



2172 GOTTINGEN STREET NORTH END, HALIFAX

High-Profile Ground Floor Space on Bustling North End Corridor

- 1,285 sf of high-exposure, street-level commercial space
- Ideal for restaurant / food service use, with rooftop patio
- Available immediately for tenant construction

This opportunity represents 1,285 sf of well-positioned, high-profile space in the vibrant and trendy North End, ideally suited for restaurant or take-out food service use.

Situated in a character-filled and growing neighbourhood, this location benefits from year-round pedestrian and vehicular traffic. This street-level space offers high ceilings and large storefront windows in a newly constructed, contemporary mixed-use building with 26 residential units on-site.

Additional features include highly visible signage options along with the opportunity for additional basement storage space and a three-season rooftop patio with expensive city views (already plumbed for a washroom and bar).

partnersglobal.com

FOR LEASE

By negotiation

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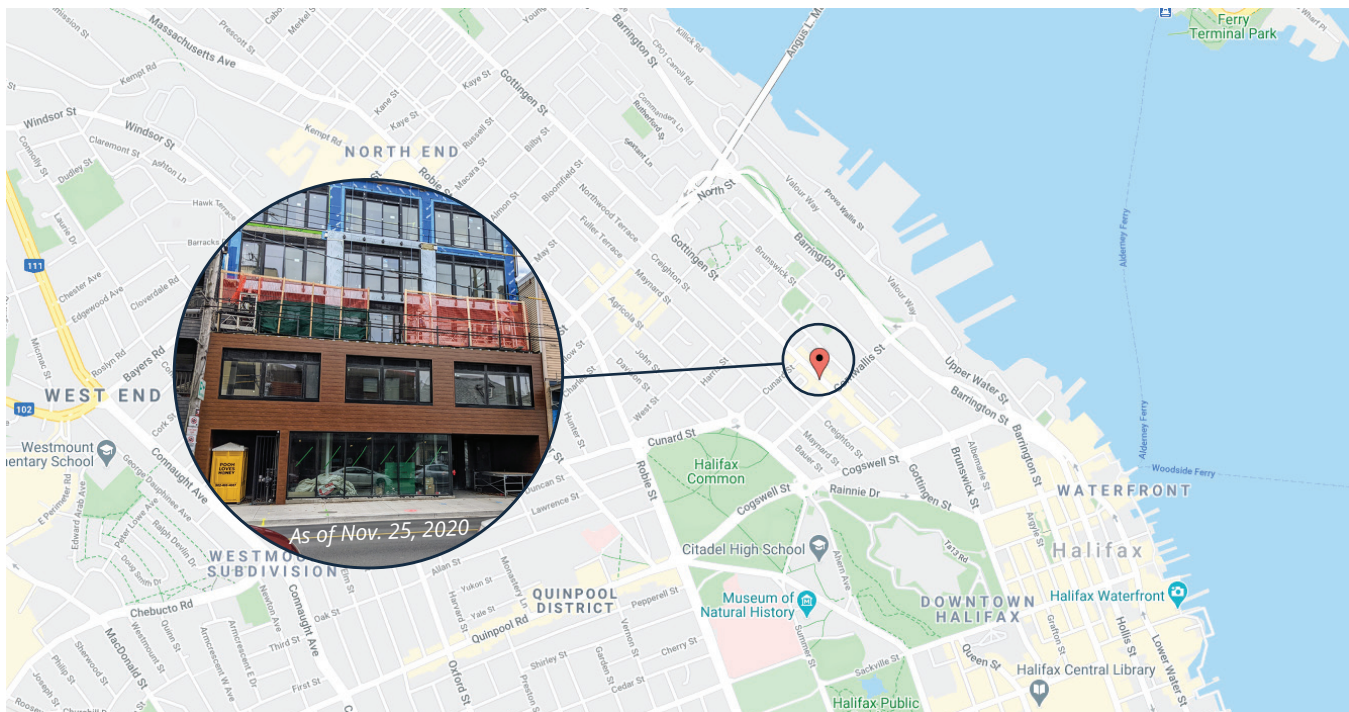
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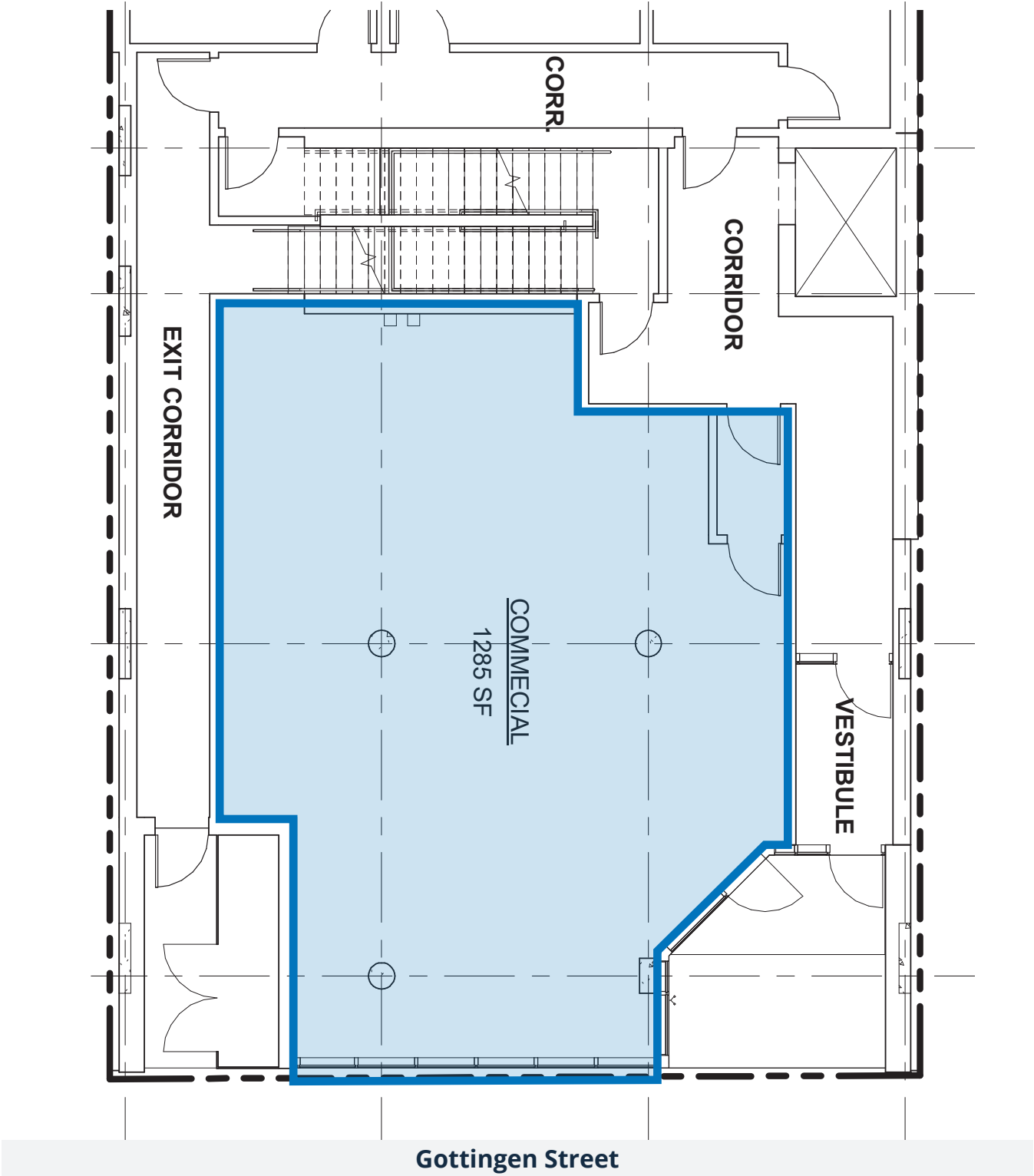


2172 Gottingen Street | North End, Halifax



LISTING ID	10243
ADDRESS	2172 Gottingen Street, Halifax, NS
NEIGHBOURHOOD	North End
PROPERTY TYPE	Five-storey mixed-use building with street level commercial and 26 residential units above
SIZE AVAILABLE	1,285 sf
FLOOR LOCATION	Ground floor
PARKING	Municipal street parking
AVAILABILITY	Available immediately for tenant construction
BASE RENT	By negotiation (call a listing agent)
ADDITIONAL RENT	\$8.00 psf (2021 estimate)
MINIMUM LEASE TERM	Five (5) years
NOTES	<ul style="list-style-type: none"> ▪ Ducting for restaurant / food service use already in place ▪ Separate electrical meter ▪ ~180 sf of additional basement storage space available if required ▪ Additional opportunity for a three-season, ~1,800 sf rooftop patio with stunning water and cityscape views (elevator access, plus infrastructure in place for washroom and bar)

AVAILABLE SPACE





HALIFAX
COMMONS

CITADEL HILL

NORTH PARK STREET

RAINNIE DRIVE

GOTTINGEN STREET

COGSWELL STREET

CORNWALLIS STREET

DOWNTOWN
HALIFAX

BRUNSWICK STREET

BARRINGTON STREET

For more information please contact:

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