



FOR SALE

Amenity Rich Development Site

143 Main Street, Dartmouth, NS

**AVISON
YOUNG**



Development site located in a high density area with short term income in place

- Up to 205,800 sf of gross buildable area with potential to develop +/- 230 units
- Additional density through amendments to the Centre Plan enhances this opportunity to develop in an area with low vacancy rates
- Excellent local and regional access while offering close proximity to a wide variety of amenities in Westphal and other areas of Dartmouth

Get more information

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Multifamily property for sale

143 Main Street



Property Description

On behalf of the owner, Avison Young is pleased to offer for sale this Main Street Development opportunity, a 27,170 sf site located in Dartmouth, Nova Scotia.

The property comprises four parcels creating a rectangular lot with frontage on Main Street and Lakecrest Drive, and is approved by a recent Municipal Planning Strategy amendment for up to 205,800 sf of gross buildable area on the site.

The feasibility study [see PDF in document portal] outlines a potential development plan for the site that would create approximately +/- 230 units with one level of underground parking, along with a site plan and building massing.

Offering Summary

| | |
|----------------|---|
| Price: | \$5,750,000 / \$25,000 per unit |
| Lot Size: | 21,170 sf |
| PIDs: | 40271488 40271496 40271504 009191676 |
| Assessment: | \$992,400 [2024] |
| Zoning: | C-2 General Business |
| Traffic Count: | 28,500 [2023 AADT] |



Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Multifamily property for sale

143 Main Street

Location Description

The property is located at 143 Main Street, along a main roadway in Dartmouth, and benefits from exceptional accessibility, being directly connected to major regional arteries including Highway 111 and Harbour Bridges.

The immediate area offers a balanced mix of amenities and infrastructure. It's in close proximity to key local services such as schools, healthcare facilities and retail centers, including Mic Mac Mall and Dartmouth Crossing, a major commercial hub with a diverse range of shopping and dining options. Additionally, the property is near several industrial zones, such as Burnside, contributing to a robust economic environment.

A blend of single-family and multi-family properties can be found in the nearby residential communities, reflecting the area's diverse housing market. The 2023 Rental Market Report from CMHC, saw Dartmouth's vacancy rate drop from 1.6% in 2022 to 1.4%, while the average rent increased 10.78% to \$1,295.00 with the average rent for a 2 bedroom unit being \$1,386.00. Its C-2 General Business zoning offers a number of commercial uses to investors, including the recent amendments made to the Centre Plan to allow for additional density on property. As Dartmouth, Halifax and surrounding areas see historically low vacancy rates, this site offers investors the opportunity to develop multi-residential space in a prime location.

Location Details

| | |
|----------------|---------------------------------|
| Market: | East Dartmouth |
| Cross Streets: | Lakecrest Drive, Hartlen Street |
| Township: | Halifax |
| Road Type: | Paved, double frontage |
| Market Type: | Large |



Michael Brown
 Managing Director & Broker
 D 902 229 6179
 michael.brown@avisonyoung.com

William Hachey
 Sales Representative
 D 902 448 8988
 william.hachey@avisonyoung.com



LAKE BANOOK

WESTPHAL PLAZA

MIC MAC MALL

Drive Times

| | |
|----------------|--------|
| WESTPHAL PLAZA | 2 MINS |
| MIC MAC MALL | 4 MINS |
| LAKE BANOOK | 4 MINS |
| BURNSIDE | 5 MINS |
| MACKAY BRIDGE | 6 MINS |

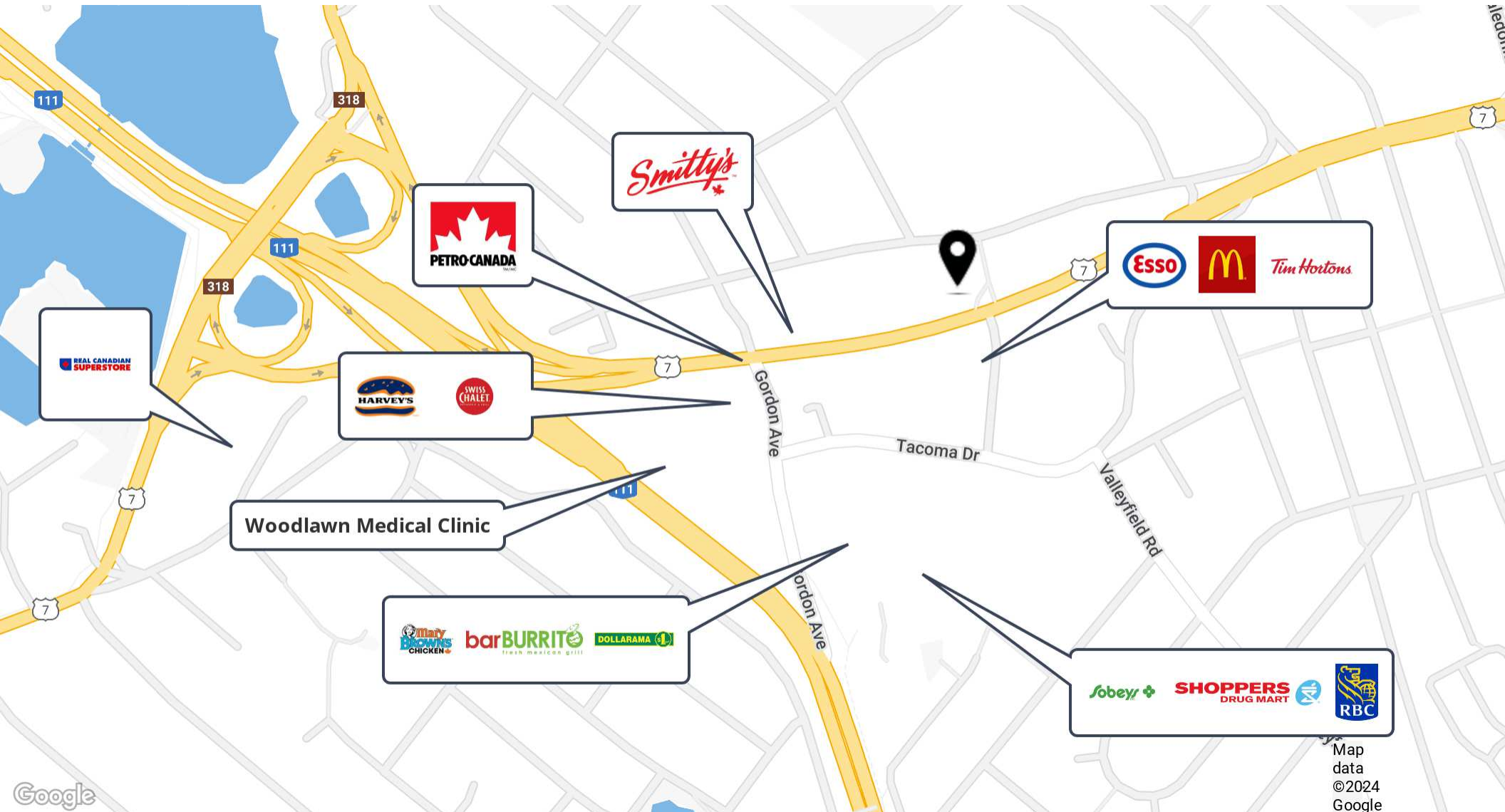
**AVISON
YOUNG**

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Multifamily property for sale

143 Main Street



Map data ©2024 Google

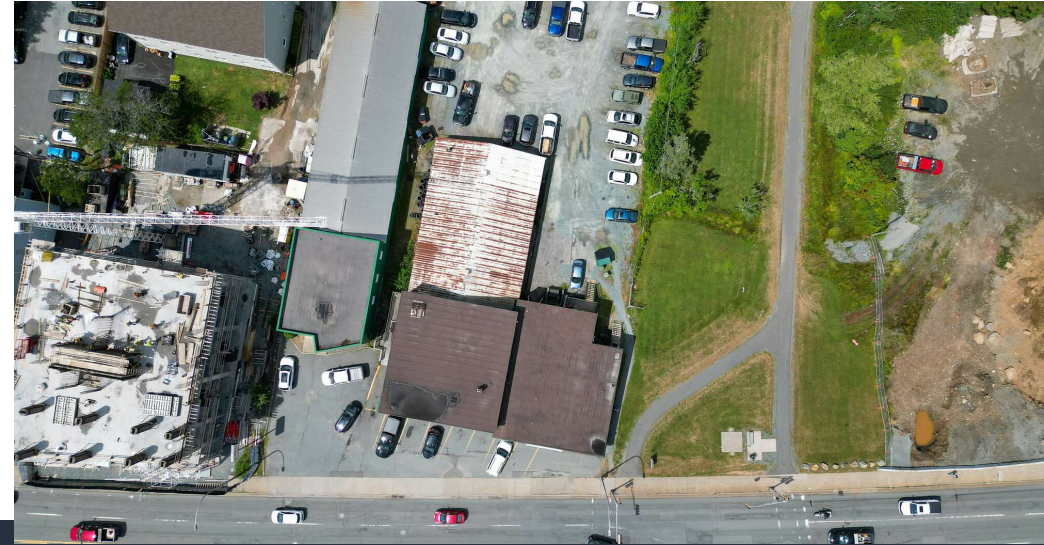
**AVISON
YOUNG**

Michael Brown
Managing Director & Broker
D 902 229 6179
michael.brown@avisonyoung.com

William Hachey
Sales Representative
D 902 448 8988
william.hachey@avisonyoung.com

Multifamily property for sale

143 Main Street



**AVISON
YOUNG**

Michael Brown

Managing Director & Broker

D 902 229 6179

michael.brown@avisonyoung.com

William Hachey

Sales Representative

D 902 448 8988

william.hachey@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

for more information, please contact

Michael Brown

Managing Director & Broker

D 902 229 6179

michael.brown@avisonyoung.com

William Hachey

Sales Representative

D 902 448 8988

william.hachey@avisonyoung.com

Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

© 2024. Avison Young - Halifax. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Halifax does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**