

FOR SALE

# 549 O'BRIEN STREET REDEVELOPMENT LAND WINDSOR, NOVA SCOTIA

Exciting approved redevelopment  
opportunity in the heart of Windsor



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# The Opportunity

Attention all developers! Now's your chance to own a cornerstone piece of redevelopment land in the centre of rapidly growing Windsor, Nova Scotia, with the majority of the planning groundwork already completed. Situated less than an hour away from Halifax, Windsor is considered the gateway into Nova Scotia's valley region. Given its proximity to the province's city centre, favourable climate, and more affordable housing options, the town is an appealing choice for those seeking a retirement destination or a charming small-town lifestyle.

This centrally located property 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. The development is walking distances from all the town's local and commercial amenities, including major groceries, local cafes, restaurants, and breweries, the newly constructed sports complex, and the Hants Community Hospital.

Be part of this vibrant and thriving community by contributing to the development of much-needed residential housing.





Boundary lines are approximate

# Property Overview

LISTING ID	10411
ADDRESS	549 O'Brien Street, Windsor, Hants County, Nova Scotia
PROPERTY TYPE	Redevelopment opportunity
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
OFFERING PRICE	\$2,499,000

**ADDITIONAL LISTING** Adjacent fully-leased retail plaza, totalling +/- 10,000 sq. ft., located at 543 O'Brien Street, also for sale. Exceptional and unique opportunity allows for the acquisition of the retail plaza alongside the redevelopment site. [Click here to view the property listing for 543 O'Brien Street, Windsor.](#)



# Development Summary

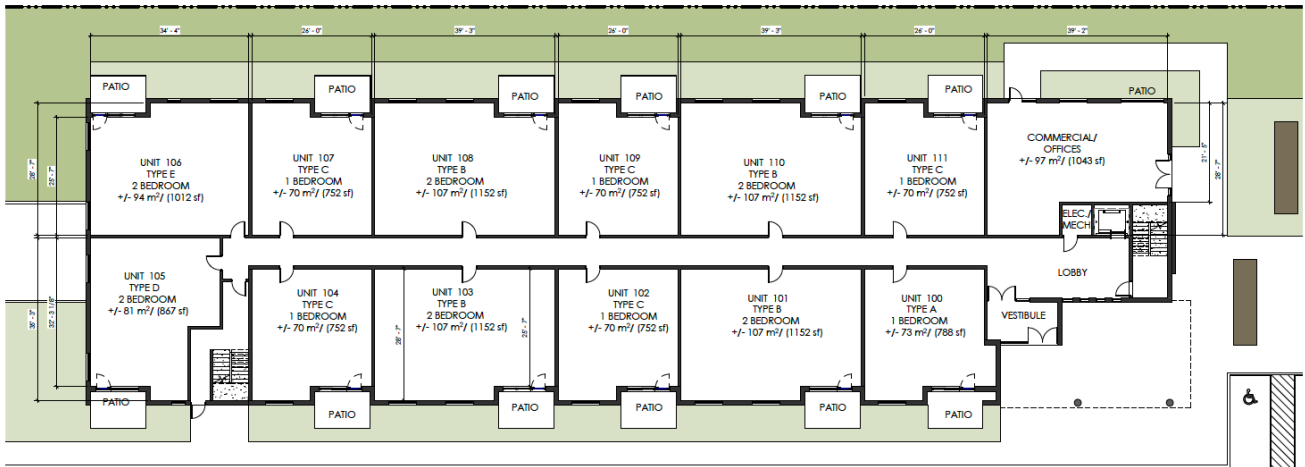
- Residential development consisting of a maximum of 112 dwelling units over two buildings
- Building B permits commercial uses, with the total area devoted to commercial use not exceeding 10,000 sq. ft. gross floor area
- Commercial uses located on the ground floor shall be limited to arts and crafts studios, banks and financial institutions, day care centres, museums, art galleries, and libraries, offices, repair and rental establishments, retail stores, and personal service shops
- Underground and surface parking for the uses within the buildings
- A minimum of 20,000 sq. ft. of private recreational space shall be provided on the property and may include individual balconies and common use landscaped areas
- Redevelopment site situated next to a Lawton's Drug Store and Windsor Collaborative Practice
- Development site located within 300 meters of Sobeys, Dollarama, and Kent Building Supplies



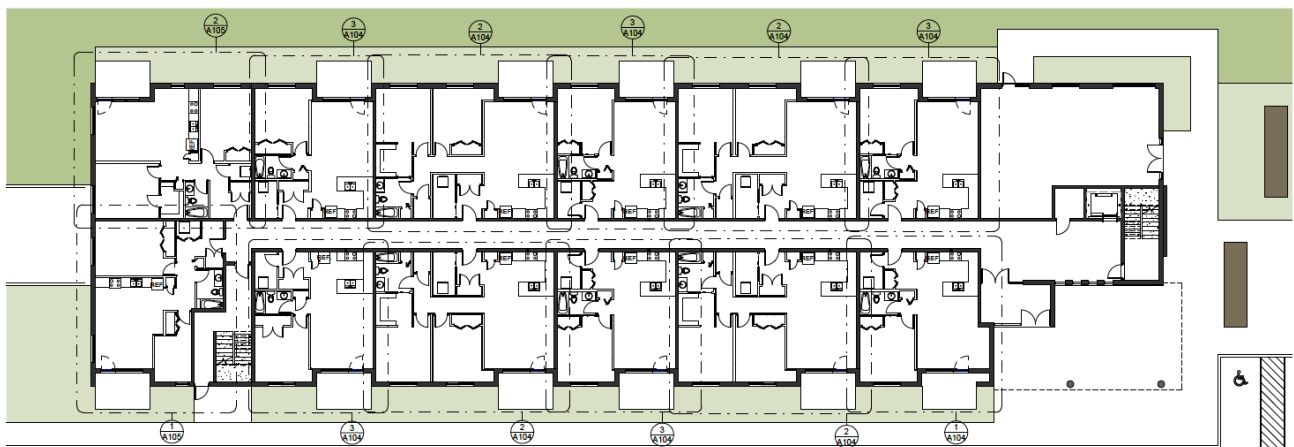


# Floor Plans

## Building A: Ground Floor



## Building A: Typical Floor

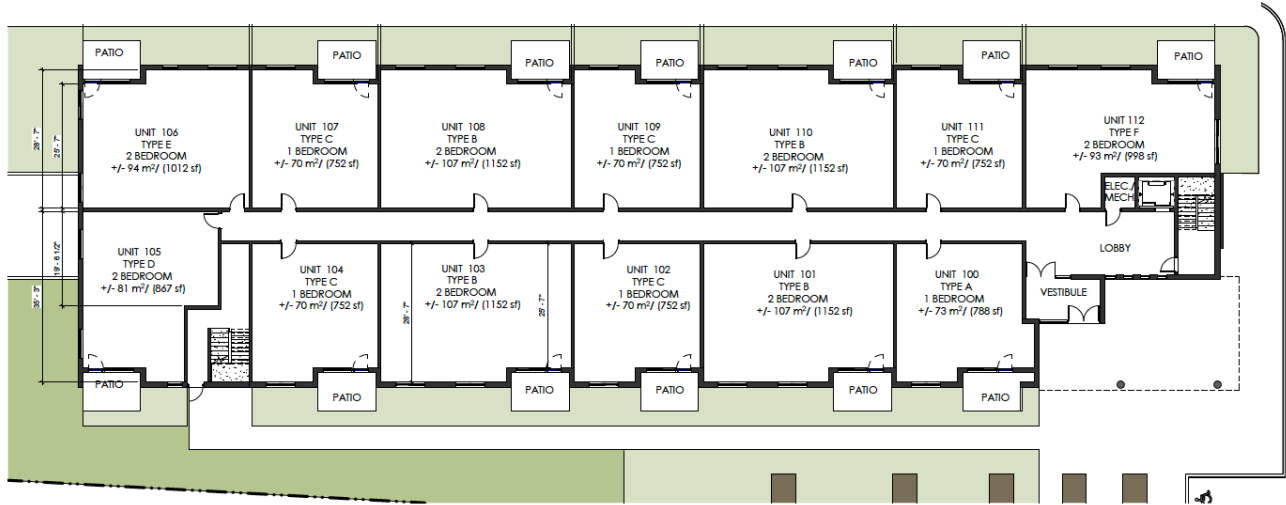


\*Architectural plans represents one potential development plan comprising 109 units over two residential buildings

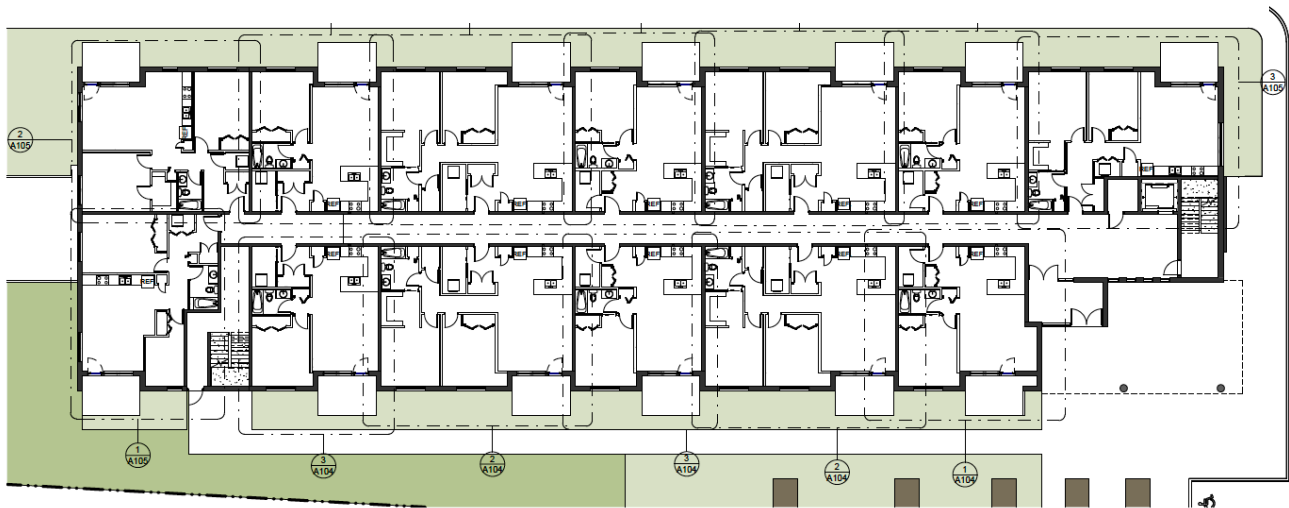


# Floor Plans

## Building B: Ground Floor



## Building B: Typical Floor

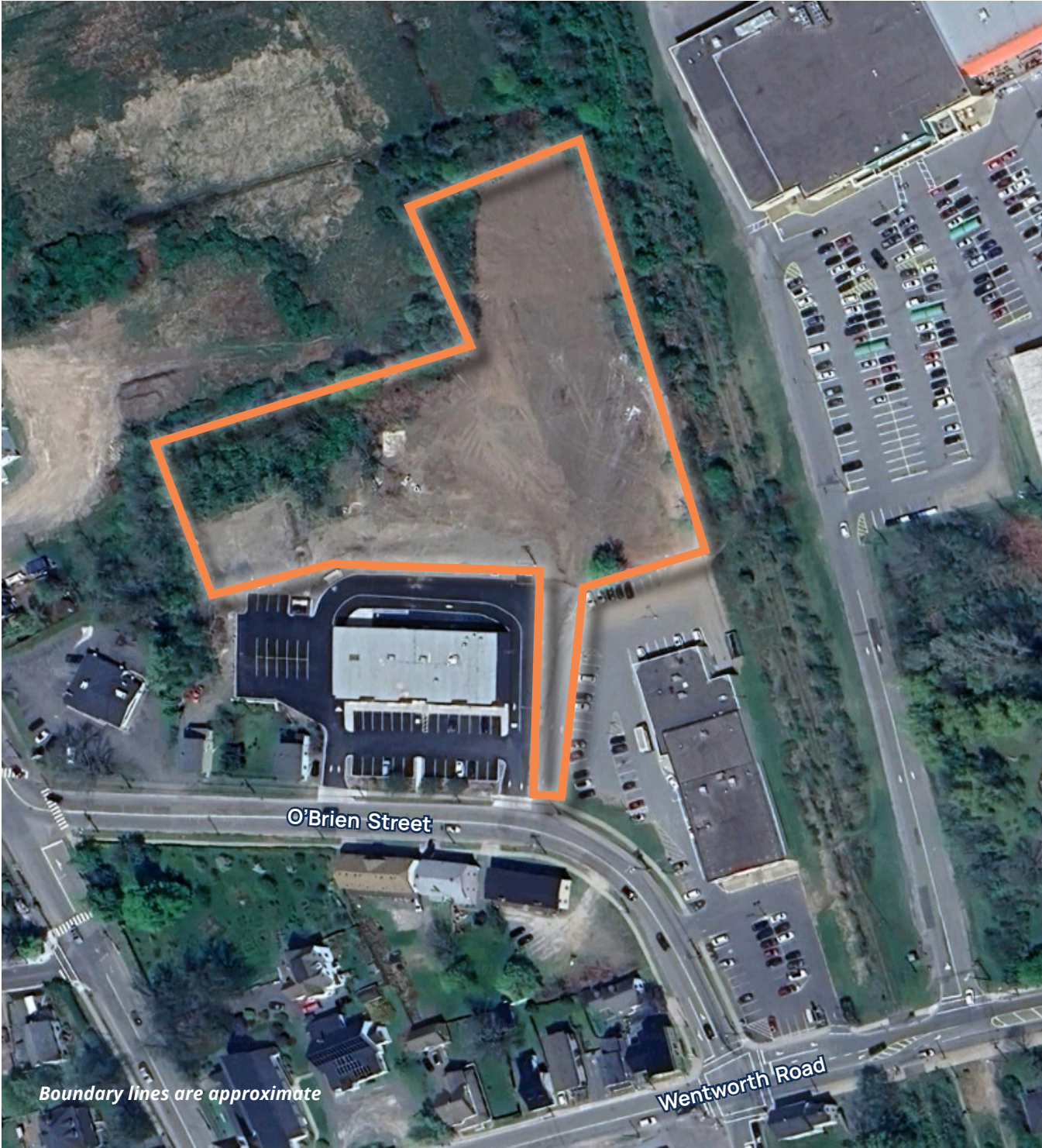


\*Architectural plans represents one potential development plan comprising 109 units over two residential buildings



# Aerial View

549 O'Brien Street, Windsor, Nova Scotia





# 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



# Location Overview

Nestled in the heart of south central Nova Scotia, Windsor is a charming small town at the scenic junction of the Avon and St. Croix Rivers. As the largest community in western Hants County, Windsor proudly holds the title of “the little town of big first” and it is celebrated as the Birthplace of Hockey.

Located less than an hour from Halifax en route to the Annapolis Valley, Windsor offers a favourable climate, a full-service hospital, and more affordable housing options. The town experienced a population growth of over 5% between 2016 and 2021.



Windsor offers the perfect blend of leisure and adventure. Its charming, pedestrian-friendly downtown area features cozy accommodation, delightful eateries, a trendy brewery, charming cafes, and a national historic site. The town's proximity to the world's highest tides, hiking trails, and Ski Martock ensures plenty of outdoor activities.

The town is located just twenty minutes from Wolfville, a vibrant university town and popular tourist destination. Here, visitors can explore local wineries, visit Grand-Pré National Historic Site, and enjoy renowned restaurants.

Source: Statistics Canada, Nova Scotia Tourism, Windsor Township, Visit Wolfville





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