

the
SHUFFLE

Revealing the hidden
treasures that time forgot



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This brutalist seven-story building has played many roles over its life, most recently functioning as a long-term-stay hotel in need of some love. But where some would have called in the wrecking ball, Sidewalk saw opportunity in the bones and unique features of the property. Sidewalk was able to expose and celebrate a six-story atrium feature long forgotten and thoroughly modernize the interior. Sidewalk will also add an eighth floor and ninth floor amenity space.

This seventy-nine unit micro-apartment building will feature original art throughout, a stunning six-story mural, and a vibrant ground floor retail level. Located in the heart of the downtown core, tenants will be steps away from restaurants, local bars, shops, and transportation.

Address:	65 King Street, Dartmouth
Year Built:	2023
Zoning:	DH-1
Property Type:	Mixed use residential / commercial
Available space:	Multiple units 1,500 up to 5,000 sq. ft.
Rent:	Please contact
Additional:	Please contact



THE OPPORTUNITY

Value beyond the here and now.

A healthy and attractive neighbourhood is a dynamic mix of retail tenants, integrated residential, and thoughtfully-designed buildings, and it's through this lens that Sidewalk approaches all their projects. The investment strategy is unique in that Sidewalk finds ways to add new value to existing structures while respecting the building's heritage and core design elements. Not only does Sidewalk modernize each building they touch, but more importantly, the company celebrates the existing aesthetic value of each building in a way that residents and investors can appreciate.

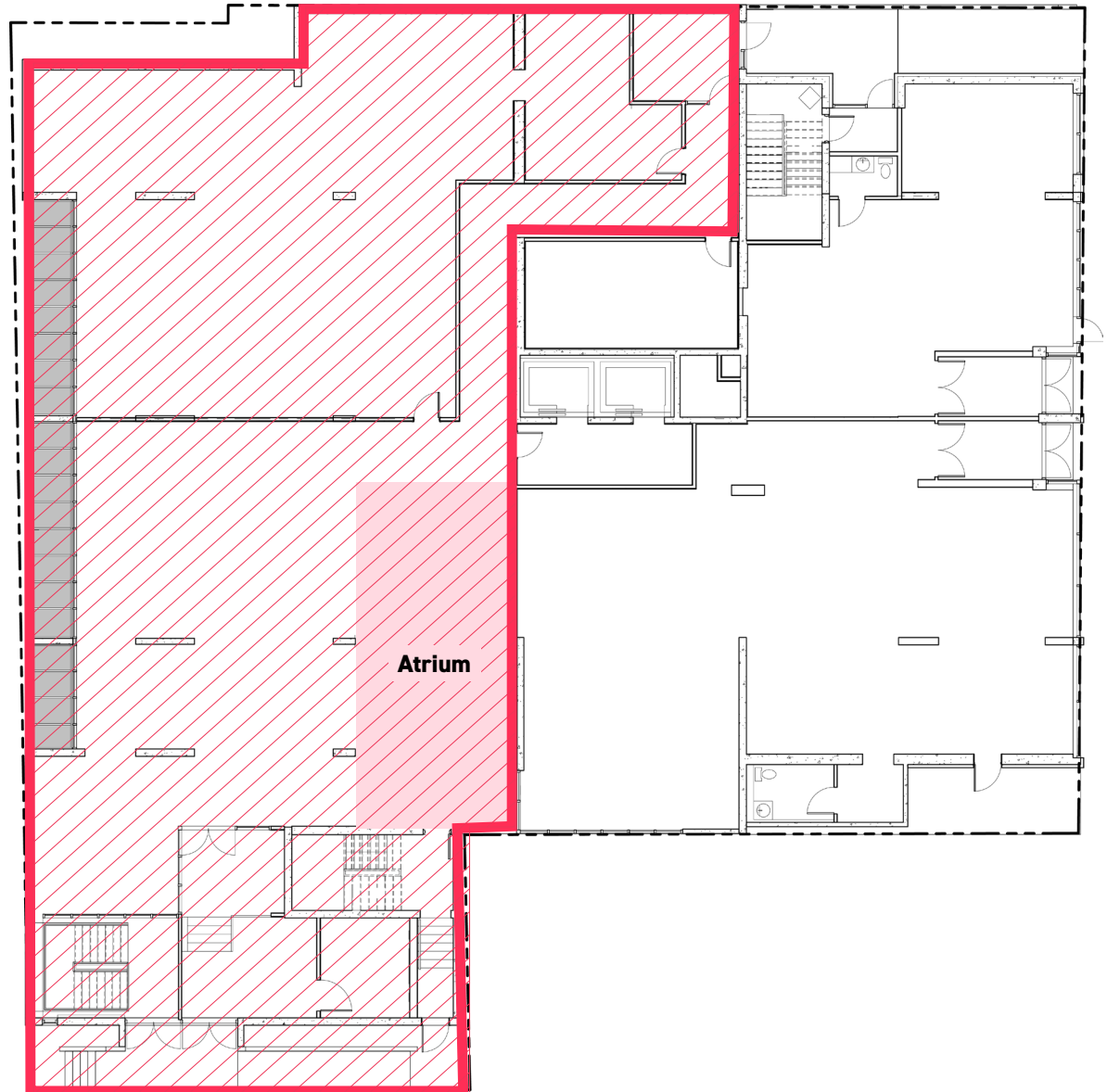


Lobby Floor Plan

Comm 2: 1,500 to 5,000 sq. ft.

Located on the main floor of the Shuffle and connected to the main entrance and lobby of the building. This unique space is ideal for restaurants / bars / cafés looking to be in the middle of an energetic lobby within one of Dartmouth's most unique settings.

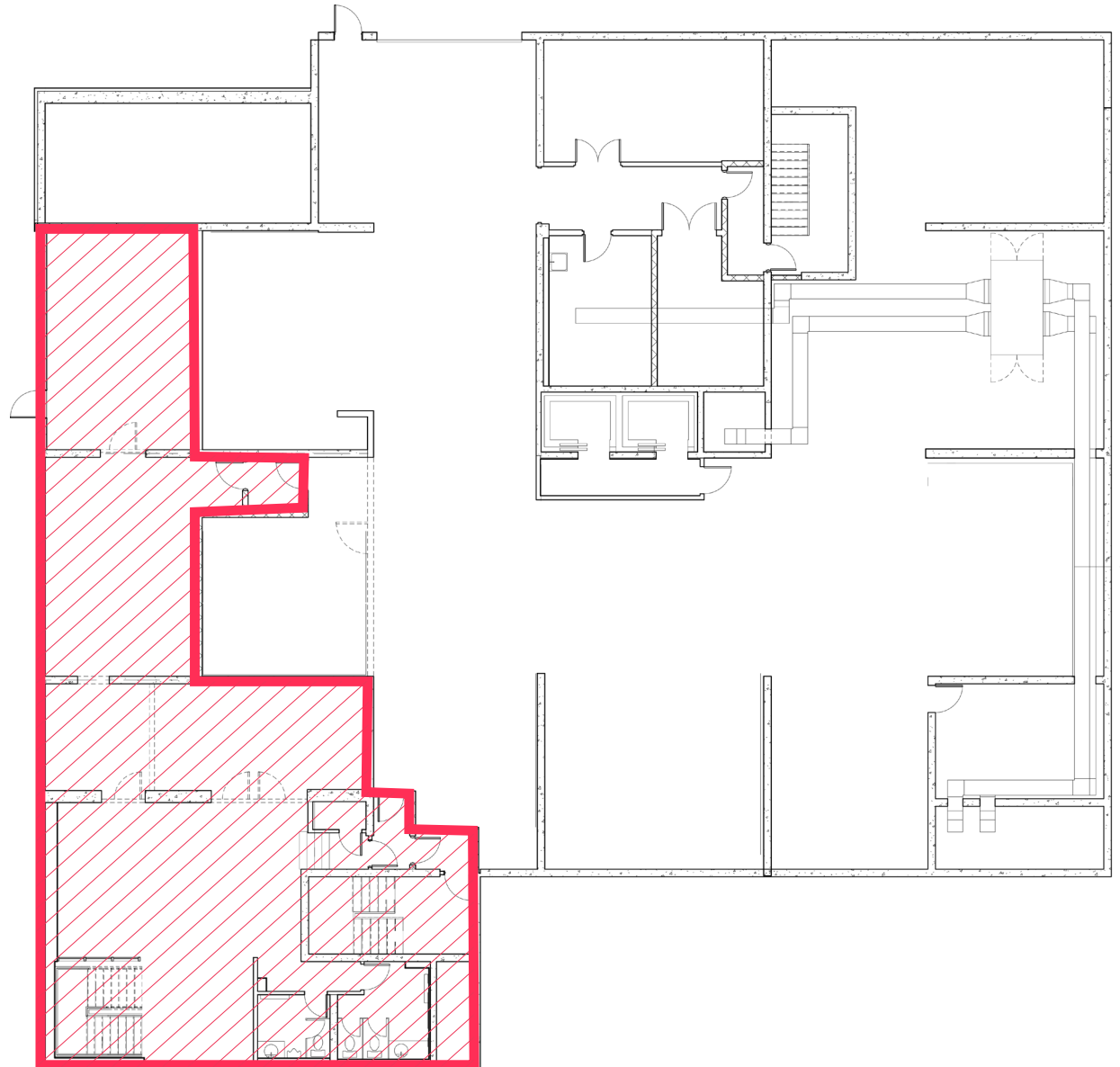
The commercial space includes a unique open air atrium offering high ceilings and ample natural light. The space can be demised to offer multiple users with square footages being fully customizable depending on the use.

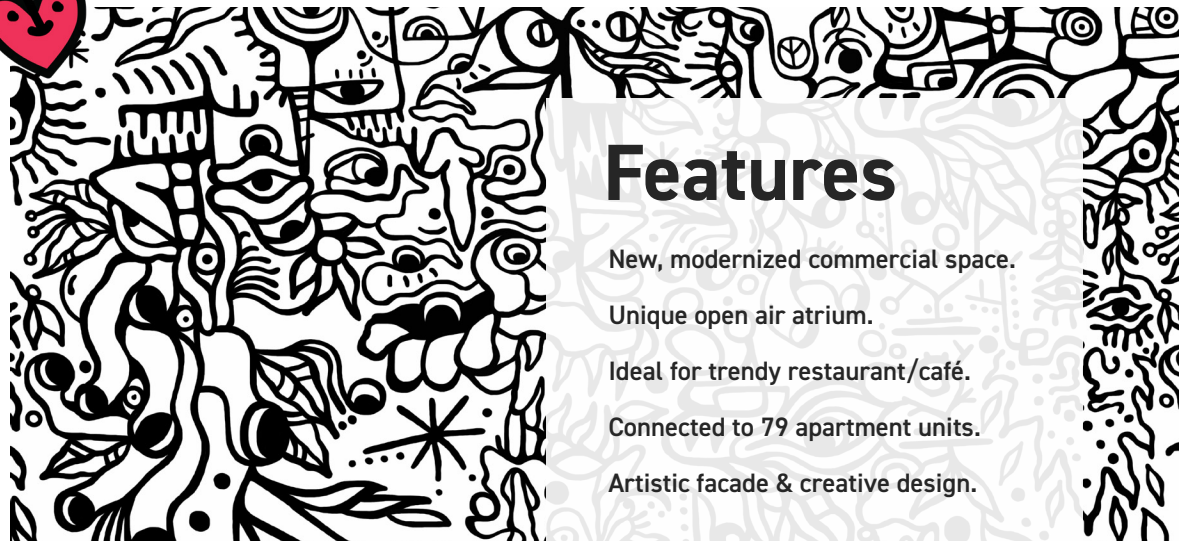


Lower Level Floor Plan

Comm 1: 2,279 sq. ft.

Located on the lower level, this flexible commercial space is ideal for a wide range of uses, including spa and health related services, fitness concepts, art, and creative spaces, speakeasies and office space.





Features

- New, modernized commercial space.
- Unique open air atrium.
- Ideal for trendy restaurant/café.
- Connected to 79 apartment units.
- Artistic facade & creative design.

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