

For Sale



5514 Cunard Street Halifax, Nova Scotia

Exceptional redevelopment opportunity in vibrant
North End Halifax



The Opportunity

Positioned between the corridors of Gottingen and Agricola Streets, 5514 Cunard Street presents a rare redevelopment opportunity in one of Halifax's most thriving and rapidly evolving neighbourhoods. Spanning two contiguous lots with a combined area of 4,586 sq. ft., this property currently hosts a two-storey commercial building totalling 5,755 sq. ft.

With dual zoning designations, the site offers strong redevelopment potential. One lot falls within CEN-1 zoning, permitting lower-density development, while the other is supported by CEN-2 zoning, accommodating mid- and high-rise buildings. Both zonings permit multi-residential developments with complementary commercial uses.

The surrounding area is experiencing significant growth with ongoing development activity and a promising trajectory. Locals benefit from proximity to public transit, schools, retail shops, and daycares. The property is within three kilometers of major establishments, including Irving Shipyard, CFB Stadacona, QE11 Health Sciences Centre, IWK Health Centre, as well as Downtown Halifax.

Upon closing, the property will be delivered with no tenancies, and the existing building is considered beyond repair and will require demolition. 5514 Cunard Street is ready for a new inspired vision, explore the potential of this redevelopment opportunity and contact the listing agents.

Offering Price: \$875,000





Property Overview

LISTING ID	10430
ADDRESS	5514 Cunard Street, Halifax
PROPERTY TYPE	Commercial / Redevelopment
PID	00155770 00155788
YEAR BUILT	Approximately 1900
TOTAL SITE SIZE	PID 00155770: 3,000 sq. ft. PID 00155788: 1,586 sq. ft. Total: 4,586 sq. ft.
BUILDING SIZE	PID 00155770: 2,909 sq. ft. PID 00155788: 2,846 sq. ft. Total: 5,755 sq. ft.
NO. OF STOREYS	Two (2)
ZONING	00155770: CEN-1 00155788: CEN-2
OFFERING PRICE	\$875,000

Location Overview

Situated at the cusp of the city’s downtown, North End Halifax stands as a vibrant and rapidly revitalizing neighbourhood. Brimming with culture and creativity, this area is home to charming cafes, renowned restaurants and bakeries, welcoming fitness studios, and picturesque saltbox houses. Conveniently positioned, Downtown Halifax is within walking distances, providing locals the opportunity to enjoy all the amenities it has to offer without the hassle of parking.

Anchored by a strong community spirit, North End Halifax offers not only excellent entrainment and rich history, but also seamless blend of modern vibrancy and historical charm. The area has witnessed sustainable growth over the past decade and displays a continued momentum with no signs of slowing down.

Halifax Demographics



TOTAL
POPULATION
500,000+
2024



POPULATION
GROWTH
4.1%
2022 - 2023



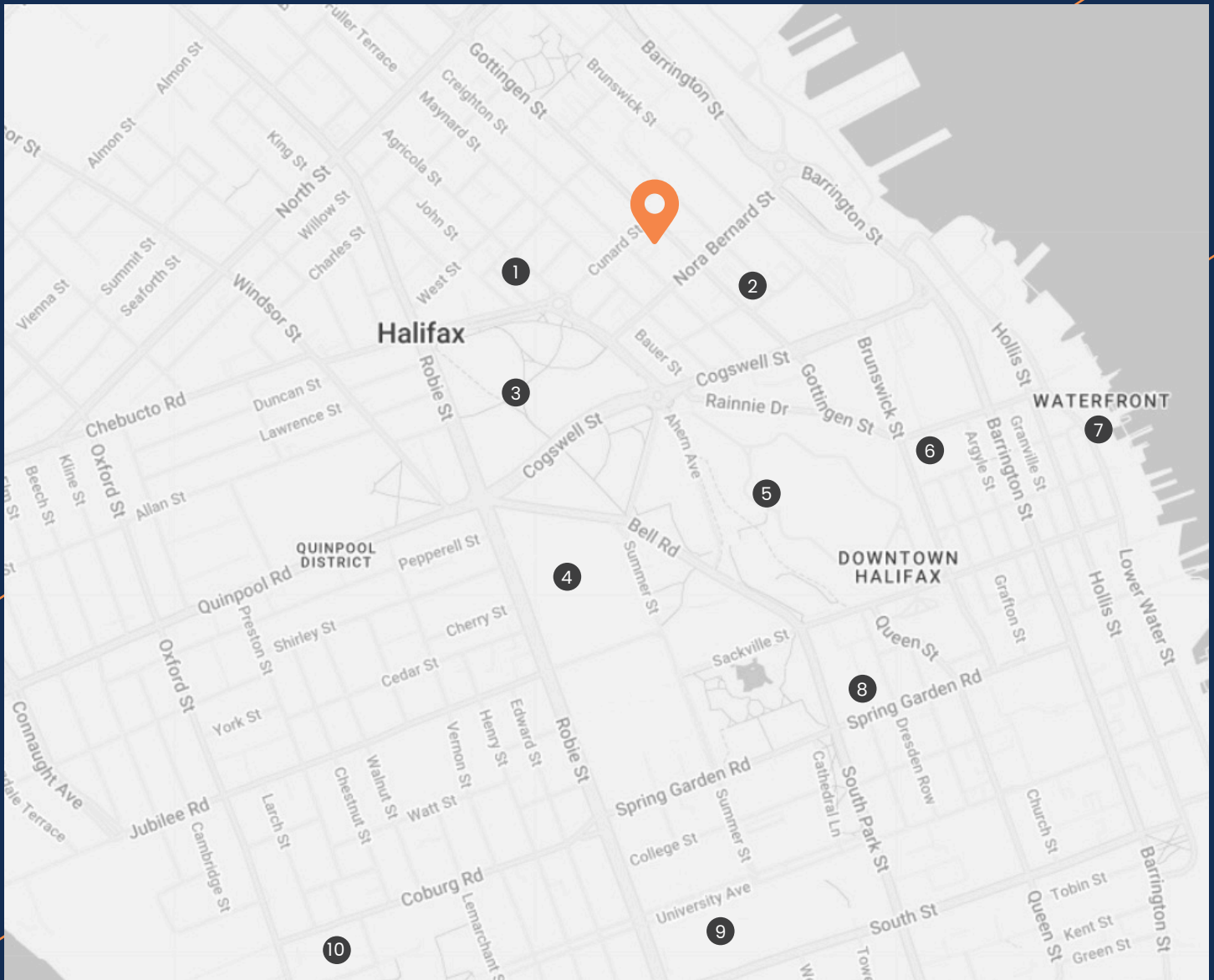
RENTAL
VACANCY RATE
2.1%
2024

Halifax Advantages

- **Highly Educated and Diverse Work Force:** Halifax is home to a diverse and well-trained workforce. With ten universities and fourteen community college campuses, Nova Scotia boasts the highest per capita concentration of university students in graduates in Canada
- **Access to International Markets:** Located on the East Coast of North America, Halifax offers a prime location for the seamless transportation of goods, people, and services worldwide, utilizing robust road, rail, air, and sea networks
- **Way of Living:** In 2021, Halifax was ranked the number-one place to live in Canada by Mcleans. Combining both cosmopolitan and laid-back living, the city provides a high quality of life, with affordable housing prices, a wide variety of bars and restaurants, and easy access to outdoor recreation
- **Immigration Retention:** Nova Scotia's immigration retention rates is the highest in Atlantic Canada at 71%



Surrounding Area



- | | |
|-------------------------------|------------------------|
| ① Cafe Lara | ⑥ Scotiabank Centre |
| ② Edna Restaurant | ⑦ Queen's Marquee |
| ③ Halifax Commons | ⑧ Park Lane Mall |
| ④ QE11 Health Sciences Centre | ⑨ IWK Health Centre |
| ⑤ Citadel Hill | ⑩ Dalhousie University |

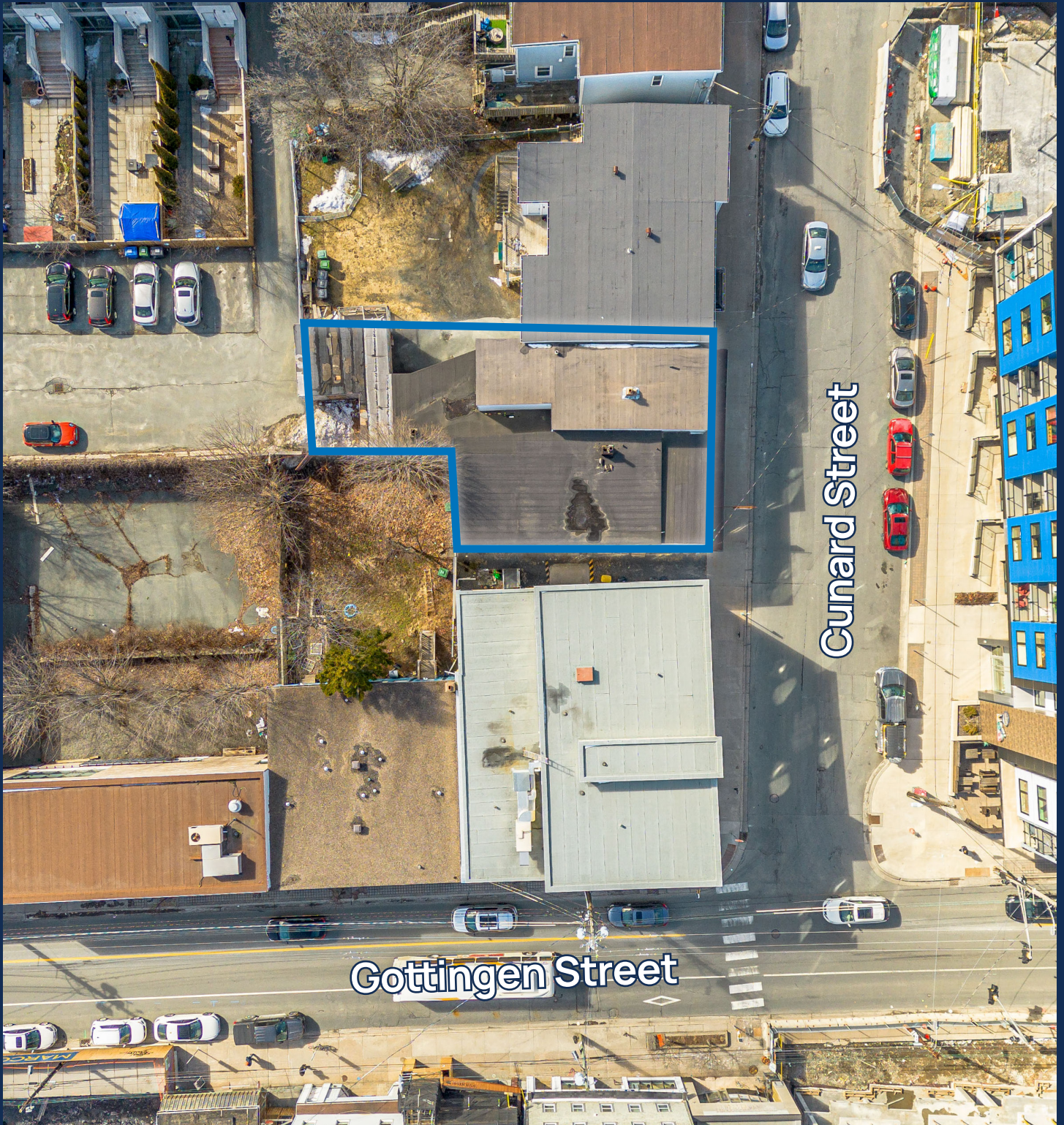
Downtown Halifax
DRIVE TIME: 3 MINUTES

Downtown Dartmouth
DRIVE TIME: 7-10 MINUTES

Bedford
DRIVE TIME: 14-18 MINUTES

Halifax Stanfield Int'l Airport
DRIVE TIME: 25-30 MINUTES

Aerial Photo



Boundary lines are approximate



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