

FOR SALE

6390 QUINPOOL ROAD

HALIFAX, NOVA SCOTIA

DEVELOPMENT OPPORTUNITY



**CUSHMAN &
WAKEFIELD**
Atlantic

OPPORTUNITY OVERVIEW



Cushman & Wakefield Atlantic is excited to showcase a remarkable investment and redevelopment prospect situated along the bustling Quinpool Road in Halifax. A rare opportunity, this property features a 5,710 sf building on a 6,600 sf lot in a thriving area. Enhanced by cen-2 zoning, it facilitates the development of high-density residential and mixed-use buildings, offering developers versatility. Positioned at the prominent intersection of Quinpool Road and Oxford Street, and offering flexible development possibilities, this property represents an unparalleled investment into one of Halifax's most dynamic growth-oriented areas.

Located in a sought-after downtown area of the Halifax Peninsula. The surrounding area is residential and commercial in nature.

The property fronts onto Quinpool Road and Oxford Street, one of the downtown cores main entryways.

Remaining development land available on the peninsula is gradually diminishing with fewer and fewer sites remaining. This site offers an excellent opportunity with long-term value. The Quinpool Road has recently seen some larger scale mixed-use developments including The Keep, Parkland at the Commons and TED.

The property is surrounded by amenities, bus routes, retail and a multitude of restaurants, which attracts residents to work, shop, and live in the area.

DEVELOPMENT DETAILS

Development within the area surrounding the site has been at record levels over the past few years. As such, this site offers an excellent opportunity for a developer to expand on the growth the area has already achieved.

The former RBC building site lends itself to many possible configurations, however, the most likely option is a development with ground floor retail and high-density residential units above.

ZONING:

Cen-2

MAX. FLOOR AREA RATIO:

FAR of 6 with buildable area, net of setbacks approx. 36,000 sf

HEIGHT RESTRICTIONS:

90 M subject to FAR

UNDERGROUND PARKING:

All uses exempt

STREETLINE YARD:

Typically 1.5 to 3.5 meters

MAX. BUILDING

DIMENSIONS:

Below streetwall: 64 m

Above streetwall: 35 m and max

750 sf floor plate for high rise



OPPORTUNITY SNAPSHOT



1.0% MARKET VACANCY

The market vacancy for housing is currently at an all time low with the demand far exceeding supply available.



\$3 M SALE PRICE

The most relevant valuation for a vacant property would be the realized development potential.



6,600 SF LOT SIZE

Relatively large lot size with the ability to scale upwards for high-density residential.



CEN-2 ZONING

The CEN-2 zone allows for high-density residential. Cen-2 properties are typically bound by streets or other Center zoned land.



00165894 PID

Rectangular shaped property that has frontage on Quinpool Road and Oxford Street. Sits on the corner lot of a major intersection.



5,710 SF CURRENT BUILDING SIZE

Single storey offic/retail building with a basement. Former RBC building. The highest and best use would be a mixed-use building.

ABOUT THE AREA

Situated along Quinpool Road, this bustling locale serves as both a community hub and a sought-after destination. Known as a key commuter thoroughfare, Quinpool attracts a steady flow of foot and vehicular traffic, with over 30,000 vehicles daily. Nestled within downtown Halifax, the surrounding area stands as a premier commercial district.

Benefiting from its close proximity to downtown, the area features a diverse mix of boutique shops, fine dining establishments, and cultural landmarks, making it an ideal location for innovative redevelopment projects. The Quinpool area is vibrant, offering options for dining, drinking, recreation, shopping, beauty & healthcare, professional services and much more. The area is predominantly residential. Quinpool Road is experiencing a surge in high-density, multi-family residential developments.

Served by Halifax transit route 9, Quinpool Road enjoys convenient access to public transportation, with stops at both the Mumford Terminal and the Scotia Square Terminal. This route provides access to Herring Cove and Spryfield from the Halifax Peninsula (9A & 9B), contributing to the area's connectivity and accessibility.



78,732
POPULATION
3 km trade area



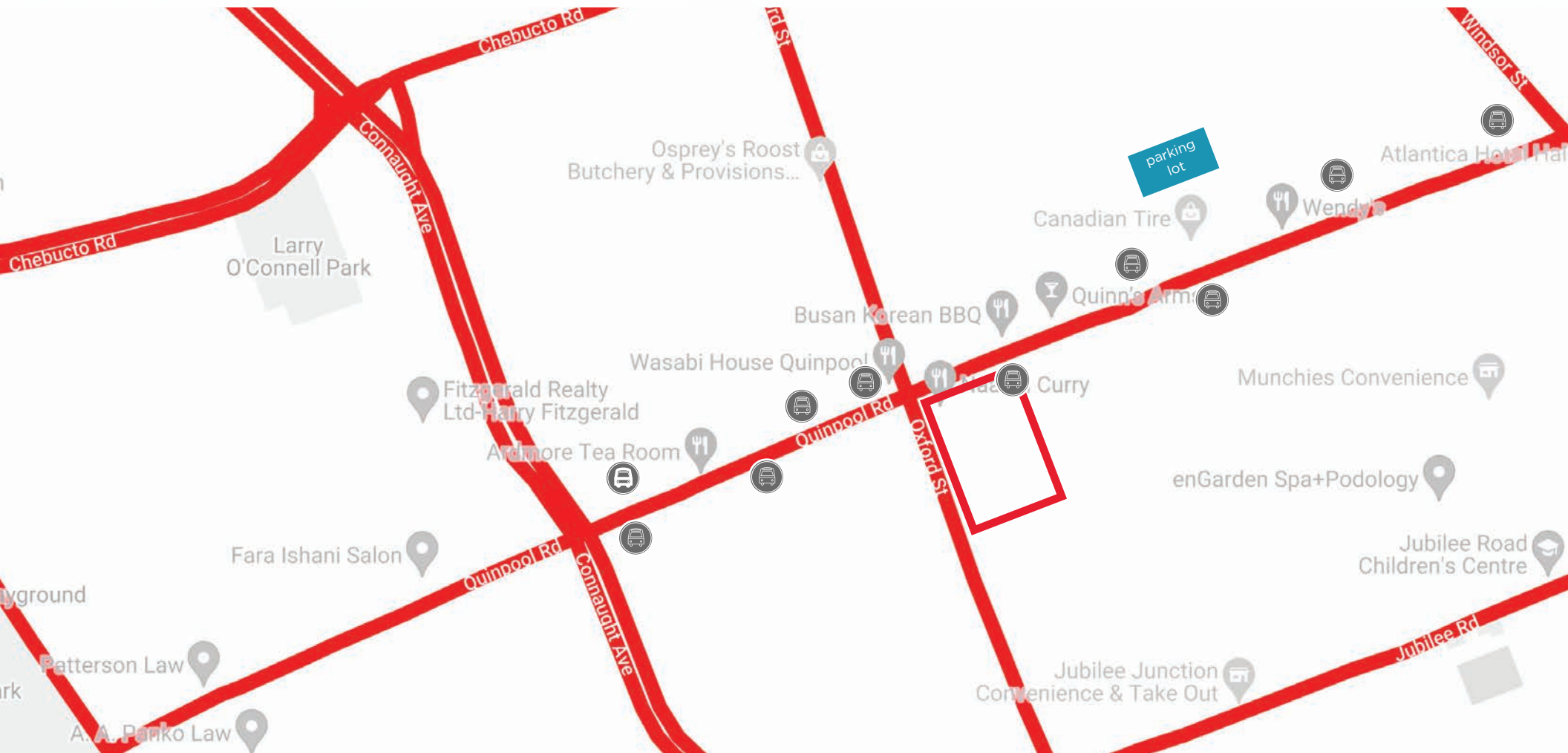
\$91,434
AVG. HOUSEHOLD INCOME
3 km trade area



39
AVG. AGE
3 km trade area

LOCATION

-  BUS STOP
-  PARKING LOT
-  PROPERTY OUTLINE





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