



Colliers

Investment Opportunity For Sale

# 5,483 SF Free-standing Commercial Building

This is an excellent owner occupier or investment opportunity to acquire a stand alone, partially leased, commercial building with full commercial kitchen in a highly sought-after area of Halifax.

**2053 Gottingen Street, Halifax, Nova Scotia**

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Accelerating success.



Salient  
Facts

Address

**2053 Gottingen Street**

Legal Description

**PID 00154161 Lot 1**

Location

**Downtown Halifax**

Site Area

**2,740 square feet**

Zoning

**CEN-2 Zone**

Improvements

**Two tenant commercial building**

Building Area

**Unit A: 2,600 SF**

**Unit B: 2,883 SF**

**Total: 5,483 SF**

**\*Measurements to be verified**

Tenancy

**Unit B will be vacant for owner occupier as of September 1, 2026 and includes a full commercial kitchen**

Asking Price

**\$2,399,000**

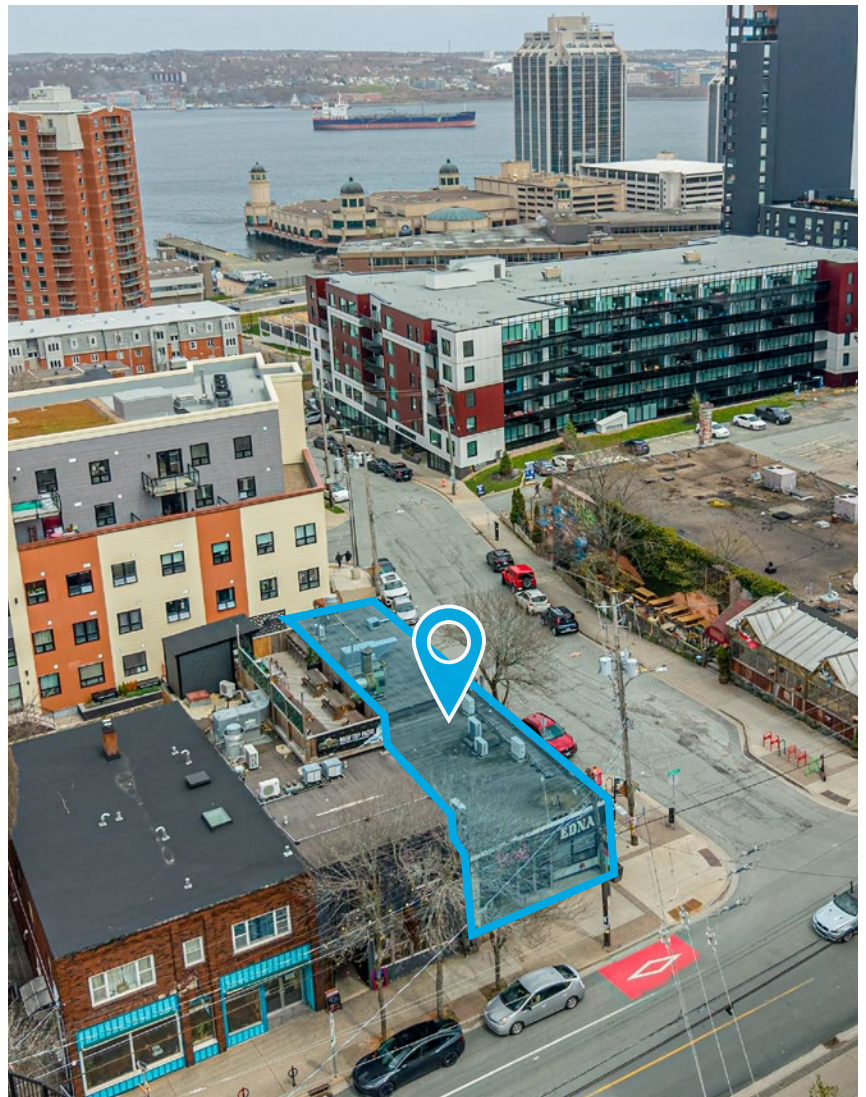
**Contact listing agent for financial details**

[collierscanada.com](http://collierscanada.com)

# Opportunity

Positioned between Halifax's vibrant North End and the thriving downtown core, this two-unit commercial property presents a compelling investment opportunity. The building is anchored by a well-established local restaurant tenant, providing steady rental income for the new owner, while the second restaurant space, complete with a fully equipped turnkey commercial kitchen, will become vacant in September 2026, offering an excellent opportunity for an owner-occupier restaurateur or investor seeking additional rental upside potential.

This desirable location is within walking distance of restaurants & bars, the Halifax Commons, the public library, Scotiabank Centre, the Halifax waterfront boardwalk, the central business district, and NOVA Centre/Halifax Convention Centre. Also just a few minutes drive away are universities, hospitals, the Spring Garden Road retail district, and the Macdonald Bridge.





### Vacant Unit with Full Commercial Kitchen

Plus a unit rented to a popular and trendy Halifax restaurant for additional rental income



### Adjacent the CBD & Downtown Halifax

The Central Business District (CBD) and the Halifax waterfront are steps away



### Flourishing Neighbourhood

Located adjacent the Cogswell Project major redevelopment site, expected to grow the neighbourhood by 2,500 people



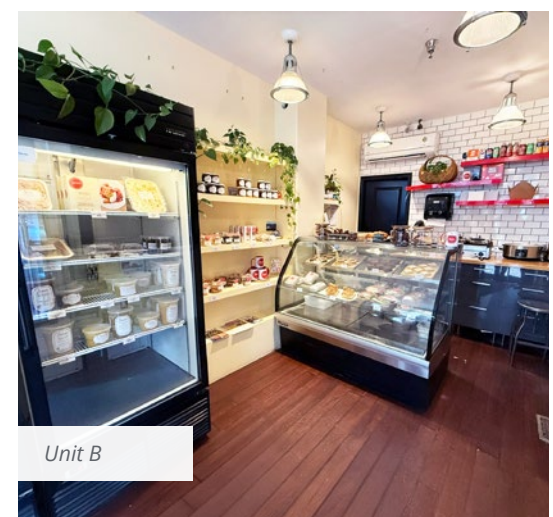
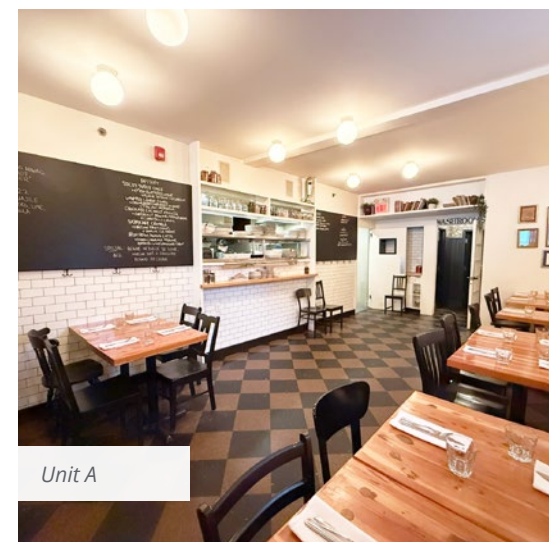
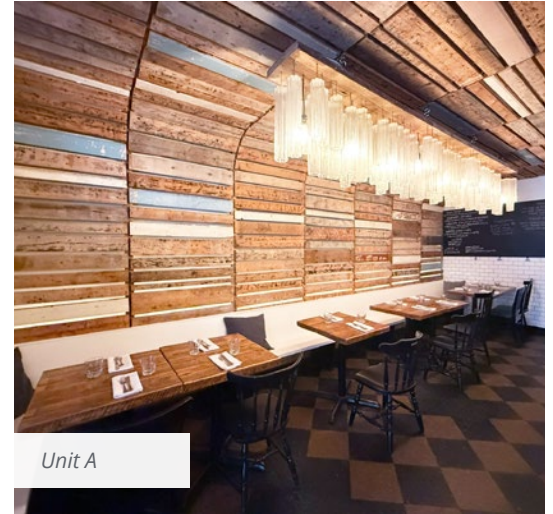
### Complementary Surrounding Uses

The immediate neighbourhood is a harmonious mixture of residential and commercial uses



# Property Overview

<b>Property Type</b>	Retail/ Street Front
<b>Number of Stories</b>	One plus basement
<b>Building Area</b>	2,600 SF - Unit A 2,883 SF - Unit B 5,483 SF - Total Building Area *Measurements to be verified
<b>Year Built</b>	Circa 1960
<b>Site Area</b>	2,740 SF
<b>Foundation</b>	Concrete
<b>Exterior Walls</b>	Finished with face brick
<b>Roof</b>	Built-up asphalt and gravel roofing system
<b>Windows/ Doors</b>	Commercial grade double paned glass units in modern aluminum frames
<b>Interior Finishing</b>	Painted gypsum board on assumed steel framing, suspended acoustic tile or open painted metal deck ceiling finishes, with a combination of commercial sheet vinyl, ceramic tile, or commercial grade broadloom flooring
<b>Heating/ Cooling</b>	Rooftop HVAC units
<b>Lighting</b>	Fluorescent and LED fixtures
<b>Sprinkler</b>	A wet sprinkler system provides fire suppression throughout the entire building
<b>Parking</b>	No on-site parking.

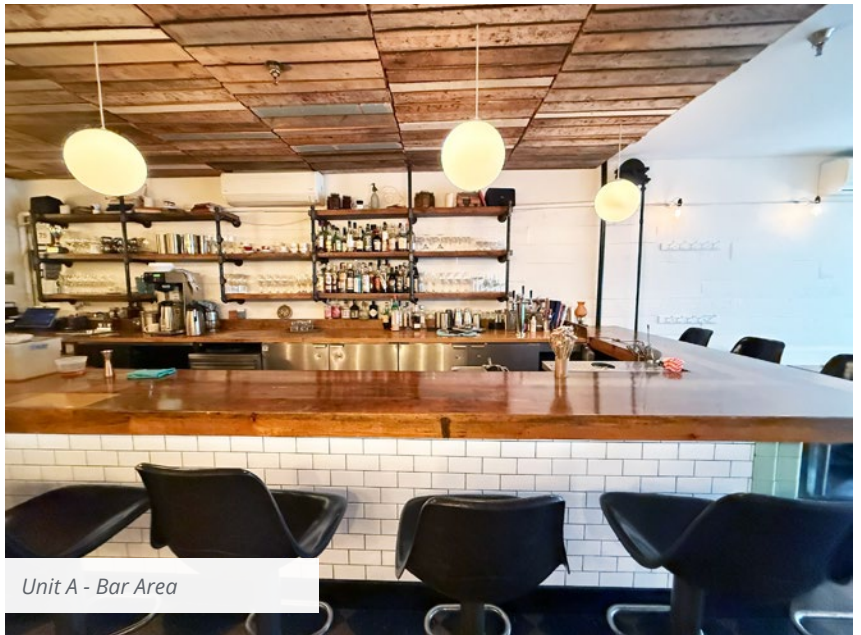




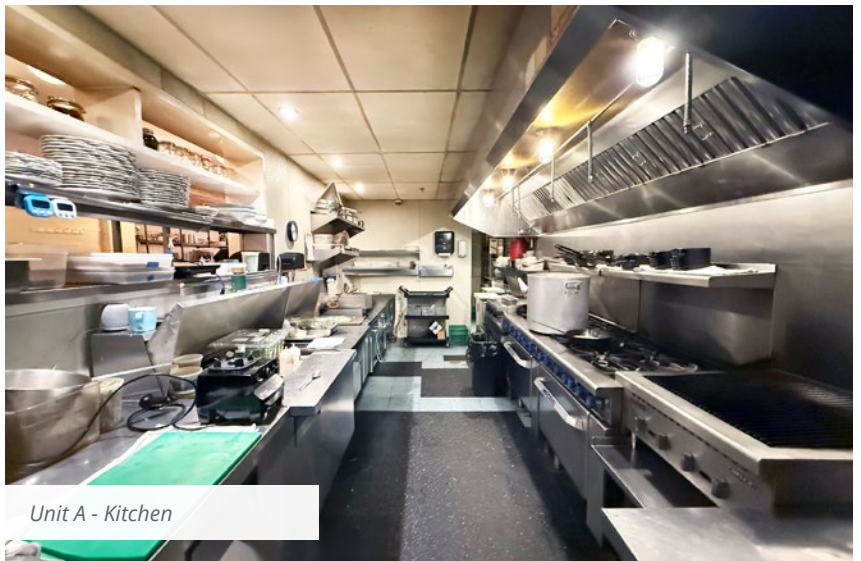
Unit A - Bar & Seating



Unit A - Hallway & Washrooms



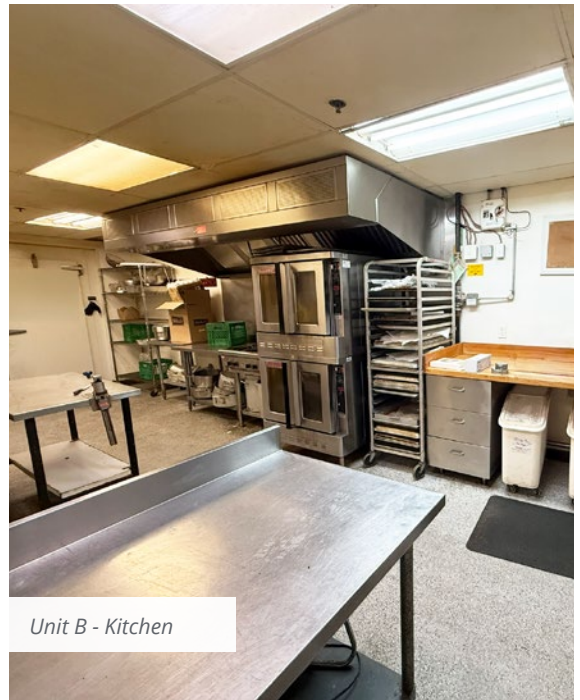
Unit A - Bar Area



Unit A - Kitchen



Unit B - Front Retail Area



Unit B - Kitchen



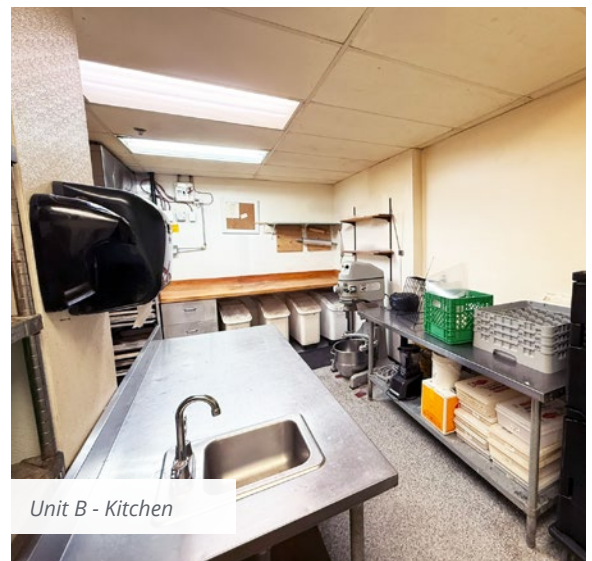
Unit B - Kitchen



Unit B - Kitchen



Unit B - Kitchen



Unit B - Kitchen

# Zoning/ Land Use

## CEN-2 (Centre 2) Zone Permitted Uses | As-of-Right

### Residential:

Single-unit dwelling use  
Semi-detached dwelling use  
Townhouse dwelling use  
Two-unit dwelling use  
Three-unit dwelling use  
Four-unit dwelling use (RC- May 23/24;E-June 13/24)  
Multi-unit dwelling use  
Backyard suite use  
Small shared housing use  
Large shared housing use  
Short-term bedroom rental (RC- Feb 21/23;E-Sep 1/23) use  
Home occupation use  
Home office use  
Work-live unit use  
Grade-related dwelling unit use  
Model suite use  
Cluster housing use

### Commercial:

Broadcast and production studio use  
Cannabis lounge use  
Cannabis retail sales use  
Catering use  
Drinking establishment use  
Financial institution use  
Fitness centre use  
Garden centre use

Grocery store use  
Hotel use  
Local commercial use  
Local drinking establishment use  
Makerspace use  
Micro-brewery use  
Micro-distillery use  
Office use  
Pawn shop use  
Personal service use  
Pet daycare use  
Quick charging station use  
Restaurant use  
Retail use  
Self-storage facility use  
Service station use  
Short-term rental use (RC-Feb 21/23;E-Sep 1/23)  
Studio use  
Veterinary facility use  
Any other commercial use (if not prohibited above)

### Urban Agriculture:

Farmers' market use  
Urban farm use

### Institutional:

Convention centre use  
Cultural use

Daycare use (RC-Oct 26/22;E-Nov 11/22)  
Emergency services use  
Library use  
Minor spectator venue use  
Medical clinic use  
Public building use  
Religious institution use  
School use  
Shelter use  
University or college use

### Industrial:

Recycling depot use  
Research and development facility use  
Wholesale food production use

### Park & Community Facilities:

Club recreation use  
Community recreation use  
Conservation use  
Park use

Water access structure use

Accessory structure or use



\*Click icon for full list of permitted uses and zoning information (Table 1A: Permitted Uses By Zone, pages 44-46)



# Location Overview

**Rare investment opportunity located on the cusp of downtown Halifax and the gateway to trendy North End Halifax.**



Positioned at the gateway between Downtown Halifax and the city's vibrant North End, this property offers a prime investment opportunity in one of Halifax's most dynamic urban corridors. The location provides exceptional walkability to an array of restaurants and entertainment venues, the Halifax Commons, Halifax Central Library, Scotiabank Centre, the Halifax waterfront, the central business district, and the Halifax Convention Centre/NOVA Centre. The property also benefits from quick access to major institutions and amenities including universities, hospitals, the Spring Garden Road shopping district, and the Macdonald Bridge.



The Halifax Peninsula, where the property is situated, is the most desirable and highest value region of Halifax. This area of the city has been ripe with development over the past few years, with more on the horizon. The most notable major project that will span years is the Cogswell Project. The City is in the process of completing the restructuring of the Cogswell Interchange and creating extensive new lands to be sold to the development community. The "Cogswell District" is being touted as one of the biggest city-building projects in the history of Halifax. This new neighborhood has been designed to connect downtown with the north end and the waterfront "creating a stronger, more inclusive network of communities". The construction phase of the project is nearing completion.



**Walk Score:  
Walker's  
Paradise**

96



**Transit Score:  
Excellent  
Transit**

72



**Bike Score:  
Very  
Bikeable**

71



**Cogswell Project Redevelopment Site**

Recently completed mixed-use development: 21-storeys, 245 apartment units, Moxy Hotel (160 rooms), & ground floor commercial

Mixed-use development currently under construction: 10-storeys, 174 apartment units, & 2 commercial ground level units

**Demographics (15 km Radius)**



Current population (2025)

**389,265**



Projected population (2035)

**456,618**



Average household income

**\$110,248**



Unemployment rate within 15 km

**10.4%**



Rental apartment vacancy

**2.2%**

Colliers

Jane's  
next door

EDNA

salads • sandwiches • sweets  
— frozen meals —

jane's

closed

205

NO PARKING  
3PM-6PM  
←

NO PARKING  
←

TOW-AWAY  
ZONE  
←

P  
1 HR  
7AM-3PM  
←

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