

For Sale



543 & 549 O'Brien Street Windsor, Nova Scotia

Unique opportunity to acquire redevelopment
land and retail plaza in the heart of Windsor



Boundary lines are approximate

The Opportunity

Uncover an extraordinary opportunity to acquire a cornerstone piece of redevelopment land, along with an adjacent premium commercial building, in the heart of rapidly-growing Windsor, Nova Scotia. Located less than an hour from Halifax, Windsor is often regarded as the gateway to Nova Scotia's valley, offering a charming small-town atmosphere.

The 2.95-acre redevelopment land comes with an existing development agreement permitting two buildings, with up to 112 residential units. An alternative option under the development agreement involves fewer units, with up to 10,000 sq. ft. of devoted commercial space. Next to this parcel sits a +/- 10,000 sq. ft. multi-tenant premium retail plaza, recently constructed in 2023. The properties are within walking distance of all of the town's key amenities, including the newly constructed sports complex, and Hants Community Hospital.

While the properties are available for purchase separately, the opportunity to acquire both provides a unique advantage, allowing the buyer to benefit from existing rental income and gain comprehensive control over both parcels. Do not miss this rare opportunity!

Offering Price: \$6,699,000





Boundary lines are approximate

Property Overview - Redevelopment Land

LISTING ID 10411

ADDRESS 549 O'Brien Street, Windsor, Hants County, Nova Scotia

PROPERTY TYPE Redevelopment Land

PID 45055902

TOTAL SITE SIZE 128,750 sq. ft. (2.95-acres)

SERVICING Municipal water and sewer

MAXIMUM SITE YIELD Two (2) buildings with up to 112 residential units or an alternative option under the development agreement involves fewer units, with up to 10,000 sq. ft. of devoted commercial space

ADDITIONAL DOCUMENTS Development Agreement (DA) and Phase I & Phase II Environmentals with updated Reliance Letter

ADDITIONAL INFORMATION [Click here to view 549 O'Brien Street, Windsor property flyer](#)



Property Overview - Retail Plaza

LISTING ID	10412
ADDRESS	543 O'Brien Street, Windsor, Hants County, Nova Scotia
PROPERTY TYPE	Retail Plaza
PID	45055928
LOT SIZE	60,984 sq. ft. (1.40-acres)
BUILDING SIZE	+/- 10,000 sq. ft.
NO. OF FLOORS	One (1)
YEAR BUILT	2023
CURRENT OCCUPANCY	83%
ADDITIONAL INFORMATION	Click here to view 543 O'Brien Street, Windsor property flyer

Surrounding Area



Wolfville, Nova Scotia
DRIVE TIME: 20 MINUTES

Halifax, Nova Scotia
DRIVE TIME: 40-50 MINUTES

Chester, Nova Scotia
DRIVE TIME: 45 MINUTES

Halifax Stanfield Intl' Airport
DRIVE TIME: 45 MINUTES



Geof Ralph

📞 (902) 877-9324

✉️ geof@partnersglobal.com

partnersglobal.com

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