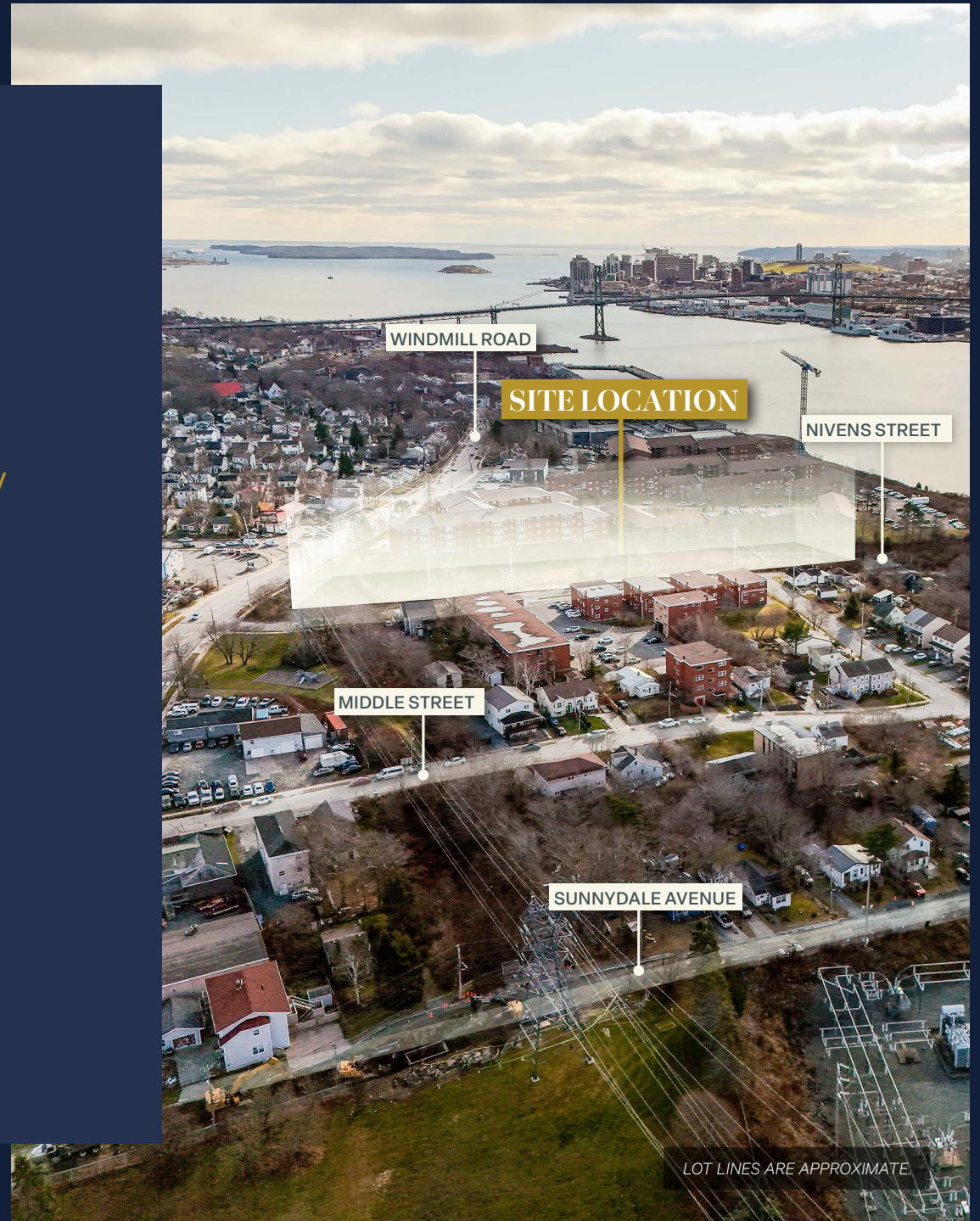


**CBRE**

Residential Infill Development Opportunity

# 19 NIVENS AVENUE

**DARTMOUTH, NOVA SCOTIA**



# THE OFFERING

## Property Details

<b>PID</b>	00097188
<b>Total Area</b>	2.14 acres
<b>Frontage</b>	±118 feet on Windmill Road ±980 feet on Nivens Avenue
<b>Zoning</b>	HR-1 Higher Order Residential
<b>MPS</b>	Positioned on the Windmill Road Corridor, the Site is central to this area which connects residential neighbourhoods to Burnside Park and the Shannon Park Future Growth Node. Infill mid-rise development will be supported in this corridor to support the current commercial uses and provide additional housing opportunities.
<b>Access</b>	Curb cut on Nivens Avenue to access the fenced parking lot
<b>Current Uses</b>	A portion of the site is currently fenced and leased to a third-party for parking while a small portion closer to Halifax Harbour is licensed to Eastward Energy for pipeline infrastructure.

CBRE Limited, on behalf of the Owner, is pleased to offer for sale a residential development opportunity at 19 Nivens Avenue in Dartmouth, NS (herein referred to as the “Property” or “Site”).

The ±2.14 acre site is generally rectangular in shape, is partially leveled while sloping to south-westerly towards Halifax Harbour and is partially fenced. Zoned Higher Order Residential (HR-1) the ±2.14 acre land parcel is currently leased to a tenant for parking and includes a license/easement agreement with Eastward Energy (formerly Heritage Gas) for a pipeline infrastructure. These “rental” agreements provide holding income to offset costs for a purchaser and/ or developer as they formulate plans for the site. The flexibility with the parking lease, which allows for 60 days written notice to terminate, further ensures that developers timelines are not stalled given an in-place tenant.

Preliminary massing of the 19 Nivens opportunity, indicated that in excess of 310,000 SF of buildable density is achievable on the site, which accounts for ±330 suites at an average of 800 Sf per unit. Further details are included herein.

19 Nivens is located near the intersection of Windmill Road and Albro Lake Road. This position, between the Wyse Road neighbourhood and Shannon Park/ Ocean Breeze, places 19 Nivens central to two areas experiencing significant residential development activity. The Site is adjacent to existing residential uses including three and four storey purpose built rentals and a low-density residential neighbourhood. The site is close to retail and professional amenities along Wyse Road including grocery, pharmacies, medical centres as well as the popular Zatzman Sportsplex. The location is served by transit and is less than 300 m from the proposed Bus Rapid Transit (BRT) route.

### ASKING PRICE:

# \$6,875,000

### FOR MORE INFORMATION, PLEASE CONTACT

**Andrew Cranmer**  
Vice President  
902 492 2065  
andrew.cranmer@cbre.com

**Benson Auld**  
Sales Representative  
902 492 2078  
benenson.auld@cbre.com



MACDONALD BRIDGE

DOWNTOWN HALIFAX

WINDMILL ROAD

**SITE LOCATION**

NIVENS STREET

INIDA STREET

MIDDLE STREET

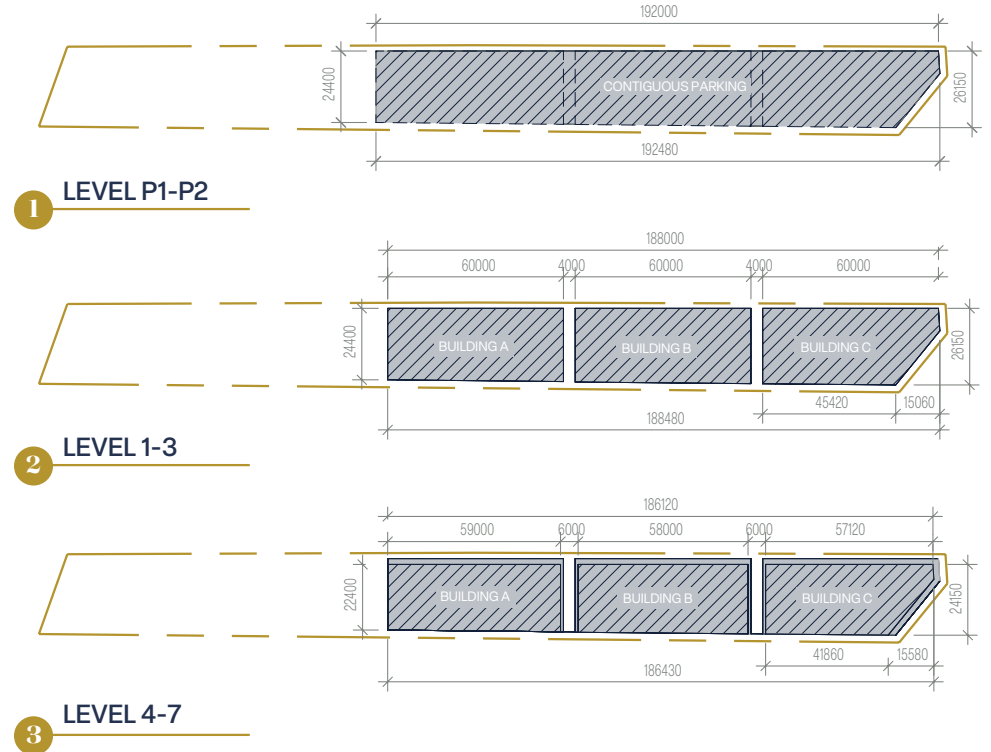
LOT LINES ARE APPROXIMATE.

# MASSING STUDY

## Overview

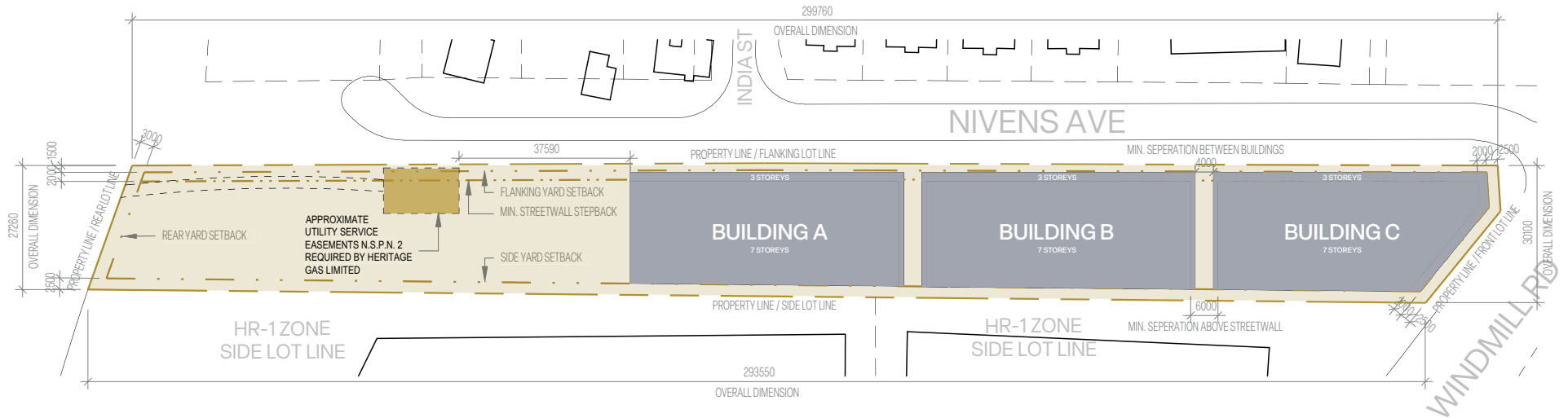
A massing study prepared by Lydon Lynch, assuming a ±85% gross up factor, resulted in 330 suites with an average of ±800 SF per unit. This massing does not account for the development potential on approximately 35,000 SF of land southwest of India Road as shown on the plan. This portion of the site is partially impacted by an easement and license with Eastward Energy for pipe infrastructure. We believe this portion of the lot southwest of the buildings shown in the conceptual plan could accommodate additional development such as townhouses or rowhouses while not impacting the existing easement/license. In aggregate the massing provides for in excess of 310,000 SF of gross buildable area excluding parking.

## Floor Plates

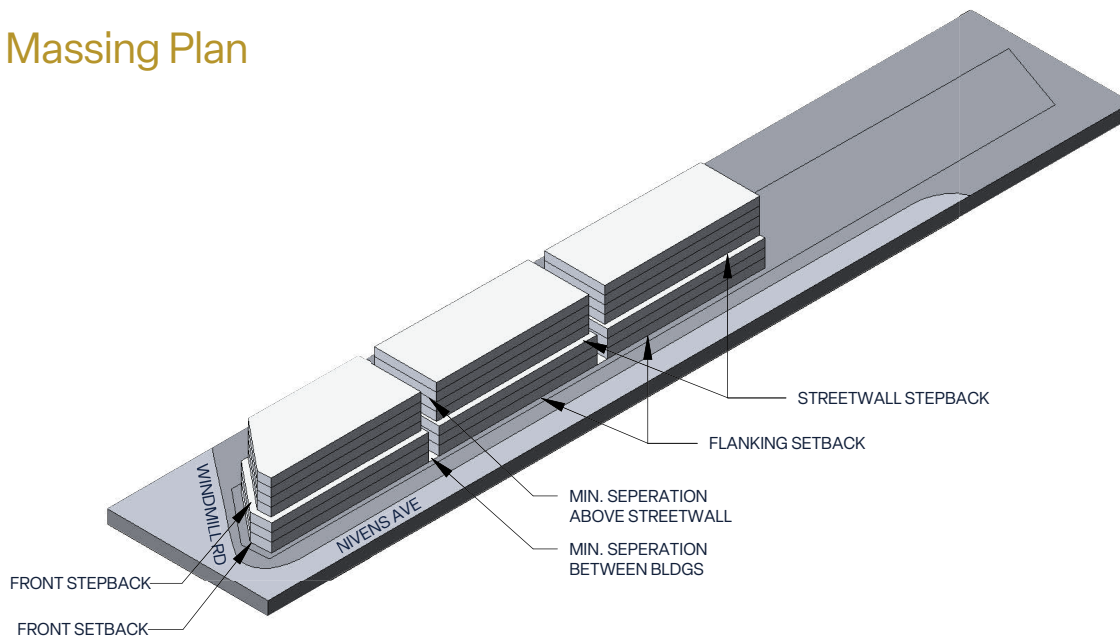


BUILDING A		BUILDING B		BUILDING C		
Level 1	15,951 SF	Level 1	16,425 SF	Level 1	15,411 SF	
Level 2	15,951 SF	Level 2	16,425 SF	Level 2	15,411 SF	
Level 3	15,951 SF	Level 3	16,425 SF	Level 3	15,411 SF	
Level 4	14,412 SF	Level 4	14,629 SF	Level 4	13,225 SF	
Level 5	14,412 SF	Level 5	14,629 SF	Level 5	13,225 SF	
Level 6	14,412 SF	Level 6	14,629 SF	Level 6	13,225 SF	
Level 7	14,412 SF	Level 7	14,629 SF	Level 7	13,225 SF	
<b>Total</b>	<b>105,501 SF</b>	<b>Total</b>	<b>107,793 SF</b>	<b>Total</b>	<b>99,135 SF</b>	<b>TOTAL</b>
						<b>312,429 SF</b>

## Site Plan



## Massing Plan





LOT LINES ARE APPROXIMATE.

# PLANNING & LAND USE SUMMARY

The Property is currently designated HR-1 Higher Order Residential and given the size of the Property, we believe the site can accommodate multiple buildings at seven storeys with a three storey podium. All residential uses apply in the zone along with a variety of commercial or institutional uses allowed assuming at least 75% of the floor area is occupied for residential purposes. The zoning requires, for any new buildings with 40 suites or more, to include a suite mix of at least 5.0% as 3-bedroom units and 20% as 2-bedrooms.

Zoned Higher Order Residential (HR-1) the ±2.14 acres land parcel is partially fenced and the majority of the site is licensed or leased to third parties. CBRE engaged Lydon Lynch to provide a massing study for the site while taking into account the as-of-right zoning and the limits on development given the easement area on the southwest side of the site. Given zoning limits to one building per lot, we assume a subdivision would be required to account for multiple buildings on the Site.

# AREA HIGHLIGHTS

**NIVENS STREET TRANSIT**

Bus routes: 3, 51 a & b, 53

1. Bridge Terminal

**MAJOR EMPLOYERS**

1. NS Power / Turfs Cove
2. Burnside Business Park
3. CFB Halifax / Dockyard Annex

**RETAIL**

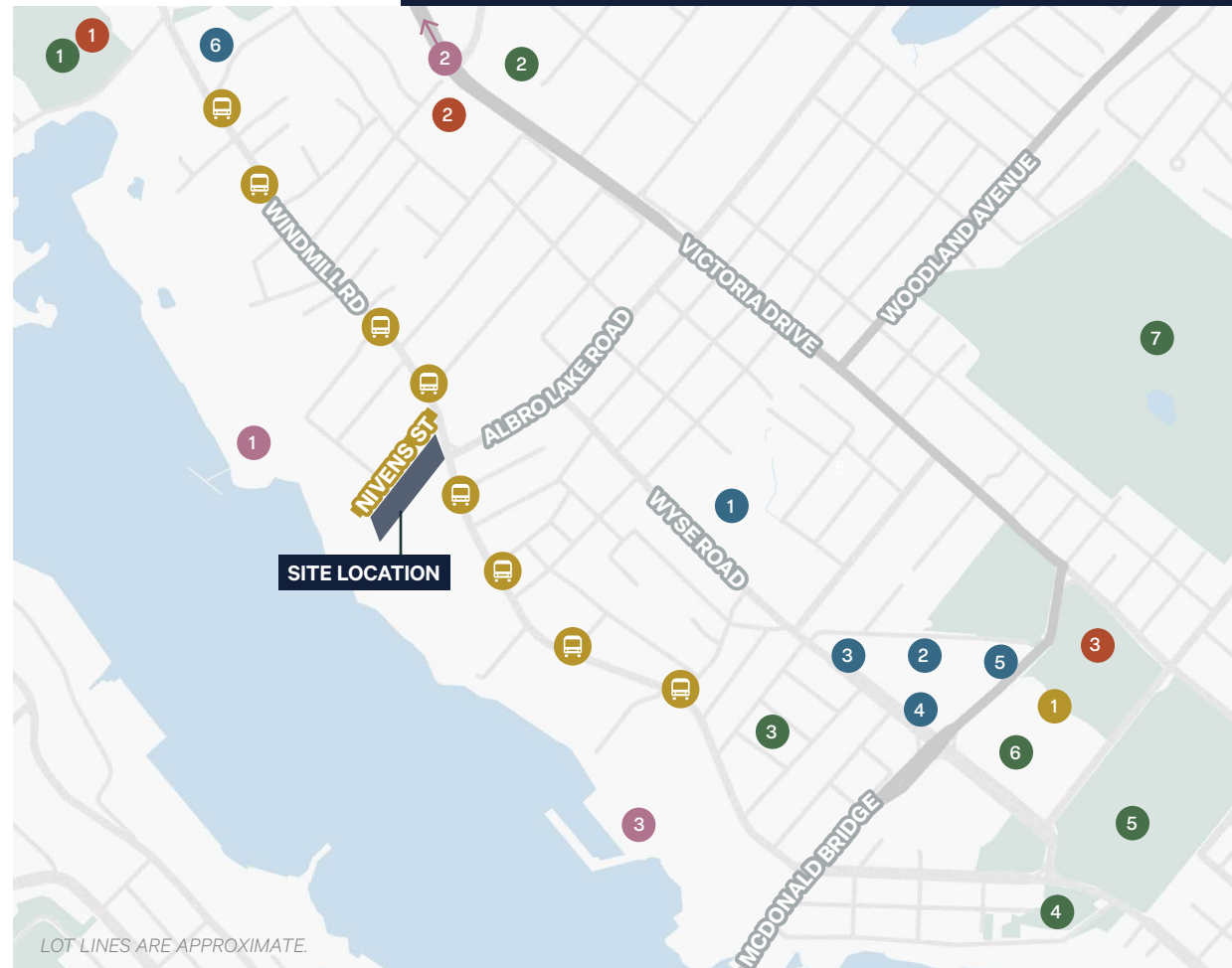
1. Sobeys & NSLC
2. Dartmouth Shopping Centre (No Frills, Dollarama, Shoppers Drug Mart)
3. Wendy's
4. Tim Hortons
5. McDonalds
6. Uhaul

**RECREATION**

1. Shannon Park
2. John Martin Junior High School Park
3. Rope Works Community Garden
4. Sinnot Hill Park
5. Dartmouth Commons
6. Zatzman Sportman Sportsplax
7. Brightwood Golf Club

**INSTITUTIONAL**

1. Shannon Park School
2. Harbour View Elementary
3. Dartmouth High School



# OFFERING PROCESS



SITE LOCATION

LOT LINES ARE APPROXIMATE.

## MEMORANDUM CONTENTS

This Confidential Information Memorandum (“CIM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor and/ or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” relate to all sections of the CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The CIM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Confidentiality Agreement. In furnishing the CIM, the Vendor and the Advisor undertake no obligation to provide the recipient with access to additional information.

### CONFIDENTIALITY

Upon receipt of this CIM, prospective purchasers will have executed a confidentiality agreement (the “Confidentiality Agreement”) under which they have agreed to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, except as permitted under the Confidentiality Agreement, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor. Prospective purchasers will not use or permit this CIM to be used for any other purpose than a proposed purchase of the Property.

### OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this CIM and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under “Submission Guidelines”.

A selection of property and building reports are available for viewing at our ShareFile data room. For access assistance, please contact one of our advisors. LOIs may be presented at any time and will be responded to by the Owner as they are received.

All LOIs must be received by the Vendor’s Advisor (CBRE Limited) at the following address:

19 Nivens, Nova Scotia  
via CBRE Limited, Brokerage  
5855 Spring Garden Road, Suite 300  
Halifax, NS B3H 4S2  
Attention: Andrew Cranmer / Benson Auld

### SUBMISSION GUIDELINES

Based on information contained in this CIM and other information that may be made available by CBRE, interested parties are invited to submit offers using their own form of non binding Letter of Intent (“LOI”). The LOI should outline the terms for the purchase of the Property to be acquired, including the following information:

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing);
- Name of the ultimate beneficial Owners of the purchaser; and Evidence of the purchaser’s financial ability to complete the transaction, including the method of financing the transaction.

The Owner reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

### SALE CONDITIONS

The Property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

### Property is being offered at \$6,875,000

Letters of Intent may be presented at any time and will be responded to by the Vendor as they are received.

A selection of property and building reports is available for viewing at our CBRE ShareFile data room. For access assistance, please contact one of our advisors.

#### Andrew Cranmer

Vice President  
902 492 2065  
andrew.cranmer@cbre.com

#### Benson Auld

Sales Representative  
902 492 2078  
benson.auld@cbre.com

Residential Infill Development Opportunity



# 19 NIVENS AVENUE

**DARTMOUTH, NOVA SCOTIA**

**National Investment Team | Halifax**

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