



FOR SALE

TRAMWAY BUILDING

1598 BARRINGTON STREET
HALIFAX, NOVA SCOTIA

Development & Investment Opportunity





OPPORTUNITY OVERVIEW

Cushman & Wakefield Atlantic is pleased to present the ***Tramway Building*** at 1598 Barrington Street, a historic property located in the heart of Halifax's downtown core. This seven-storey building (currently being expanded from five storeys) offers an exceptional redevelopment opportunity under DH-1 zoning, permitting high-density mixed-use development. This property is ideal for investors seeking to capitalize on Halifax's rapidly growing real estate market. Upon completion, the building will consist of two ground-level commercial spaces and 34 residential units, blending modern amenities with its iconic heritage façade.

HIGHLIGHTS



- **19,094 SF TOTAL GROSS FLOOR AREA**



- **DH-1 ZONING ALLOWING HIGH-DENSITY MIXED-USE DEVELOPMENT**



- **TWO COMMERCIAL UNITS AND 34 RESIDENTIAL UNITS PLANNED**



- **PRIME DOWNTOWN LOCATION ON BARRINGTON STREET**

PROPERTY OVERVIEW

Strategically located at the intersection of Barrington and Sackville Streets, the Tramway Building benefits from high visibility and accessibility, positioning it as an ideal choice for developers looking to create a high-density urban asset.



TRAMWAY BUILDING

The Tramway Building, originally constructed in 1916, stands as a landmark on Barrington Street, embodying both the historic charm and modern growth of downtown Halifax. Spanning 19,094 square feet across seven storeys (as complete), the building is currently undergoing a significant transformation, blending heritage architecture with modern functionality. The redevelopment will introduce two commercial units on the ground floor and 34 residential units on the upper floors, catering to the growing demand for both commercial and residential spaces in the city's core.



3,060 SF
SITE AREA



19,094 SF
BUILDING SIZE

DEVELOPMENT POTENTIAL

ZONING

- **DH-1 (Downtown Halifax)** - Permits high-density, mixed-use development

BUILDING HEIGHT

- **Up to 90 metres** - Zoning allows for significant vertical expansion.

APPROVED REDEVELOPMENT

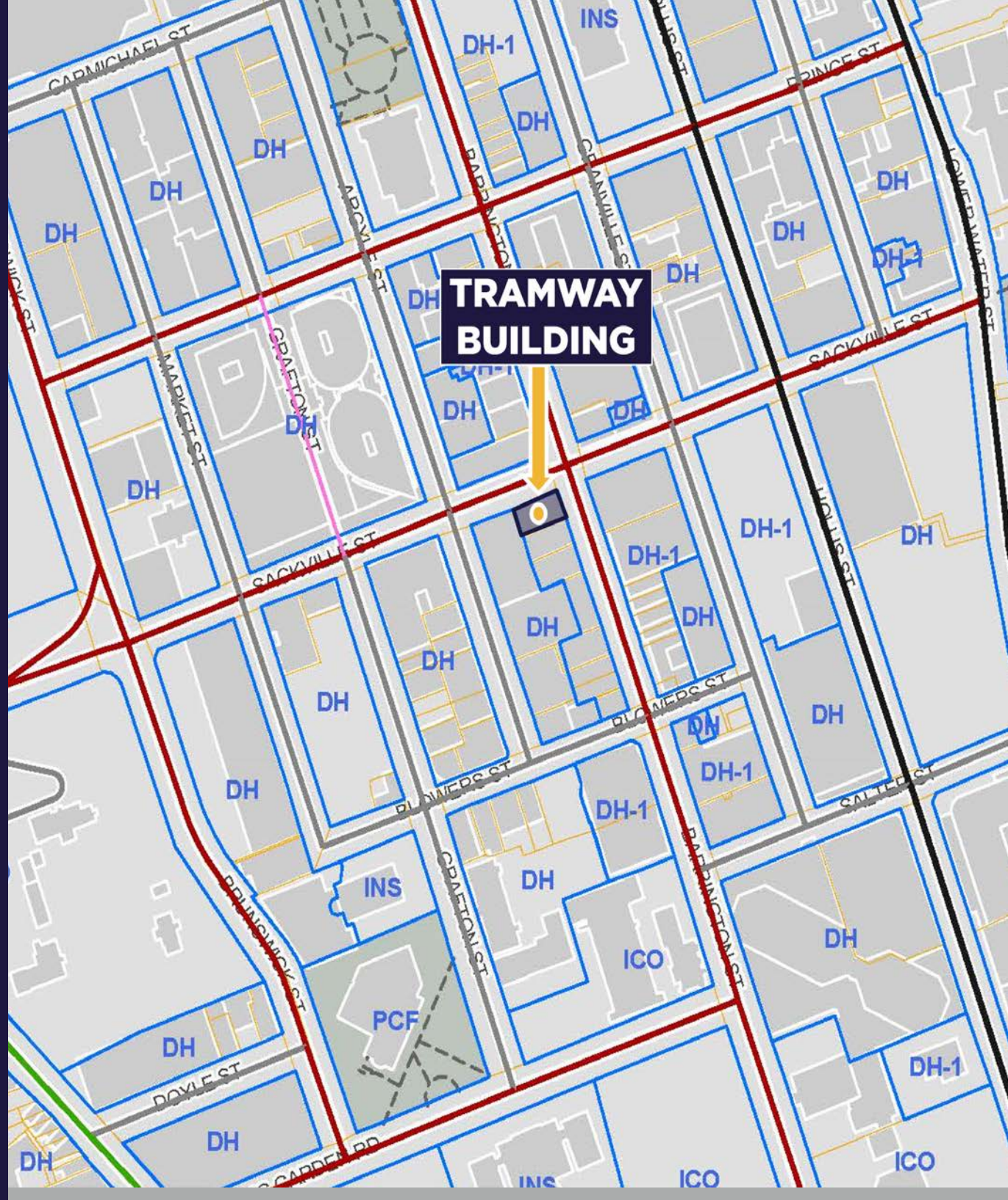
- **Two Commercial Units** - (ground floor)
- **34 Residential Units**- (2-7)

KEY OPPORTUNITY

- Flexibility to create a **signature mixed-use project**.
- Capitalize on **growing demand** for downtown residential and commercial space.

PRIME LOCATION

- High visibility and accessibility in downtown Halifax's business and retail core.
- Ideal for attracting **residential tenants** and **commercial businesses**.



RESIDENTIAL UNIT BREAKDOWN

UNIT TYPE	BATHROOMS	SIZE (SF)	NUMBER OF UNITS
2 Bedroom (208)	1 x 3 piece	536 sf	1
2 Bedroom (309, 409, & 509)	1 x 3 piece	585 sf	3
2 Bedroom (609 & 709)	1 x 4 piece	460 sf	2
2 Bedroom (210)	1 x 3 piece	576 sf	1
2 Bedroom (310, 410, & 510)	1 x 3 piece	596 sf	3
2 Bedroom (610 & 710)	1 x 4 piece	520 sf	2
1 Bedroom (207)	1 x 3 piece	362 sf	1
Studio (206) - Handicap accessible	1 x 3 piece	284 sf	1
Studio (306 & 406)	1 x 3 piece	156 sf	2
Studio (506)	1 x 3 piece	170 sf	1
Studio (305 & 405)	1 x 3 piece	232 sf	2
Studio (505)	1 x 3 piece	225 sf	1
Studio (605 & 705)	1 x 4 piece	207 sf	2
Studio (307, 308, 407, 408, 507, 508, 606, 607, 608, 706, 707, 708, & 709)	1 x 3 piece	195 sf	12



LOCATION HIGHLIGHTS

Located in a sought-after downtown area of the Halifax Peninsula. The surrounding area is residential and commercial in nature. The property is surrounded by amenities, bus routes, and a vibrant nightlife, which attracts residents to work, shop, and live in the area.

The property fronts busy Barrington Street on the corner of Sackville and Barrington. Situated steps away from the bustling Central and Entertainment districts, as well as the Halifax Waterfront and shopping hub of Spring Garden Road.

A wide range of tourist attractions, retail facilities, hospitals, educational and cultural institutions are located in close proximity to the property. These include the vibrant Halifax Waterfront, immerse yourself in history at the Citadel, and enjoy the cultural delights of downtown core facilities, Dal-Tech, Neptune Theatre, and the iconic St. Paul's and St. Mary's churches.

Known for its vibrancy day and night, the downtown core is home to more than 400 retailers, pubs, restaurants, and service providers. Making it a sought-after area to work and call home. The colourful and storied history of downtown Halifax has paved the way for today; a modern business community with strong roots to its past, seen through historic properties that still stand to this day.

AMENITIES MAP



RESTAURANTS
over 20+ options
walking distance



SHOPPING
boutique and
national retailers



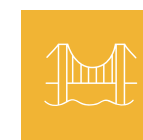
ENTERTAINMENT
vibrant night life
and choices



HEALTHCARE
less than 5km
from 3 hospitals



TRANSIT ACCESS
located along
major bus routes



BRIDGE ACCESS
5-10 minutes to
both bridges



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