently located just 30 minutes (33.2 km) away from the town of Digby, a bustling tourist destination. This property represents more than just an investment opportunity - it's a canvas for innovation and growth in one of Nova Scotia's most cherished locales. Now is the chance to revitalize an esteemed corner of Nova Scotia, creating lasting value for generations to come.

With its flexible commercial and residential zoning, this land offers visionary investors the opportunity to explore endless possibilities. Whether you are envisioning the creation of a residential enclave, a luxury nature retreat/resort destination, or a bustling marina on the shores of the Annapolis River, the opportunities are abundant.

Now is your chance to take advantage of a rare opportunity in shaping the next chapter of Annapolis Royal's history.



# PROPERTY OVERVIEW

**FOR SALE | \$1,200,000**

Situated along the picturesque shores of the Annapolis River, this expansive 10.8 acre property comprises a blend of natural beauty and strategic infrastructure. Featuring a 1-storey waterfront office building spanning over 3,000 sf and a larger 1-storey repair shed covering over 5,000 sf, the site offers ample space for adaptive reuse and innovative redevelopment. Boasting a boat launch and series of floating docks, the property provides convenient access to the tranquil waters, ideal for water-based recreation and scenic exploration. With its prime waterfront location and existing infrastructure, including municipal water and sewer services, this property presents a unique opportunity for investors looking to contribute to the future growth of Annapolis Royal.

## PROPERTY OVERVIEW

ADDRESS	Prince Albert Road, Annapolis Royal, NS
BUILDING COUNT	2
OFFICE BUILDING SIZE	3,229 SF
REPAIR SHED SIZE	5,651 SF
LOT SIZE	10.8 Acres
ZONING	CCDD (Causeway Comprehensive Development District)
PID #'S	5004387, 05002282, 05002290
MARINA DEPTH (LOW)	Approx. 7 ft
FLOATING DOCKS	Approx. 45+
MUNICIPAL SERVICES	Water & Sewer connections in place
POWER	400 amp
WATER FRONTAGE	Approx. 1,200 ft
ADJACENT BODY OF WATER	Annapolis River; 120 km



### WATERFRONT ADJACENCY

Prime waterfront location



### INFRASTRUCTURE IN PLACE

Water, sewer, road, and  
marina



### ADAPTIVE REUSE

Opportunities on existing  
buildings



### COMMUNITY BRAND

Recognized history to  
build a residential  
community



# REDEVELOPMENT SNAPSHOT



## Residential Enclave:

Craft a dynamic community featuring meticulously planned residential units with panoramic vistas of the Annapolis River. Imagine an array of waterfront town-homes and expansive apartments, tailored to accommodate various housing preferences and lifestyles.

Enrich the neighborhood with lush green areas, communal facilities, and pedestrian-friendly pathways, fostering a sense of camaraderie and belonging among residents. This vision aims to cultivate a vibrant and inclusive community where individuals can thrive and connect with their surroundings.



## Resort Destination:

Elevate the property into an esteemed resort destination, providing high-end accommodations, world-class amenities, and unmatched waterfront adventures. Picture luxurious villas and invigorating spa amenities, inviting guests to immerse themselves in the pinnacle of relaxation and indulgence.

Embrace a lifestyle defined by leisure and luxury, offering an array of recreational pursuits, exquisite dining choices, and bespoke services tailored to ensure every guest relishes an unforgettable stay in this serene waterfront destination.



## Marina Hub:

Create an inviting marina hub, teeming with activity and providing top-notch services for boaters and water enthusiasts. Imagine state-of-the-art marina docks catering to a range of boats, alongside waterfront dining venues serving exquisite cuisine. This vision seamlessly merges leisure with commerce, fostering a lively and prosperous waterfront destination.

Encourage a dynamic maritime community through boating events, water sports competitions, and educational programs, drawing both visitors and locals to partake in the vibrant essence of waterfront living.



# RESIDENTIAL REDEVELOPMENT

*This Property has undergone a re-imagining by expert urban and landscape planners. We share some of the vision below. Their full report is available to interested parties.*

## DIVERSE HOUSING OPTIONS

The concept plan for housing redevelopment was created in consultation with the municipality, taking into account the existing zoning (CCDD-Causeway Comprehensive Development District). This land offers an opportunity for diverse housing options, catering to a wide range of age groups and economic background. Embrace a variety of housing styles and layouts, from waterfront town homes to modern apartments, catering to different preferences and lifestyles. Phase 1 of the development allows for the construction of 22 town homes and 2 narrow lot homes, with future phases incorporating additional residential units and amenities to create a vibrant and inclusive community.

## COMMUNITY AMENITIES

Enhance the residential experience with a range of community amenities designed to foster a sense of belonging and well-being. From landscaped green spaces and recreational facilities to pedestrian-friendly pathways, residents can engage in outdoor activities and social gatherings, promoting a healthy and active lifestyle.

## URBAN DESIGN INTEGRATION

Integrate urban design best practices to create a cohesive and visually appealing residential environment. Embrace principles of walk-ability, sustainability, and architectural diversity to enhance the overall aesthetic and functionality of the community. By incorporating green building techniques and sustainable infrastructure, the redevelopment plan promotes environmental stewardship and long-term sustainability.



## HOUSING SHORTAGE



**155**

Projected  
needed by 2032



**50**

Expected to be  
completed by  
2032



**105**

Projected  
shortage by  
2032



# RESIDENTIAL REDEVELOPMENT





# RESORT/RETREAT REDEVELOPMENT



***Discover the potential of this prime waterfront property as you envision a resort or retreat destination that blends with the natural beauty of its surroundings.***

## SCENIC WATERFRONT SETTING

Embrace the picturesque waterfront location, offering opportunities for relaxation, water-based activities, and beach access. Cater to both local and out-of-province visitors with captivating views and serene surroundings.

## SOLID INFRASTRUCTURE FOUNDATION

Utilize existing infrastructure, including municipal water and sewer services, to establish a solid foundation for development. Ensure readiness and stability for future expansion and enhancement.

## ENHANCED AMENITIES

Enrich the guest experience with a range of amenities designed to promote relaxation, wellness, and outdoor enjoyment. From landscaped green spaces to community parks and recreational areas, create an environment that fosters well-being and connection to nature.

## INTEGRATION AND PRESERVATION

Preserve and integrate the natural landscape into the resort or retreat design. Embrace sustainable development practices to minimize environmental impact and preserve the unique ecological features of the property.





# LOCAL EXAMPLES

**INN AT BAY FORTUNE**



**WHITE POINT**



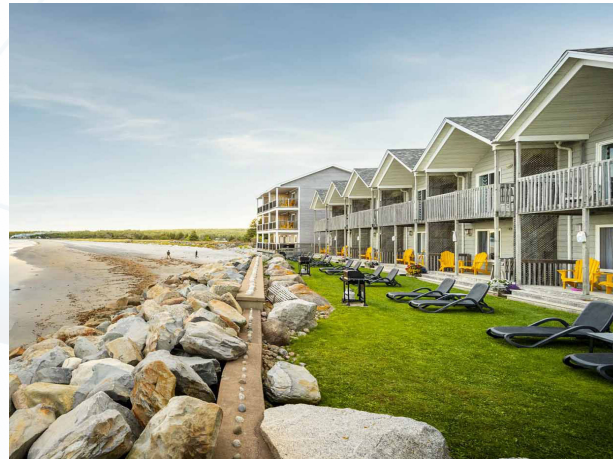
**SENSEA NORDIC SPA**



**OCEANSTONE**



**THE QUARTERDECK**



**TROUT POINT LODGE**





# MARINA DEVELOPMENT



## PRIME WATERFRONT LOCATION

Situated along the picturesque shores of Annapolis Royal, this property boasts a prime waterfront location, providing direct access to the Annapolis River and beyond. With its scenic vistas and tranquil surroundings, it offers an idyllic setting for a premier marina destination.

## COMPREHENSIVE MARINA FACILITIES

Utilize the existing marina infrastructure, including boat launch facilities, floating docks, and repair sheds, to develop comprehensive marina facilities. From boat slips and moorings to fuel docks and pump-out stations, ensure that all essential amenities are available to support a diverse range of boats and activities. Docks and pump-out

stations, ensure that all essential amenities are available to support a diverse range of vessels and activities.

## WATERFRONT RECREATION & LEISURE

Create a vibrant waterfront hub offering a variety of recreational and leisure opportunities. Incorporate waterfront promenades, boardwalks, and public spaces where visitors can stroll, relax, and enjoy the beauty of the waterfront environment.

***Explore the possibilities of transforming this waterfront property into a thriving marina destination, offering unparalleled boating experiences and waterfront lifestyle opportunities.***



# LOCATION HIGHLIGHTS

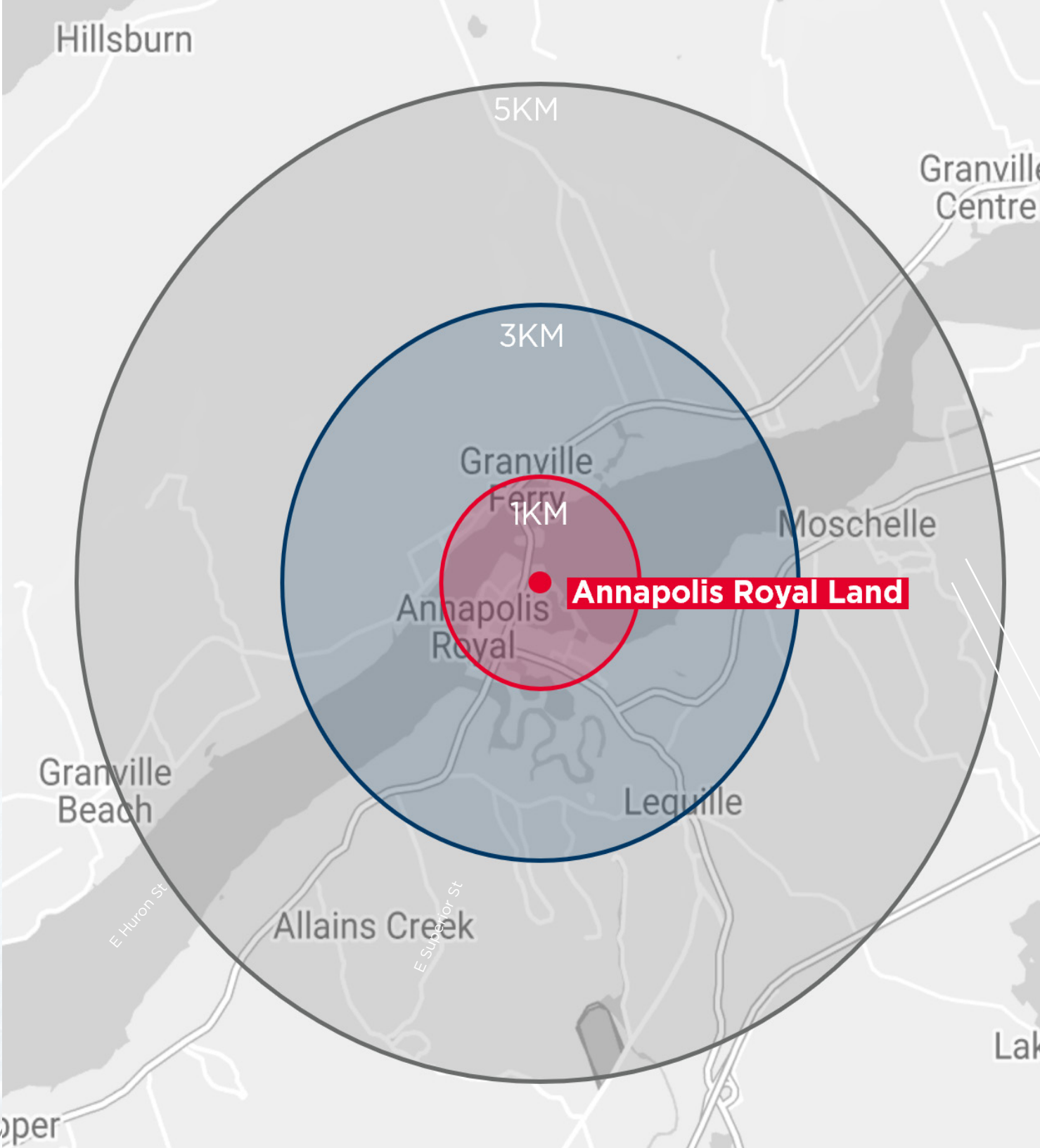
Positioned on the scenic shores of the Annapolis River, the Development Property in the waterfront community of Annapolis Royal, Nova Scotia offers a unique opportunity for investors and developers. Its prime location, steeped in rich history and vibrant culture, makes it an ideal destination for those seeking to create something truly special.

Investing in this redevelopment opportunity offers numerous benefits. Its strategic location at the precipice of the Annapolis Valley boasts easy access from major highways and close proximity to a wealth of amenities and everyday essentials, making it an attractive choice for residential, commercial, or recreational development.

The town's well-preserved heritage buildings and charming streets provide an appealing backdrop for new developments. Additionally, the area is home to a variety of local attractions and amenities, including the Annapolis Brewing Company, Fort View Golf Course, Kings Theatre, Historic Gardens, and the Annapolis Royal Farmers and Traders Market. With a thriving arts scene, bustling cafes, and boutique shops, Annapolis Royal boasts a dynamic environment that appeals to both locals and tourists alike.







**5 KM**

**1,405**  
TOTAL POPULATION

**53**  
AVERAGE AGE

**1,588**  
DAYTIME POPULATION

**747**  
TOTAL HOUSEHOLDS

**\$63,995**  
AVG. HOUSEHOLD  
INCOME



# TOURISM HIGHLIGHTS



## VISITATION PATTERNS

While Annapolis Royal may not be the largest tourist destination in the region, it holds a special allure for discerning travelers. Approximately **5%** of visitors to the Annapolis Valley region choose to explore the timeless beauty of Annapolis Royal, either as a brief stop or for an overnight stay.



## CAPTURE RATE

Annapolis Royal boasts an impressive capture rate, with **17% of pleasure visitors** and **13% of visitors with friends or relatives** making a point to experience its unique offerings. This highlights the town's appeal as a must-visit destination within the Annapolis Valley.



## COMMUNITY VISITATION

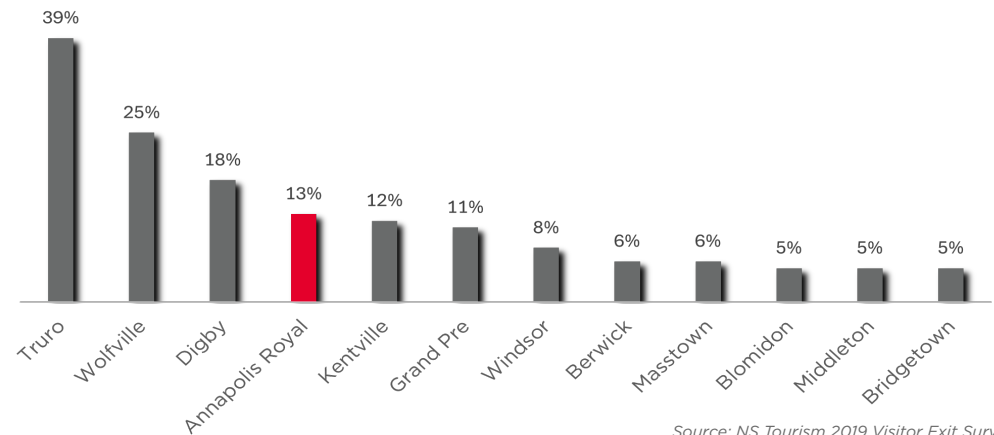
Among those who venture to Annapolis Royal, the average length of stay is approximately **2.4 nights**, showcasing the town's ability to captivate visitors and provide a memorable experience worth savoring.

*Source: NS Tourism 2019 Visitor Exit Survey*



## BAY OF FUNDY & ANNAPOLIS VALLEY CAPTURE RATE

*3,283 Participants - NS Visitors*



*Source: NS Tourism 2019 Visitor Exit Survey*



# 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 the 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, as minimum, the following:

- Purchase Price
- Name of the Purchaser, including respective percentage interests;
- Evidence of financial ability to complete 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 the 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  
406-120 Western Parkway, Bedford, NS B4B 2V0  
Attention: Mike Vaughan & Steven Dexter

## 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.

## PROPERTY VIEWING & BID DETAILS

Prospective buyers should contact the listing advisors to arrange viewings of the property.

Successful bids will engage in a development agreement with the Town of Annapolis Royal. For more information, please follow this [link](#).



An aerial photograph of a waterfront property, likely a marina or boatyard. In the foreground, there's a small green building with a ramp leading to the water. Several boats are docked or stored on the grass. In the background, there's a larger white building with a green roof, more boats, and a residential area with houses and trees. A large body of water is visible in the upper right corner.

## CONTACT INFORMATION:

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