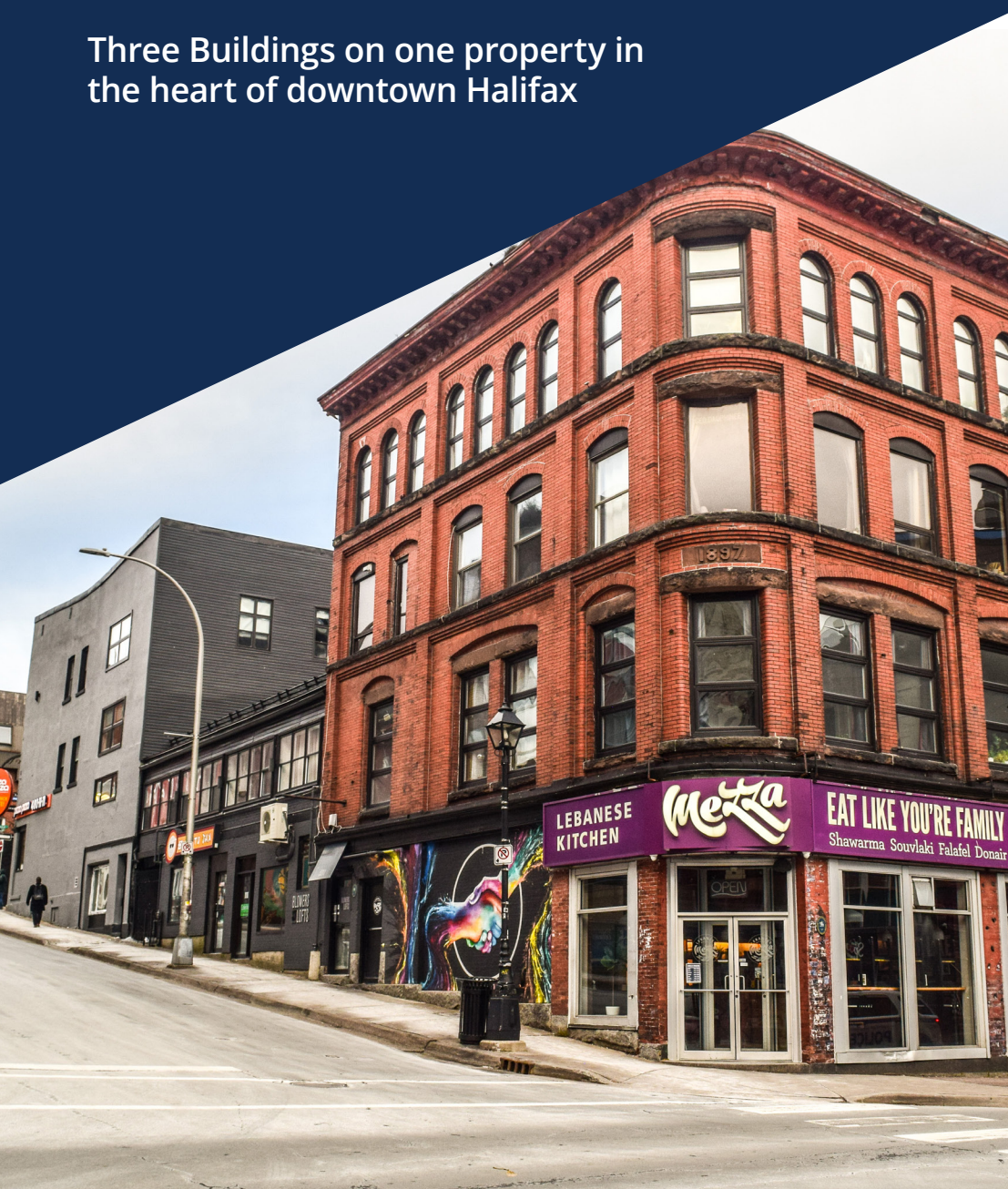


FOR SALE

MIXED USE INVESTMENT OPPORTUNITY DOWNTOWN HALIFAX, NS

Three Buildings on one property in
the heart of downtown Halifax



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MIXED USE INVESTMENT OPPORTUNITY | DOWNTOWN HALIFAX, NS

Three buildings on one property in the heart of downtown Halifax

This offering represents an incredible opportunity to acquire a significant piece of real estate in Halifax's downtown core. Extending from Barrington Street up Blowers Street to Argyle Street, this single property consists of over 5,400 sf and contains three buildings totaling nearly 18,000 sf of rentable area.

In total, the property features four (4) separate retail/restaurant spaces totaling nearly 5,500 sf, as well as 4,000 sf of upper level office space and eight (8) residential apartments. All commercial spaces are leased to established food service businesses, and the renovated residential units, branded as "Blowers Lofts", are 100% occupied.

This property offers incredible potential either as an investment or future development site. While the buildings are not being offered for sale individually, the opportunity also exists for the buyer to divide the properties, creating a unique value proposition.

Contact the listing agent for more information!



+/- 220 ft of Frontage on 3 Streets

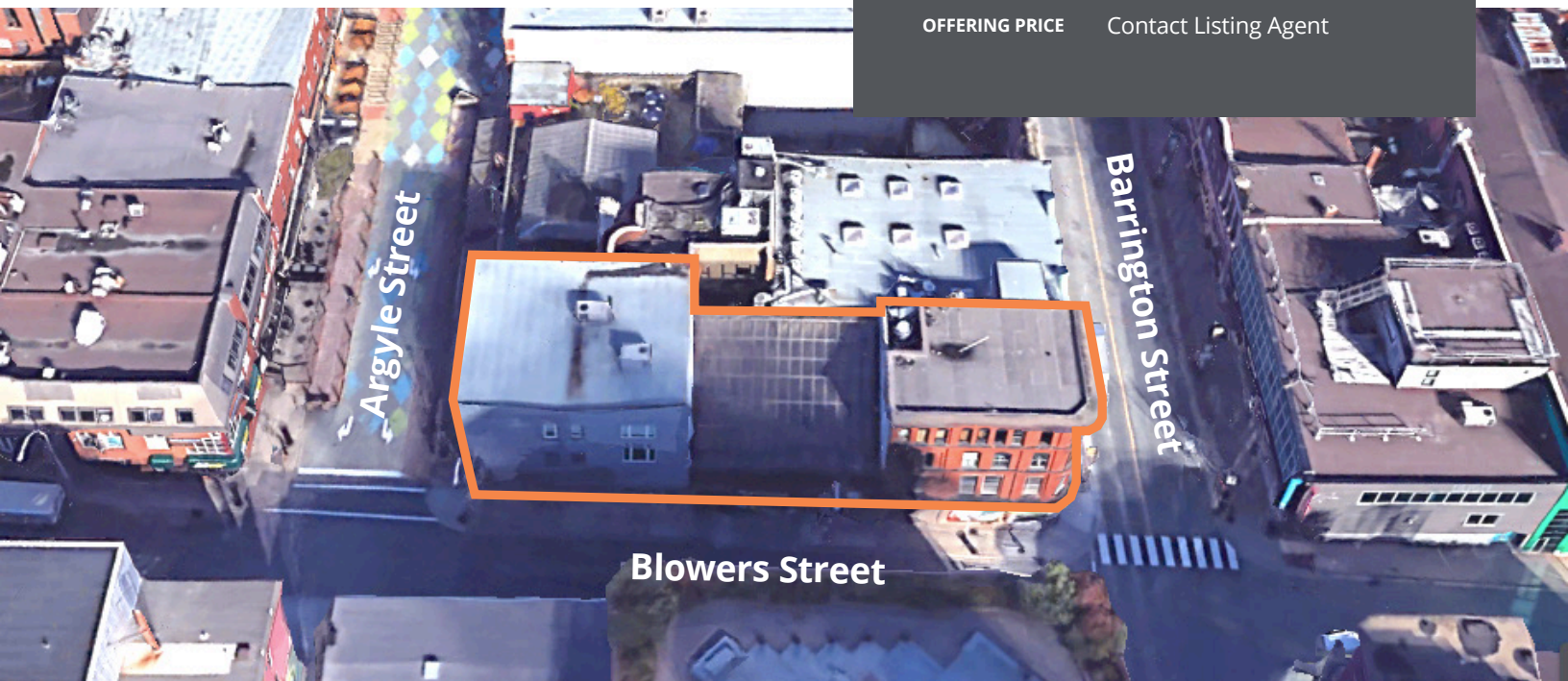


17,976 sf of Rentable Area



Strategic Downtown Location

LISTING ID	10342
ADDRESSES	1558 Barrington Street 5211/5215/5217 Blowers Street 1565/1567 Argyle Street
PID	00076521
LOCATION	Downtown Halifax
PROPERTY TYPE	Commercial/residential
FRONTAGE	+/- 33 ft on Barrington St +/- 144 ft on Blowers St +/- 42 ft on Argyle St
LOT SIZE	5,408 sf
TOTAL RENTABLE AREA	17,976 sf
ASSESSMENT (2023)	\$2,471,800
PROPERTY TAXES (2023)	\$48,845.36
ZONING	DH/DH-1 Land Use Zone
NET OPERATING INCOME	Available in Virtual Data Room
OFFERING PRICE	Contact Listing Agent



INDIVIDUAL BUILDING SUMMARY



1558 BARRINGTON ST

RENTABLE AREA	+/- 8,000 sf
NO. STOREYS	4
FRONTAGE	+/- 33 ft on Barrington Street +/- 48 ft on Blowers Street
CURRENT CONFIGURATION	1,450 sf main level restaurant Two (2) one (1) bedroom apartments One (1) two (2) bedroom apartment One (1) three (3) bedroom apartment



5211/5215/5217 BLOWERS ST

RENTABLE AREA	+/- 3,500 sf
NO. STOREYS	2.5 (with ability to add additional floors)
FRONTAGE	+/- 44 ft on Blowers Street
CURRENT CONFIGURATION	1,100 sf main level restaurant Three (3) one (1) bedroom loft style apartments One (1) two (2) bedroom loft style apartment



1565/1567 ARGYLE ST

RENTABLE AREA	+/- 6,500 sf
NO. STOREYS	4
FRONTAGE	+/- 52 ft on Blowers Street +/- 42 ft on Argyle Street
CURRENT CONFIGURATION	2,500 sf main level restaurant 4,000 sf upper level office 400 sf lower level restaurant

- 1 Scotia Square Mall
- 2 Scotiabank Centre
- 3 Nova Centre
- 4 Citadel Hill
- 5 Public Gardens
- 6 Queens Marque
- 7 Public Parking Garage





Offering Process

Prospective purchasers are invited to submit offers to purchase through Partners Global for consideration by the ownership group. Offers will be presented on an as-received basis, though it should be noted the owners are under no obligation to select any offer.

Additional property documents are available in a virtual data room; access will be provided to qualified interested parties upon receipt of an executed Confidentiality Agreement. Please contact the listing agent for more information.

The buildings are located on one PID and are not being offered individually.



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

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