



Multi-Family + Commercial Development Site

409 CHARLOTTE STREET, SYDNEY



Potential for a 14-storey
building with 90^{+/-} units*



Vibrant area with easy
access to local amenities



\$600,000

FOR SALE

The Opportunity

On behalf of the owner, Compass Commercial Realty LP is pleased to offer for sale 409 Charlotte Street, 8,136 sf of prime development land in the heart of Downtown Sydney, Nova Scotia.

The opportunity consists of 2 land parcels that combine to create a site with frontage on Charlotte Street, a busy street that runs through the downtown area.

SITE OVERVIEW



PIDs: 15063209 + 15063191



Lot Size: 8,136 SF



Zoning: CRC

Location

This opportunity is located on one of the main streets through Downtown Sydney, a growing and vibrant area. The immediate area offers a mix of local shops, cafes, restaurants, and services, all within walking distance. In addition, the site benefits from being in the center of tourist activities in the region as Sydney remains a gateway to Cape Breton Island's natural beauty and cultural attractions.

Sydney boasts a rich history, diverse cultural heritage, and a dynamic social landscape. Originally inhabited by the Mi'kmaq people, Sydney was founded in 1785 and quickly grew as a hub for trade, shipbuilding, and coal mining. In the late 19th century, Sydney became an industrial center with the development of steel production.

Today, Sydney has shifted its focus to tourism, culture, and services, revitalizing its waterfront and embracing its artistic heritage. Recently, Nova Scotia Community College (NSCC) opened its Sydney Waterfront Campus, in a move that enhances local educational opportunities, and contributes to the city's social and economic growth.



Planning

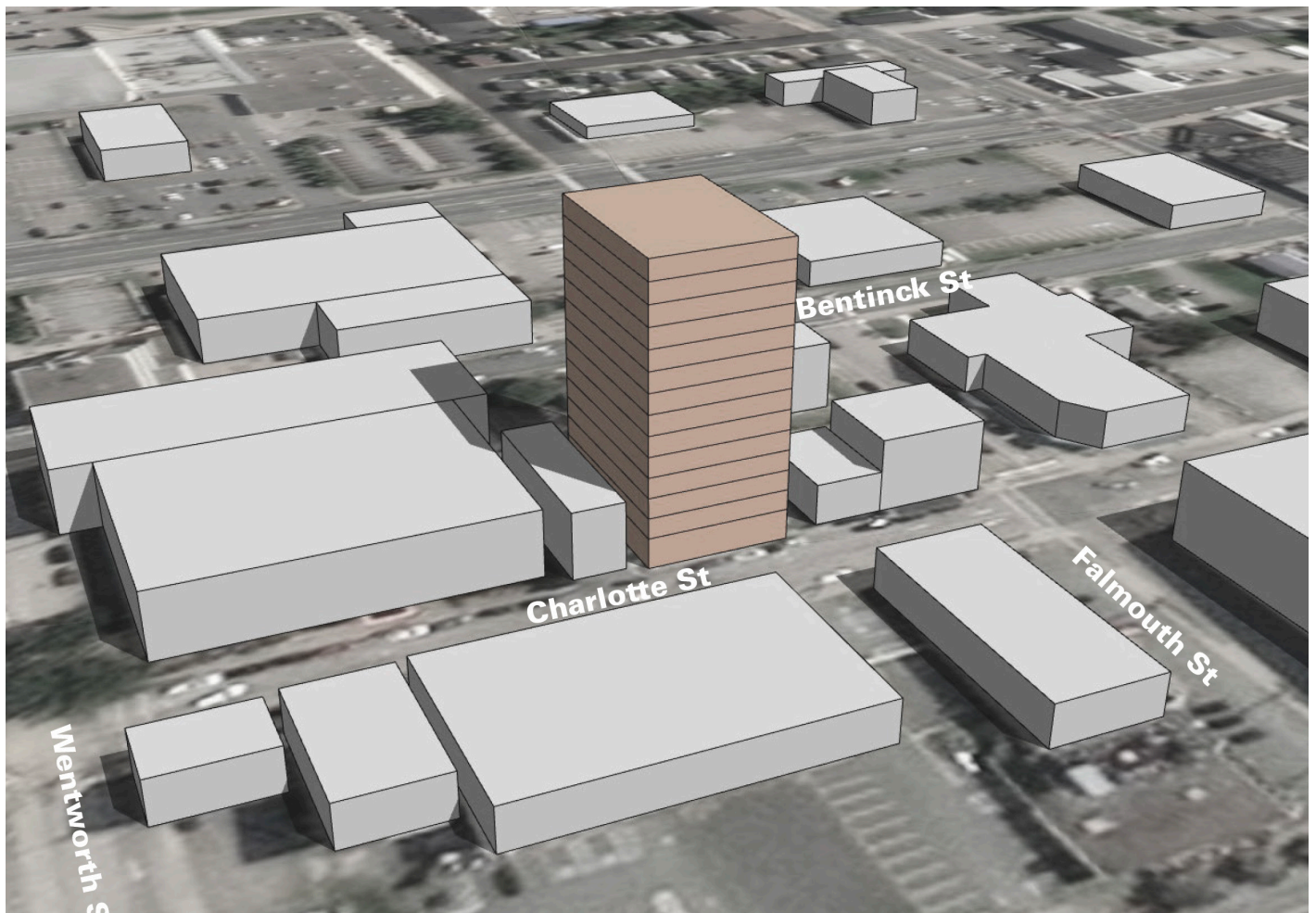
409 Charlotte Street is zoned Downtown Regional Centre (“CRC”) in the Cape Breton Regional Municipality’s Land Use By-law. All surrounding properties are also zoned CRC.

The CRC zoning of the property allows for a variety of uses in commercial development, including restaurant, retail, tourism, accommodation, office, community service, personal service, institutional, recreational, and many others. The CRC zone will also permit a variety of residential development.

POSSIBLE DEVELOPMENT EXAMPLE

The following example of development is intended to provide the purchaser with an illustration of what may be developed in the future and is in no way a requirement or limit to what may be achieved.

Under the current zoning requirements, the 409 Charlotte Street site can accommodate a 14-storey building with a total gross buildable area of 89,211 sf - and an approximate residential unit yield of 90^{+/-} units.



This is an exciting opportunity to own a development site in the heart of Sydney, within walking distance of the waterfront and all downtown amenities.

CHARLOTTE STREET

BENTINCK STREET
(Width varies)

FALMOUTH STREET



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