INVESTMENT OPPORTUNITY | FOR SALE

355 KING & 39 ST. ANDREWS STREET

BRIDGEWATER, NOVA SCOTIA



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OPPORTUNITY OVERVIEW

355 KING & 39 ST. ANDREWS STREET
Bridgewater, NS

An adaptable building. A companion lot. A central location with momentum.

Strategically located in the heart of Downtown Bridgewater, this two-parcel portfolio featrues a former Bell Media office building and an adjacent standalone parking/overflow lot. With strong bones, high visibility, and a flexible zoning framework, it's an ideal candidate for investors and developers looking to make their mark in one of Nova Scotia's fastest-growing towns.

Whether you're eyeing a creative retrofit, a phased redevelopment, or a long-term hold, this is a rare opportunity to secure a footprint in Bridgewater's evolving urban core.

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PROPERTY HIGHLIGHTS

LIST PRICE: PLEASE CONTACT

355 KING STREET

This prominent corner site is improved with a one-storey commercial office building, formerly home to Bell Media. Well-maintained and highly visible, the property presents multiple paths forward - reuse, reposition, or redevelop.

- **Building Size:** 13,434 SF
- **Lot Size:** 15,552 SF
- **PID:** 60032687
- **Assessed Value:** $419,500 (2025)
- Functional office layout with street-facing entrance
- Excellent exposure on King Street
- Retrofit potential or ideal interim holding income
- Centrally located in a high-foot-traffic zone

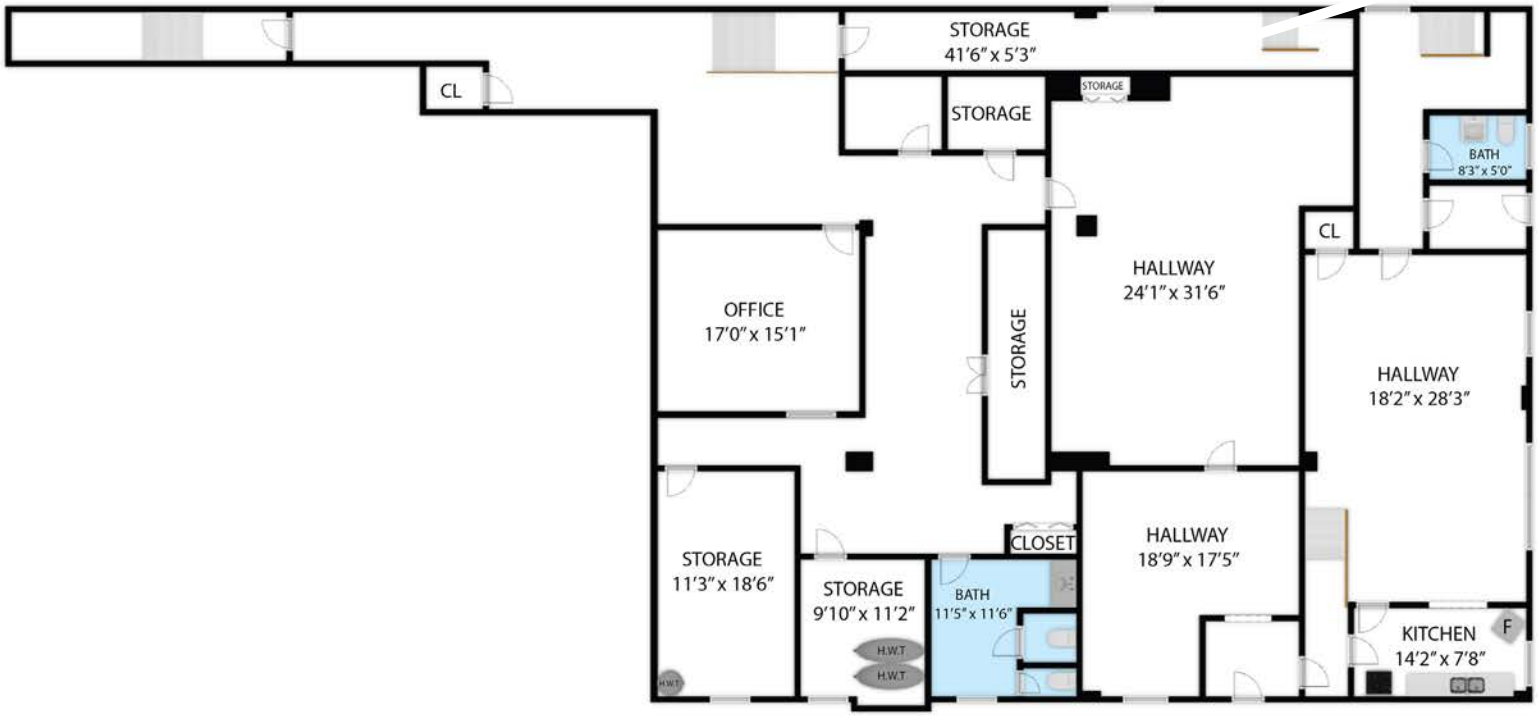
39 ST. ANDREWS STREET

This parcel has served as overflow parking but offers far more than just utility. Its positioning and clean slate make it a strategic complement to 355 King, either as functional support or part of a larger build-out vision.

- **Lot Size:** 8,729 SF
- **PID:** 60032729
- **Assessed Value:** $33,300
- Paved, well-kept surface
- Ideal for staging, parking, or future development
- Just steps from the main site

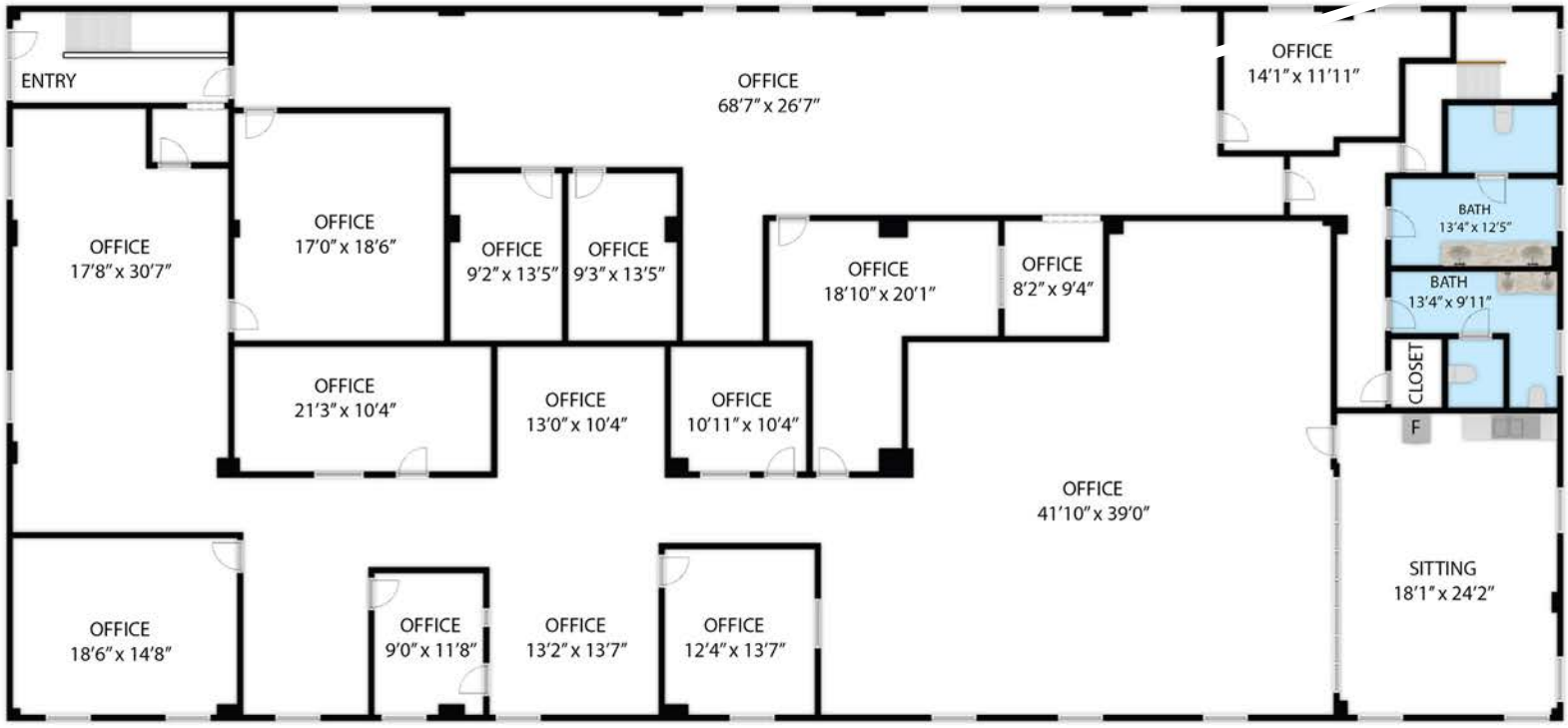
FIRST FLOOR
355 KING STREET

FLOOR PLAN



SECOND FLOOR
355 KING STREET

FLOOR PLAN



355 KING & 39 ST. ANDREWS STREET
Bridgewater, Nova Scotia

INVESTMENT HIGHLIGHTS

TWO SEPARATELY TITLED PARCELS
Flexibility for phased development, resale, or layered uses.

STRONG EXISTING INFRASTRUCTURE
Former telecom occupancy means the building is well-built and service-ready.

ZONING WITH VISION
C1 zoning enables commercial, residential, or mixed-use development in line with urban core goals.

PARKING AND ACCESS
Dedicated surface parking plus a support parcel for overflow, staging, or accessory use.

DOWNTOWN CORNER PRESENCE
Prime exposure on King Street, Bridgewater's historic and commercial backbone.



355 KING & 39 ST. ANDREWS STREET
Bridgewater, Nova Scotia

DEVELOPMENT OVERVIEW

ZONING:
HISTORIC DOWNTOWN COMMERCIAL | C1

Bridgewater's C1 zoning is tailor-made for dynamic urban development. It supports a wide range of commercial uses, think offices, services, retail, as well as multi-unit residential, provided the ground floor maintains commercial activation.

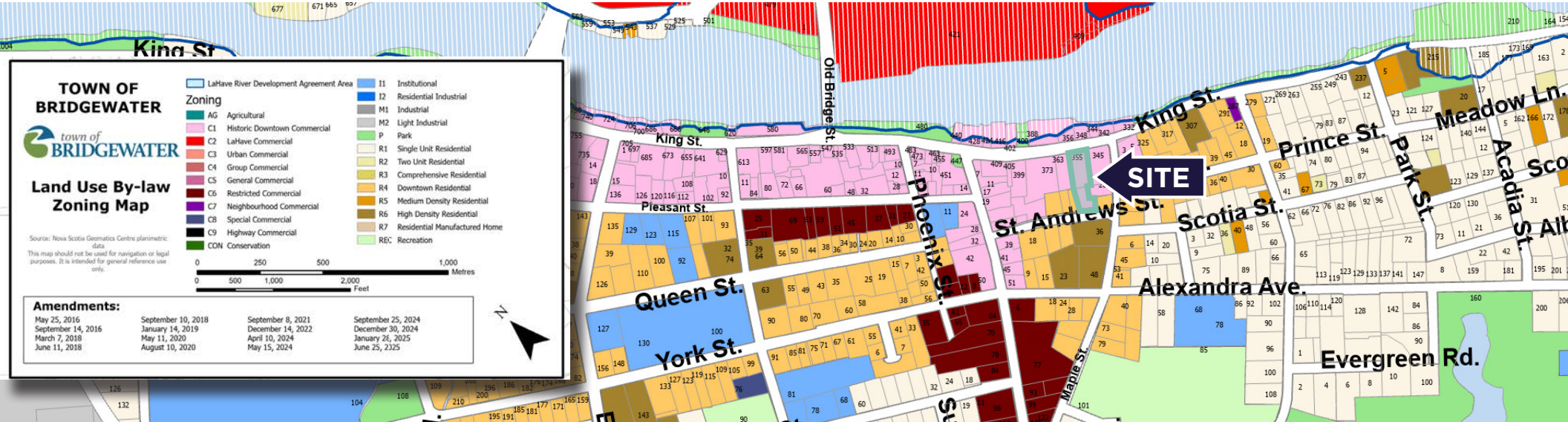
Key Development Parameters

6.5 M (21 FT)
Minimum Building Height

6 M
Minimum Front Setback

PERMITTED ABOVE GROUND FLOOR
Residential Use

50%+ OF GROUND FLOOR AREA MUST BE COMMERCIAL
Ground Floor Requirements



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LOCATION OVERVIEW

Bridgewater is the largest town on Nova Scotia's South Shore and serves as a key commercial and cultural centre for the region. With a growing population, consistent infrastructure investment, and a strong quality of life, it offers a stable foundation for real estate investment and development.

The subject properties are located on King Street, Bridgewater's main commercial corridor. The area offers daily convenience, community amenities, and steady pedestrian traffic.

- Shops, cafés, and local restaurants
- LaHave River trails and waterfront green spaces
- Civic services, schools, and medical offices
- Transit stops and regional highway access
- Ongoing municipal and private investment in the downtown core



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