

# REDEVELOPMENT & INVESTMENT OPPORTUNITY

***“QUINPOOL CORRIDOR”***  
HALIFAX, NOVA SCOTIA



# RE-SHAPING THE SOUTH PENINSULA

Cushman & Wakefield Atlantic is pleased to present this rare and exceptional investment and redevelopment opportunity located in the bustling “Quinpool Corridor” of Halifax.

This property offers a unique chance for developers to leverage an existing 3,636 sf house situated on a spacious 11,400 sf lot within a prestigious neighbourhood, underpinned by the ER3 zoning which supports a more diverse range of residential projects.

With its prime location on the corner of Quinpool Road and Rosebank Avenue, along with flexible development options, this property represents an unparalleled investment into one of Halifax’s most dynamic growth-oriented areas.







# OPPORTUNITY OVERVIEW



11,400 SF  
**SITE AREA**



3,636 SF  
**BUILDING SIZE**

Located in the “Quinpool Corridor” of Halifax, this property offers a standout redevelopment opportunity, boasting its proximity to an array of boutique shops, upscale dining options, and green spaces. With easy access to major transportation routes, this property is strategically positioned for convenience. The existing ER3 zoning provides developers with the flexibility to design diverse and innovative residential projects. The area’s consistent growth in both residential and commercial sectors highlights its strong potential for profitable redevelopment

## KEY INFORMATION

- **Strategic South Peninsula Location:** A coveted spot in the “Quinpool Corridor” one of Halifax’s most sought-after neighbourhoods.
- **Flexible ER3 (Established Residential) Zoning:** Enables a wide array of residential development projects.
- **Existing Residential Structure:** Offers potential for innovative redevelopment or renovation



# ABOUT THE AREA

Situated within the South Peninsula of Halifax, this property is nestled in the “Quinpool Corridor”, a vibrant commercial and residential district known for its historic charm and upscale ambiance. With its proximity to downtown, the area features a diverse mix of boutique shops, gourmet restaurants, and cultural attractions, making it an ideal location for innovative redevelopment projects. The strategic location, combined with the area’s vibrant community and varied offerings, positions the South End as a prime opportunity for transformative development in Halifax



78,732

**POPULATION**

Halifax Peninsula 3 km trade area



\$91,434

**AVG. HOUSEHOLD  
INCOME**

Halifax Peninsula 3 km trade area



39

**AVG. AGE**

Halifax Peninsula 3 km trade area





**CUSHMAN &  
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