

FOR LEASE

240 Charlotte Street,
Sydney, N.S.



ROI Group

Commercial Real Estate Advisors

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UNIT OVERVIEW

Located in the heart of downtown Sydney this space features approx. 2,000 sf +/- of main floor space with soaring 24' ceilings and ornate finishes.

There is also an additional 500 sf +/- of mezzanine level accessed via an interior stairwell with open display & storage areas.

Additionally, there is a second floor office area with kitchenette that is accessed from a stairwell at the front of the store.

ASKING PRICE

\$ 14.00 sf + Additional

For more information, please contact

Peter Constable

902.753.7009

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Main Floor Interior-----

| | |
|-------------------|---|
| Floors | Laminate |
| Walls | Painted Gyproc, Exposed Brick, |
| Ceilings | Drop Tile, Plaster |
| Windows | Commercial Grade Aluminium, Double Glazed |
| Doors | Commercial Grade Aluminum/Glazed, Wood |
| Washrooms | 1 x 2 Piece |
| Electrical | 200 amp c/b |
| Heating | Electric |

Mezzanine Level Interior-----

| | |
|------------------|----------------------------|
| Floors | Laminate |
| Walls | Painted Gyproc, Wood Panel |
| Ceilings | Plaster |
| Doors | Wood Framed |
| Washrooms | 1 x 2 Piece |

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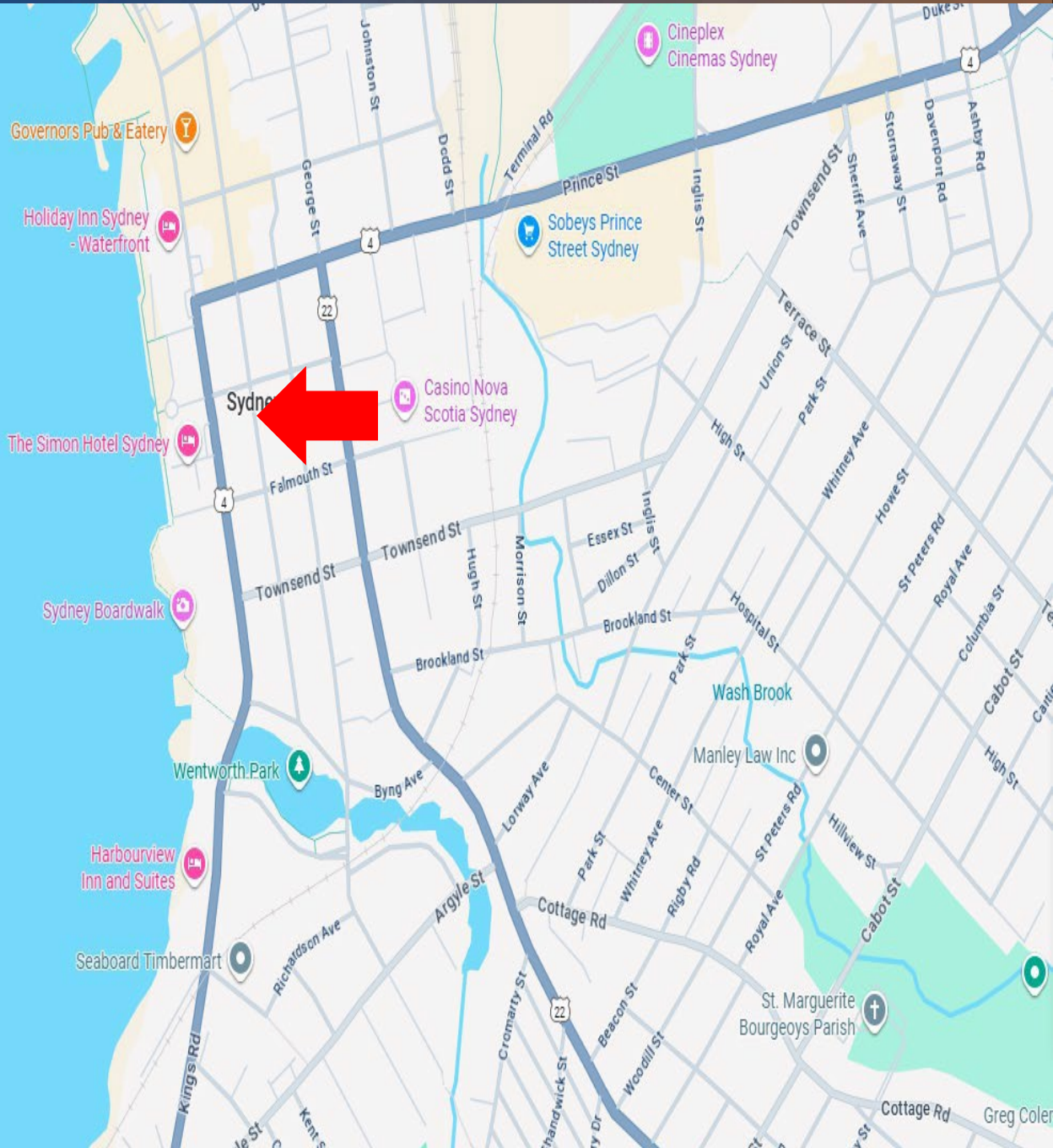


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240 Charlotte Street, Sydney, N.S.

Location Map



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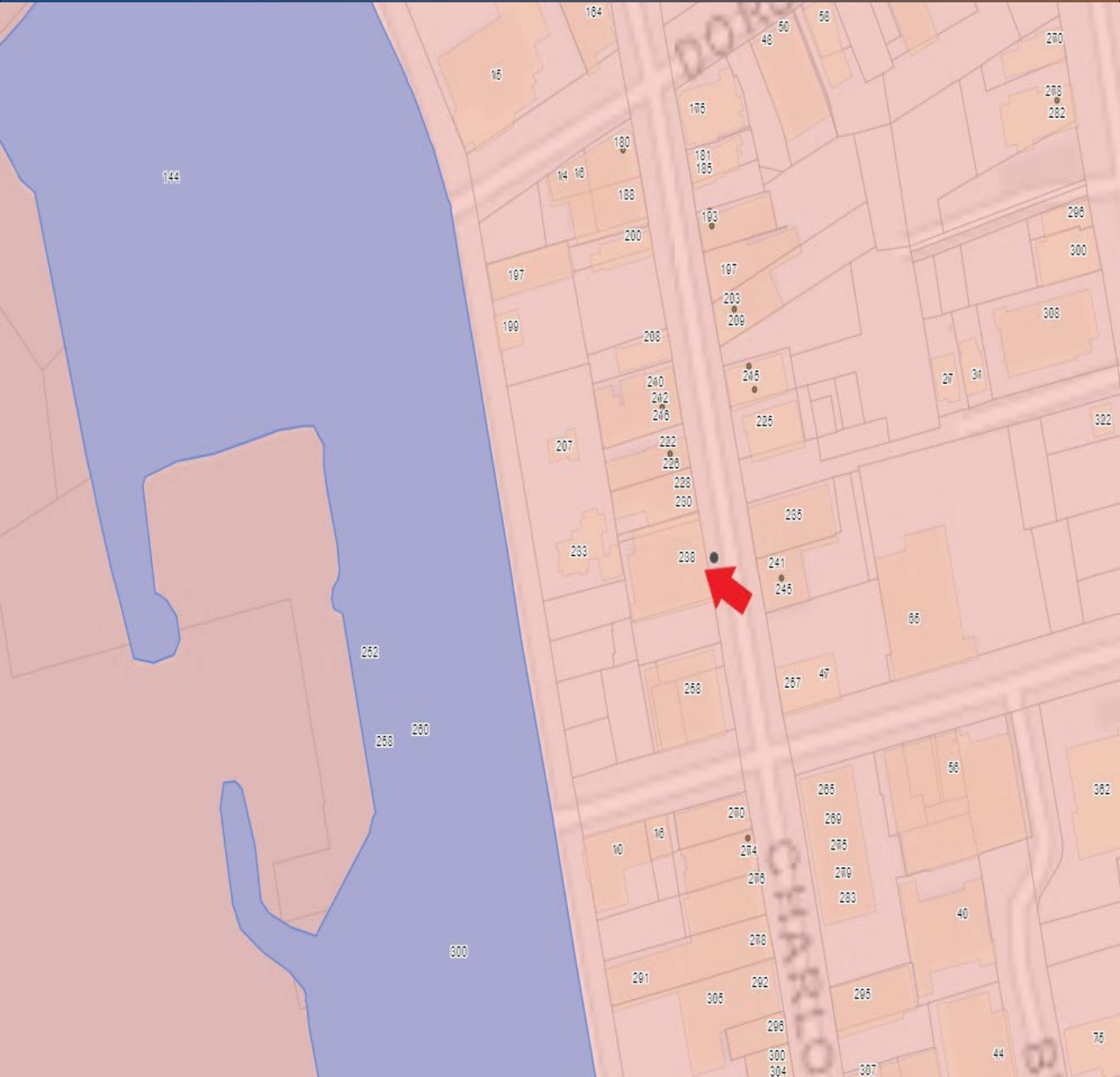
Site Plan



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Zoning Map



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Zoning



6.2. DOWNTOWN COMMERCIAL

The Downtown Commercial (CD) zone is applied to the Downtowns of Glace Bay and North Sydney. This zone recognizes the importance of these areas as central community spaces full of traditional character and historic buildings. The established mixed use development pattern is intended to continue with infill encouraged through increased height allowances and a mixture of uses.



Regional Structure

- *Local Centre*

Land Use Designations

- *Local Centre*

6.2.1 Permitted Uses

One or more of the following primary uses are permitted in the **CD** zone subject to all applicable requirements of this By-law:

RESIDENTIAL

- Dwelling, Apartment
- Dwelling, Townhouse
- Dwelling, Shared
- Dwelling Unit
- Live-work unit

SALES

- All

RECREATION

- All, *except racetracks for motor vehicles and campgrounds*

FISHERY

- All

TRANSPORTATION

- All

SERVICE

- Accommodation
- Artist/ Artisan establishment
- Alcohol Beverage Establishment
- Animal Sitting Establishment
- Banquet or Convention Centre
- Scientific Establishment
- Business Office;
- Catering Business
- Clothes Cleaning Business
- Commercial Parking Lot or Structure
- Commercial Group
- Community Service
- Crematorium
- Communication Facility
- Cultural Service
- Day Care Facility, *subject to Section 4.4*
- Educational Service
- Entertainment Facility
- Fitness Centre
- Food Preparation Business
- Funeral Home
- Health Care
- Marina Use
- Microbrewery or distillery
- Motor Vehicle Related
- Personal Service
- Private Club
- Protective (*only coast guard, fire, judicial, police*)
- Repair Service
- Restaurant
- Self-storage

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Zoning

- Shelter Use
- Supportive Housing, *subject to Section 4.24*
- Tourism Information Centre
- Veterinary Clinic

6.2.2 Zone Standards

| | | |
|----|--|--------------------------|
| a) | Minimum Lot Frontage | 10 m |
| b) | Minimum Front Yard Setback | nil |
| c) | Maximum Front Yard Setback | 6 m |
| d) | Minimum Rear Yard Setback | |
| | Abutting a Residential Zone | 3 m |
| | Other | nil |
| e) | Minimum Side Yard Setback | |
| | Abutting a Residential Zone | 1.25 m |
| | Other | nil |
| f) | Minimum Flankage Yard Setback | nil |
| g) | Minimum Building Height | 2 storeys |
| h) | Maximum Building Height | 24 m or 8 storeys |
| i) | Minimum Lot Coverage | 60 percent |
| j) | Building Design Standards for the CD Zone | |
| | i) All buildings shall have a prominent entrance oriented towards a street | |
| | Ground floor facades facing a street shall be comprised of a minimum of 50 percent transparent area, residential uses excepted. Minimum height of the ground floor storey shall be 4.5m | |
| | iv) A building frontage shall incorporate visual articulation when the building frontage exceeds 60 metres in length | |

6.2.3 Drive-thrus in Core Areas

No Development Permit shall be issued for any use with a drive-thru component providing motor vehicle access from a driveway intersecting any of the following streets:

- Commercial Street (Glance Bay)
- Commercial Street (North Sydney)

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Region Overview – Demographics

The available data for the larger Sydney region indicates a population of around 30,000 people, a diversified economy including call centers and tourism, and residents with Scottish, English, and Irish ethnic backgrounds, among others.

The local economy shows significant spending in groceries, restaurants, and automotive/RV sectors, and the area is experiencing growth, making it a popular destination for new residents.

Demographics for the Sydney Region

Population: Sydney had a population of 30,960 in the 2021 census.

- **Ethnic Origin:** The largest ethnic groups in Nova Scotia, which includes Sydney, are Scottish, English, Irish, French, German, and First Nations.
- **Economy:** Key industries include customer support call centers and tourism.
- **Spending:** In the larger Sydney trade area, the top spending segments are groceries, restaurants, automotive/RV, and personal services.
- **Growth:** Sydney has been recognized as the fastest-growing city in Atlantic Canada.

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Demographics

| Statistic | Downtown Sydney | Cape Breton | Nova Scotia |
|----------------------------|-----------------|-------------|-------------|
| Population | 865 | 94,573 | 978,623 |
| Population density (sq km) | 1,514 | 37 | 18 |
| Median age | 47.0 | 49.8 | 44.8 |
| Male/Female ratio | 0.8:1 | 1.1:1 | 1.0:1 |
| Married couples | 42% | 64% | 67% |
| Families w/ kids at home | 23% | 33% | 36% |
| Speak English only | 94.1% | 95.9% | 89.1% |
| Speak French only | 0.3% | 0.0% | 0.1% |

| Index | Downtown Sydney | Cape Breton | Nova Scotia |
|-------------------------|-----------------|-------------|-------------|
| Median household income | \$34,756 | \$60,933 | \$71,343 |
| Unemployment rate | 9.1% | 7.7% | 5.7% |
| In labour force | 47.7% | 51.1% | 61.2% |

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Subject Photographs



FOR LEASE

240 Charlotte Street,
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Charlotte Street – North View



Charlotte Street – South View



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240 Charlotte Street,
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Main Floor – Stairs to Mezzanine Level



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240 Charlotte Street,
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Main Floor



Main Floor

