TURNER DRAKE & PARTNERS LTD.

For Sale

$850,000

9,665 sq. ft. in Halifax, Nova Scotia



3709 Barrington Street, Halifax
PID#s 00019281 & 00019299

Prime Opportunity: Residential Property and Adjacent Site

- Strategically located in Halifax's North End, within the Richmond District - an evolving urban area characterised by a diverse mix of residential neighbourhoods, commercial properties, harbour-related employment, and redevelopment activity.

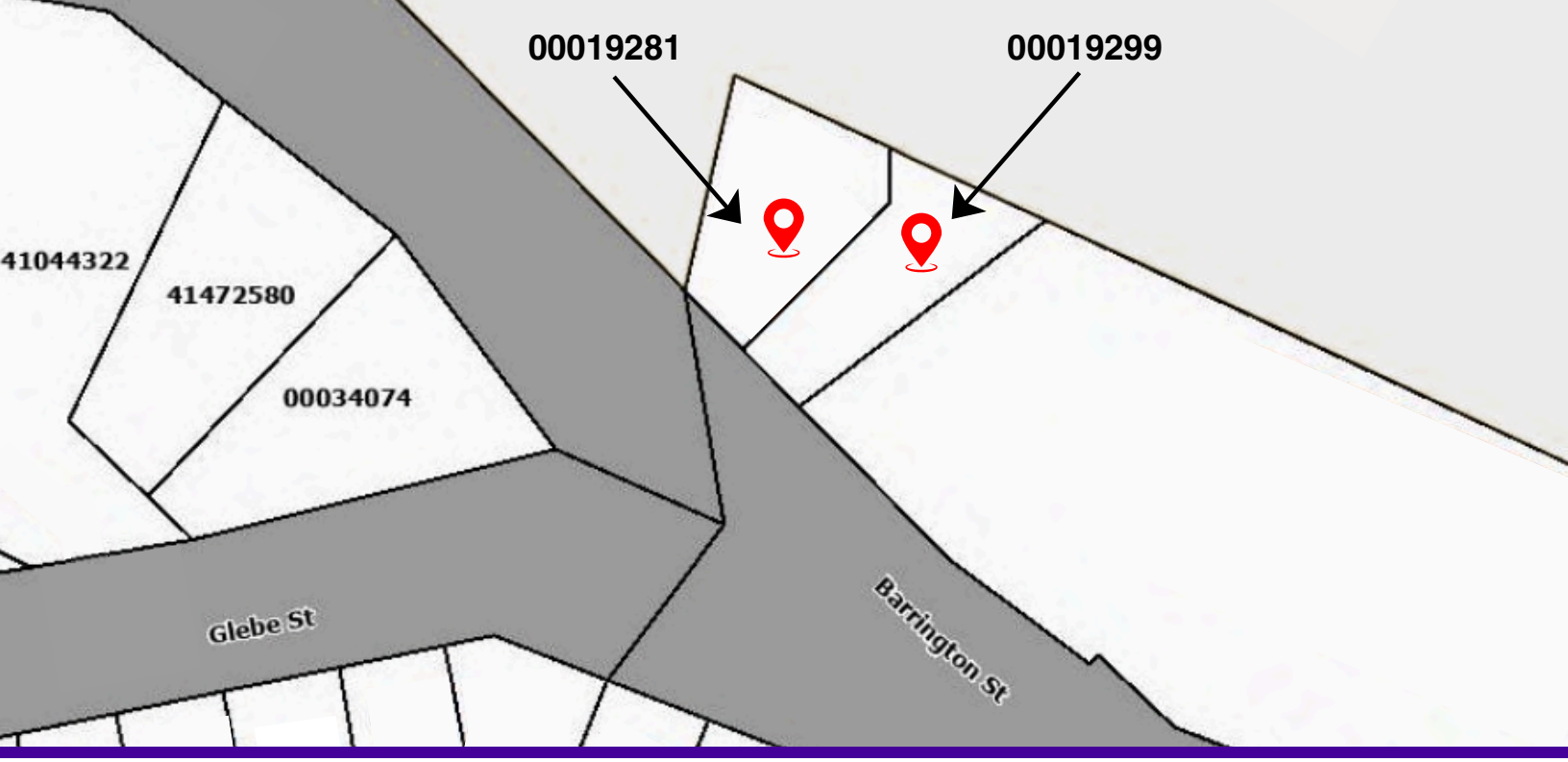
- Experience the vibrant local culture and enjoy a variety of local amenities available within walking distance; including personal services, pharmacies, restaurants, and cafes.

- Surrounding urban area with a mix of residential, commercial properties. An idyllic opportunity for a current investment, future redevelopment, or continue the property's short-term rental use.

- **Zoning**: Commercial Light Industrial (CLI). The CLI Zone accommodates a wide range of commercial, light industrial, and institutional uses. Permitted uses include offices, financial institutions, hotels, restaurants, studios, warehousing, medical clinics, religious institutions, and recreational use subject to applicable definitions, qualifications, and development requirements.

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Adjacent parcels make up a combinded 9,665 sf.

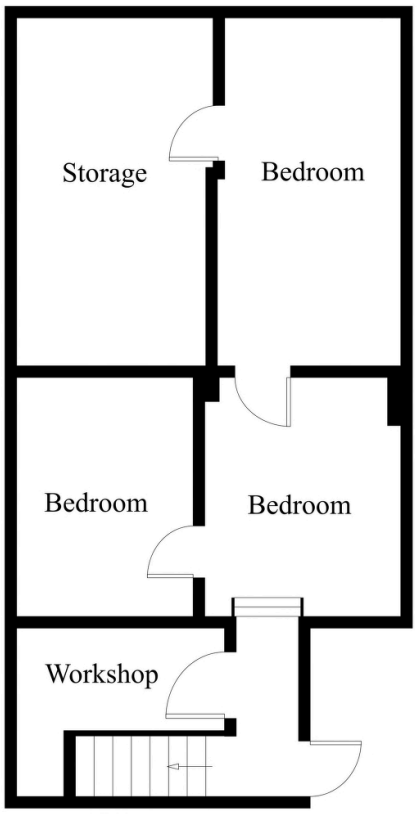
- PID 00019281: 4,940 sq. ft.
- PID 00019299: 4,725 sq. ft.

The existing structure is a two-story residential property currently operating as a short-term rental property.

Basement Floor = 624 sq. ft.
Main Floor = 758 sq. ft.
Second Floor = 476 sq. ft.

Total = 1,858 sq. ft.

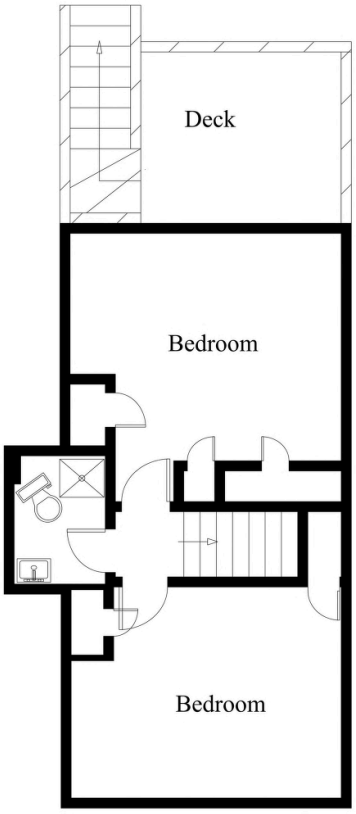
Basement



Main



Second



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Location Features:

Unbeatable Location: Located in the north-end of the Halifax peninsula the site is minutes away from central and downtown Halifax. Situated between the MacKay and Macdonald Bridges, there is ample access to Dartmouth via a short drive or through the many nearby transit routes. The property is also within five minutes of the Windsor Street Exchange, providing easy access to other key regions of HRM: including Bedford, Sackville, and Bayer's Lake Business Park. There is also access out of the city via major highways 118 and 103.

Beautiful Scenery: There is abundant green-space in the surrounding area. The Glebe Street Parkette can be found directly adjacent to the site and the Merv Sullivan Memorial Park is a five minute walk away. The property backs onto the Halifax Harbour, providing waterfront views amongst neighbouring maple trees.

Exclusive Setting: The property resides on Barrington Street, along one of the city's main arteries. **This provides excellent visibilty for potential owner occupied office or other commerical use.**

Due Diligence Package: A comprehensive prospectus package is available for qualified buyers willing to comply with a Confidentiality Agreement.

Seize the Opportunity Today!



For more information:

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