DUTCH VILLAGE ROAD PORTFOLIO

3762, 3770 & 3774 Dutch Village Road
HALIFAX, NS

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY WITH HOLDING INCOME

Cushman & Wakefield Atlantic is pleased to present an assembled development opportunity at 3762, 3770 and 3774 Dutch Village Road in Halifax. Positioned along the Dutch Village Road corridor in Fairview, the property offers holding income alongside longer-term redevelopment potential supported by a recent development study.

KEY OFFERING DETAILS

4 **PIDS**	C-2C **ZONING**	3 **EXISTING STRUCTURES**
20,000 SF **COMBINED SITE AREA**	$93,564 **ANNUAL GROSS RENT**	

$2.49M
ASKING PRICE

DEVELOPMENT POTENTIAL

AS-OF-RIGHT DEVELOPMENT

Fathom Studio's as-of-right concept illustrates a seven-storey residential development permitted within the underlying C-2C zoning framework. The concept provides a baseline redevelopment scenario without requiring a discretionary Development Agreement process.

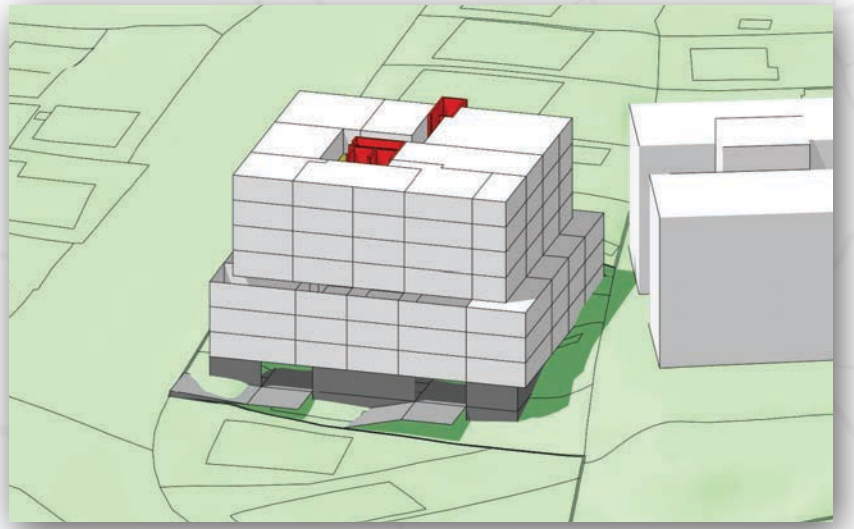
72 UNITS

7 STOREYS

3.8 FAR

74 PARKING STALLS

77,414 SF GFA



DEVELOPMENT AGREEMENT SCENARIO

The Development Agreement concept explores additional height and density through a discretionary municipal approval process. The concept increases the potential building height to ten storeys and provides a detailed unit yield of 94 residential units.

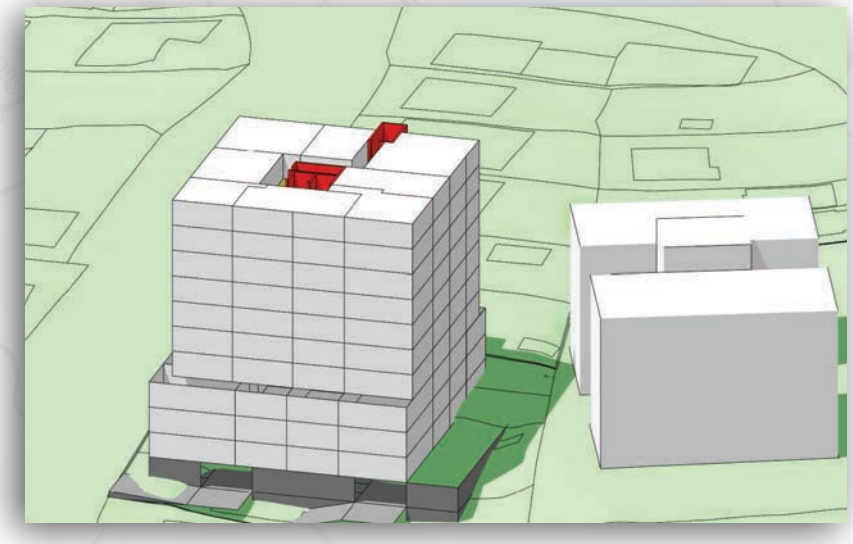
94 UNITS

10 STOREYS

4.5 FAR

74 PARKING STALLS

90,568 SF GFA



CONCEPTUAL DEVELOPMENT PRO FORMA

AS-OF-RIGHT DEVELOPMENT

PRO FORMA

Floor	GFA (m²)	NFA (m²)	Units
L1	1,208.0	879.4	10
L2	1,208.0	1,059.4	11
L3	1,208.0	1,059.4	11
L4	892.1	759.4	10
L5	892.1	759.4	10
L6	892.1	759.4	10
L7	892.1	759.4	10
TOTAL	7,192.1	5,156.3	72

Amenity Space (m²)			
Required	Indoor	Outdoor	Total
360m²	180m²	180m²	360m²

Parking Type	Spaces	Unit Parking Ratio
Motor Vehicle	74	1.0
Class A Bicycle	28	0.4
Class B Bicycle	7	0.1

Lot Size	Lot Coverage
1,867 m²	64.7%

DEVELOPMENT AGREEMENT

PRO FORMA

Floor	GFA (m²)	NFA (m²)	Units
L1	981.5	494.3	7
L2	981.5	865.4	12
L3	981.5	865.4	12
L4	981.5	865.4	9
L5	748.0	641.6	9
L6	748.0	641.6	9
L7	748.0	641.6	9
L8	748.0	641.6	9
L9	748.0	641.6	9
L10	748.0	641.6	9
TOTAL	8,414.0	6,940.1	94

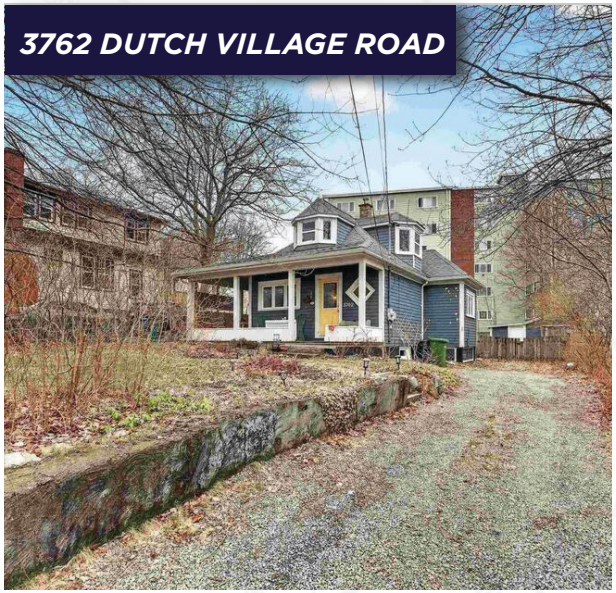
Amenity Space (m²)			
Required	Indoor	Outdoor	Total
470m²	235m²	235m²	470m²

Parking Type	Spaces	Unit Parking Ratio
Motor Vehicle	74	0.8
Class A Bicycle	37	0.4
Class B Bicycle	9	0.1

Lot Size	Lot Coverage
1,867 m²	52.6%

EXISTING IMPROVEMENTS & HOLDING INCOME

3762 DUTCH VILLAGE ROAD



SITE AREA: +/- 6,740 sf
PIDS: 41158486 | 41158494
BUILDING SIZE: +/- 1,206 sf

OCCUPANCY: Vacant on closing
EXPECTED GROSS RENT: $30,000
ZONING: C-2C

PARKING: Detached wired garage + driveway
HEATING: Hot water + heat pump
PLUMBING: PEX
ELECTRICAL: 100 amp | Updated 2006
ROOF: +/- 14 years
SERVICES: Municipal water & sewer

3770 DUTCH VILLAGE ROAD

SITE AREA: +/- 7,358 sf
PID: 00177832
BUILDING TYPE: Single-Family

CURRENT RENT: $2,500/month
ANNUAL GROSS RENT: $30,000
ZONING: C-2C

PARKING: Two (2) surface spaces
HEATING: Oil
UTILITIES: Tenant pays power, heat, hot water & water
LAUNDRY: In-unit
APPLIANCES: Fridge, range, dishwasher, OTR microwave
UPDATES: Roof 2017 | Windows 2012 | Kitchen + bath 2011

3774 DUTCH VILLAGE ROAD

SITE AREA: +/- 5,881 sf
PID: 00177824
BUILDING TYPE: Two-Unit Residential

CURRENT RENTS: $1,047 + $1,750/month
ANNUAL GROSS RENT: $33,564
ZONING: C-2C

PARKING: Two (2) surface spaces
HEATING: Oil
UTILITIES: Tenant pays power | Landlord pays heat, hot water & water
LAUNDRY: In-Unit
APPLIANCES: Fridge + range in each unit
UPDATES: 2012 deck, stairs, siding, windows + electrical

Rental information is based on information provided and remains subject to confirmation of lease terms, occupancy and utility responsibilities.

LOCATION OVERVIEW

Established Halifax Location
The property is situated along Dutch Village Road in Fairview, an established Halifax neighbourhood with a strong mix of residential, commercial and institutional uses. Its position near Joseph Howe Drive and Bayers Road provides convenient access to surrounding neighbourhoods, Downtown Halifax and other key areas of the municipality.

Amenities & Connectivity
Major retail and service destinations are located nearby, including Halifax Shopping Centre and the Bayers Road commercial area. The site also benefits from established public transit service, proximity to Mumford Transit Terminal, and convenient vehicle access to Joseph Howe Drive, Bayers Road and Highway 102.

Residential Growth & Intensification
Dutch Village Road and the broader Fairview area continue to evolve through new residential and mixed-use development. The combination of existing services, transportation connections and ongoing intensification supports the site's long-term positioning as a redevelopment opportunity.

LEGEND

RECENTLY COMPLETED

1. 34ELEVEN
2. PARISH SQUARE
3. BOSS PLAZA
4. THE ROSE
5. LA VILLA WEST
6. THE EDISON
7. ST. LAWRENCE PLACE

UNDER CONSTRUCTION

1. THE FAIRWAY
2. THE JOSEPH
3. THE INTERCHANGE
4. PORT WEST
5. ST. PAUL'S SUITES
6. 3461 DUTCH VILLAGE
7. 5 MELROSE AVENUE
8. JOEWEST SUITES
9. ROYA APARTMENTS

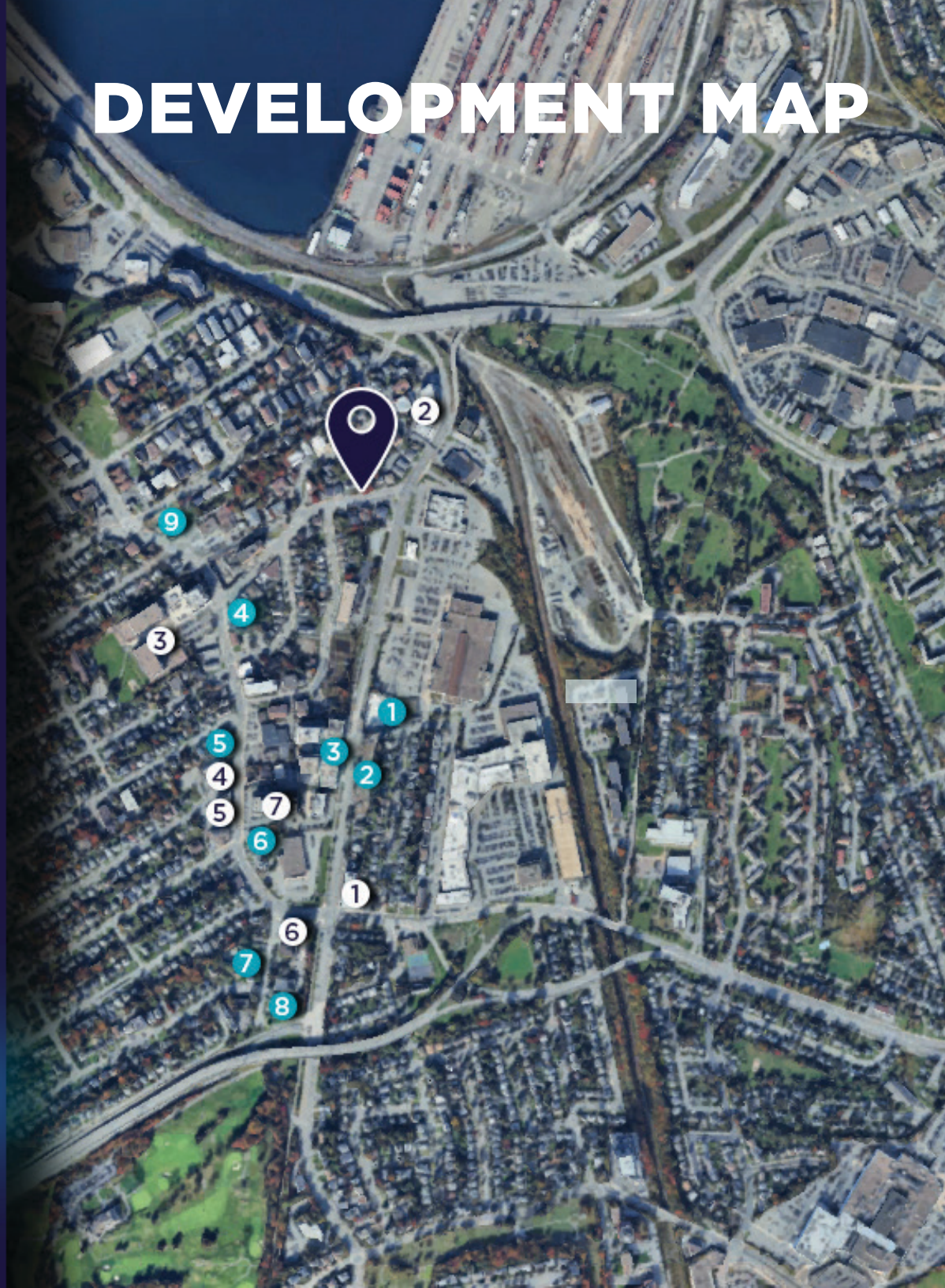
1,147

RESIDENTIAL UNITS

UNDER CONSTRUCTION

ACROSS 9 MAPPED DEVELOPMENTS

DEVELOPMENT MAP



OFFERING PROCESS

CONDITIONS & DISCLAIMER

This Confidential Information Memorandum has been prepared by Cushman & Wakefield Atlantic primarily from information supplied by the Vendor and other sources believed to be reliable. It is intended solely to assist prospective purchasers in evaluating the properties located at 3762, 3770 and 3774 Dutch Village Road, Halifax, Nova Scotia.

While the information contained herein is believed to be reliable, neither Cushman & Wakefield Atlantic nor the Vendor makes any representation or warranty, express or implied, as to its accuracy or completeness. All dimensions, areas, rents, development studies, unit counts, building areas, parking counts, zoning information and other property information should be independently verified by prospective purchasers.

Any development or planning information contained in this Memorandum is provided for general reference only and does not represent approved or guaranteed development rights. Prospective purchasers are responsible for completing their own investigations regarding zoning, development potential, servicing, municipal approvals, environmental matters and all other matters relevant to the Property, and should seek independent legal, accounting, planning, engineering and other professional advice as appropriate.

The Vendor reserves the right, in its sole discretion, to reject any proposal, terminate negotiations with any party, alter the offering process or withdraw the Property from the market at any time. No legal obligation shall arise unless and until a definitive Agreement of Purchase and Sale has been fully executed and delivered by the parties.

Cushman & Wakefield Atlantic has been retained as the Vendor's exclusive broker. Cushman & Wakefield Atlantic is not authorized to make any representation or agreement on behalf of the Vendor. Prospective purchasers are responsible for any commission claims arising from brokers engaged by them.

OFFERING PROCESS

The properties located at 3762, 3770 and 3774 Dutch Village Road, Halifax, Nova Scotia, comprising four PIDs, are being offered for sale through Cushman & Wakefield Atlantic.

Prospective purchasers are invited to submit a written Letter of Intent or Agreement of Purchase and Sale outlining the purchaser entity, purchase price, deposit, due diligence period, conditions, proposed closing date and any other material terms. Proposals will be reviewed by the Vendor on a first-come, first-served basis as they are received.

Proposals Should Be Addressed To
Steven Dexter
c/o Cushman & Wakefield Atlantic
170 Cromarty Drive, Suite 205
Dartmouth, NS B3B 0G1
sdexter@cwatlantic.com

Re: 3762, 3770 & 3774 Dutch Village Road

Property Information & Tours
Additional property information and available due diligence materials may be provided to qualified prospective purchasers. Property tours may be arranged through the listing advisors with reasonable advance notice.

Vendor Discretion
The Vendor shall not be obligated to accept, counter or respond to any proposal received.

Process Changes
The Vendor reserves the right to modify the offering process or timing, negotiate with any party, or remove the Property from the market at its sole discretion.

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HALIFAX, NS

LISTING CONTACTS

STEVEN DEXTER
Executive Vice President
+1 902 222 2399
sdexter@cwatlantic.com

DARIAN PURCELL
Commercial Real Estate Advisor
+1 902 809 3227
dpurcell@cwatlantic.com

HEAD OFFICE

170 CROMARTY DRIVE
Suite 205
Dartmouth, NS B3B 0G1
+1 902 425 1444
cwatlantic.com

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