

For Sale



Downtown Dartmouth Redevelopment Opportunity

Prime redevelopment opportunity:
Over 1.60-acres in a dynamic and
prosperous area





The Opportunity

Call all developers! Get ready to seize an exciting redevelopment opportunity perfectly positioned on the cusp of sought-after Downtown Dartmouth.

Spread across six parcels of land, totalling over 1.63-acres, this redevelopment site is conveniently accessible via Myrtle Street and Ochterloney Street. Currently, the site is home to two commercial buildings, one mixed-use property, one industrial warehouse, and a garage, with the remaining portion of the site dedicated to surface parking. Upon acquisition, the buyer stands to benefit from existing holding income, with flexible lease terms that accommodate redevelopment.

With residential vacancy rates in Dartmouth hitting an unprecedented low of 1%, and Dartmouth North, the neighbouring zone, experiencing the province's lowest vacancy rates at 0.6%, now is the time to seize this redevelopment opportunity. Be part of this vibrant and thriving community by contributing to the development of much-needed residential housing.

Source: CMHC Housing Market Information, Rental Market Report 2023



Property Overview

LISTING ID

10387

ADDRESS

1 Devonshire Street, Devonshire Street, 145 Ochterloney Street, Ochterloney Street
Block BM-X, 155 Ochterloney Street

LOCATION

Downtown Dartmouth

PROPERTY TYPE

Redevelopment opportunity

PIDS

00128496, 40840183, 00128504, 40257859, 00128645, portion of 00128637 (parcel to
be subdivided)

TOTAL SITE SIZE

> 71,194 sq. ft. (1.63 acres)

ZONING

Downtown Dartmouth (DD)

ACCESSIBILITY

Via Ochterloney Street and Myrtle Street

Property Details



PID 00128496

25,968 sq. ft.

Single-tenant industrial warehouse



PID 40840183

9,998 sq. ft.

Paved back entrance (via Myrtle Street) with thirteen parking spaces



PID 00128504

17,250 sq. ft.

One single-storey, double-door garage building & one two-storey commercial property



PID 40257859

6,000 sq. ft.

Three-storey commercial property



PID 00128645

11,978 sq. ft.

One multi-use building with commercial on ground level and residential on upper level



PID 00128637

Parcel to be subdivided, exact sq. ft. TBD
+/- 40 parking spaces



Location Overview

Downtown Dartmouth: Exemplifying Community, Charm, and Energy

Nestled at the brink of downtown Dartmouth, this redevelopment site is perfectly positioned in a dynamic and thriving neighbourhood. Over the past decade, the area has experienced consistent growth, witnessing an influx of multi-residential development, charming cafes, distinguished restaurants, chic boutiques, a Nordic spa, and trendy brewpubs and cocktail bars.

Downtown Dartmouth seamlessly blends a welcoming community atmosphere with all the enticing amenities people crave, making it the ultimate sought-after destination to live, work, and play.



Location Overview

A vibrant community atmosphere where traditions thrive and local life flourishes

Downtown Dartmouth and its surrounding areas embodies a vibrant sense of community, fostering a special atmosphere that residents take pride in. The weekly Dartmouth Farmers Market on Saturdays and the Artisan Market on Sunday actively contribute to the community spirit. Throughout the year, the area comes alive with various festivals, including the Downtown Dartmouth Ice Festival and Food Crawl.

The development site is strategically positioned, surrounded by a plethora of local and commercial amenities that showcase the best Dartmouth has to offer. The site is mere minutes from scenic walking areas, various lakes, recreational clubs, a golf course, schools, medical clinics, and fitness facilities. The convenience extends further, with downtown Halifax just a short drive or a quick ferry ride away.



Site View





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