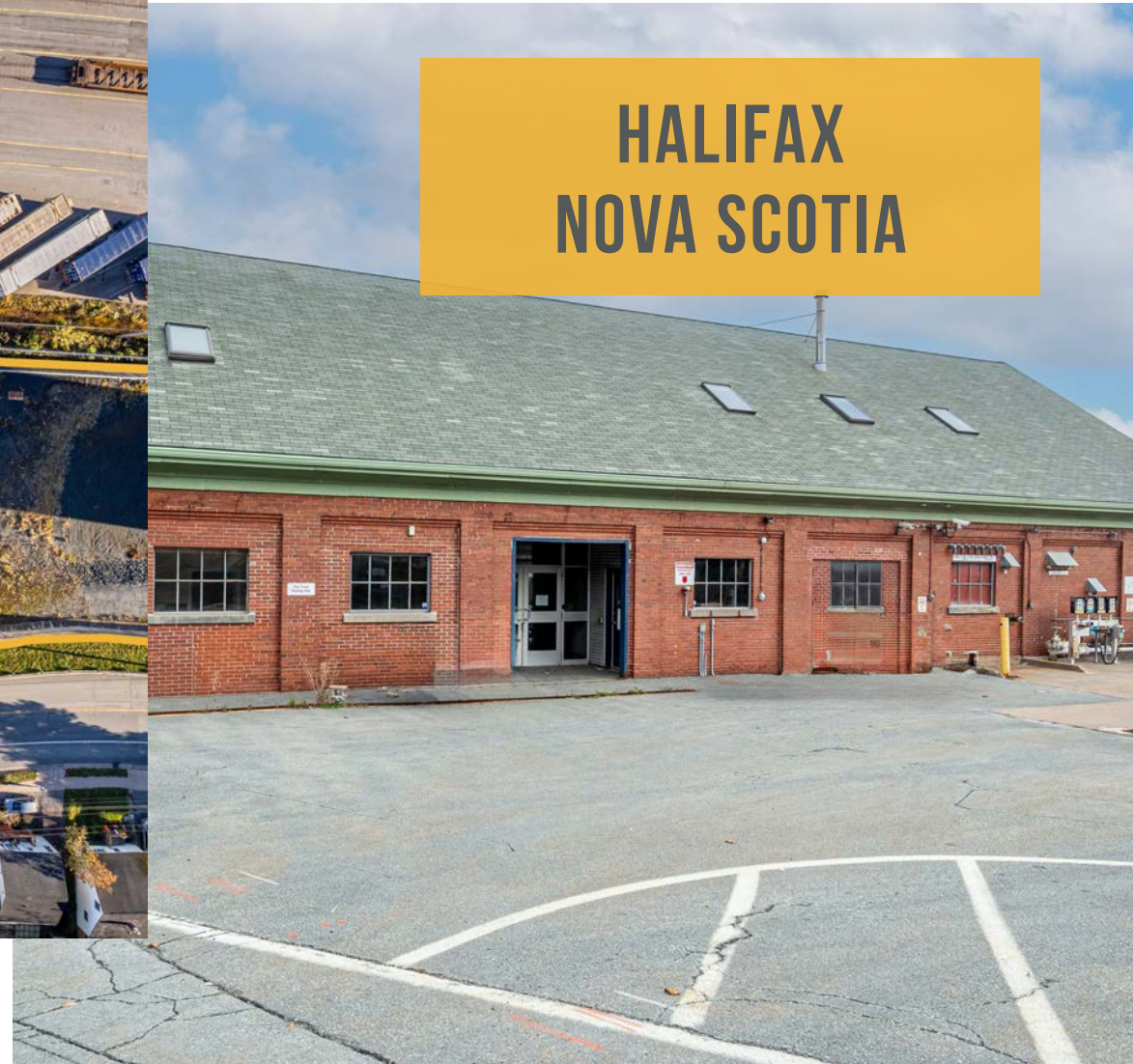
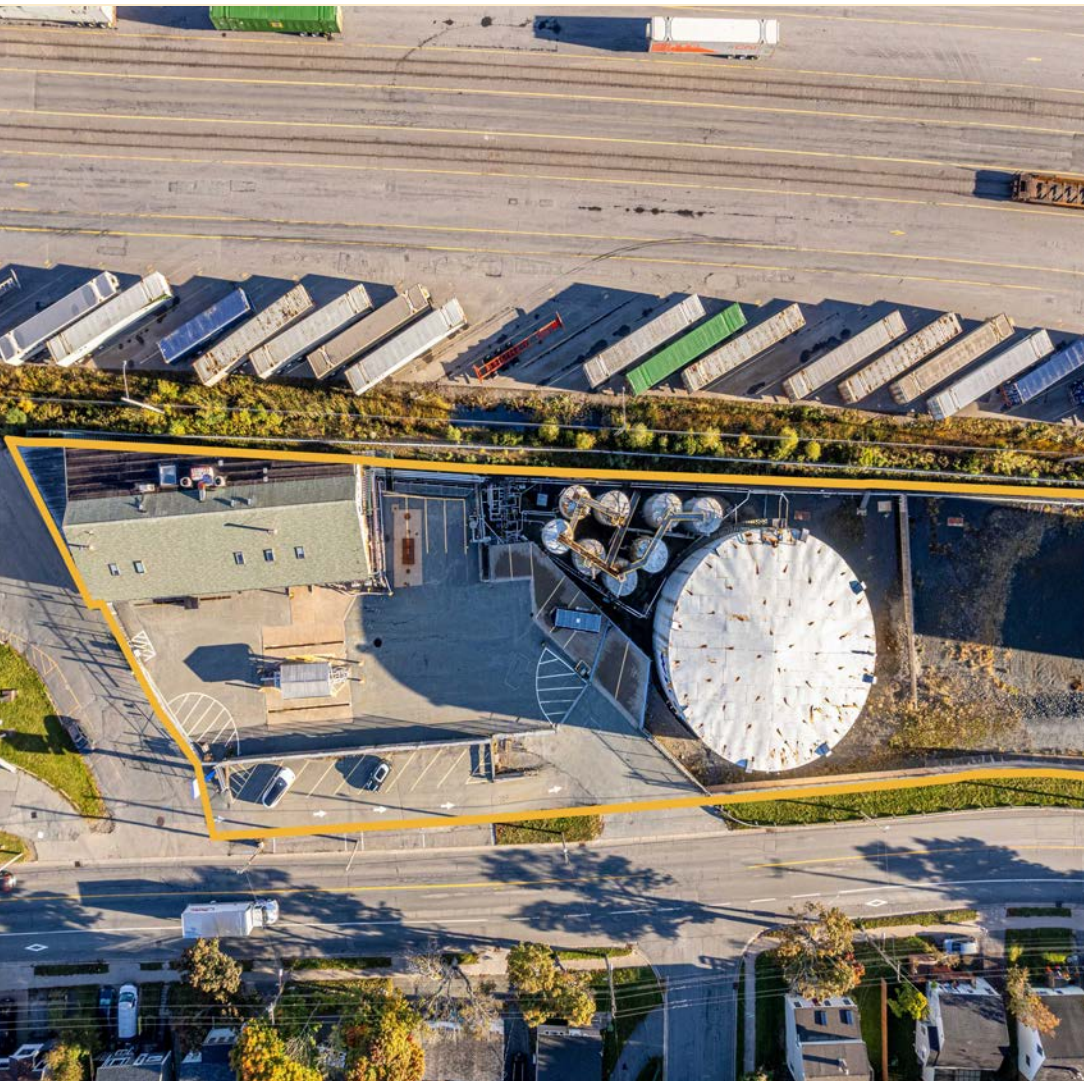


36 17 BARRINGTON STREET

**HALIFAX
NOVA SCOTIA**



FOR SALE OFFICE & LAND

OPPORTUNITY OVERVIEW

Cushman & Wakefield Atlantic is pleased to present 3617 Barrington Street, an exceptional owner-occupier opportunity located in the vibrant North End of Halifax. This offering features a 12,300 sf office building situated on 58,735 sf of land, spread across nine individual parcels.

The property boasts significant petroleum storage capabilities, making it particularly attractive for businesses in need of specialized infrastructure. With its strategic location, the site provides immediate operational value and easy access to downtown Halifax and major transportation routes. This unique combination of features positions 3617 Barrington Street as an ideal choice for companies looking to establish a strong presence in a growing and dynamic area.

Whether you are expanding your current operations or establishing a new foothold in Halifax, this property offers a turnkey solution with existing facilities ready for immediate use.



PROPERTY HIGHLIGHTS

3617 Barrington Street includes several parcels of land along Barrington Street, offering an office building with extensive on-site petroleum storage capabilities. The building and land package is well-suited for owner-occupiers seeking immediate use of the property for commercial or industrial purposes.



12,300 SF
OFFICE BUILDING



58,735 SF
SITE AREA



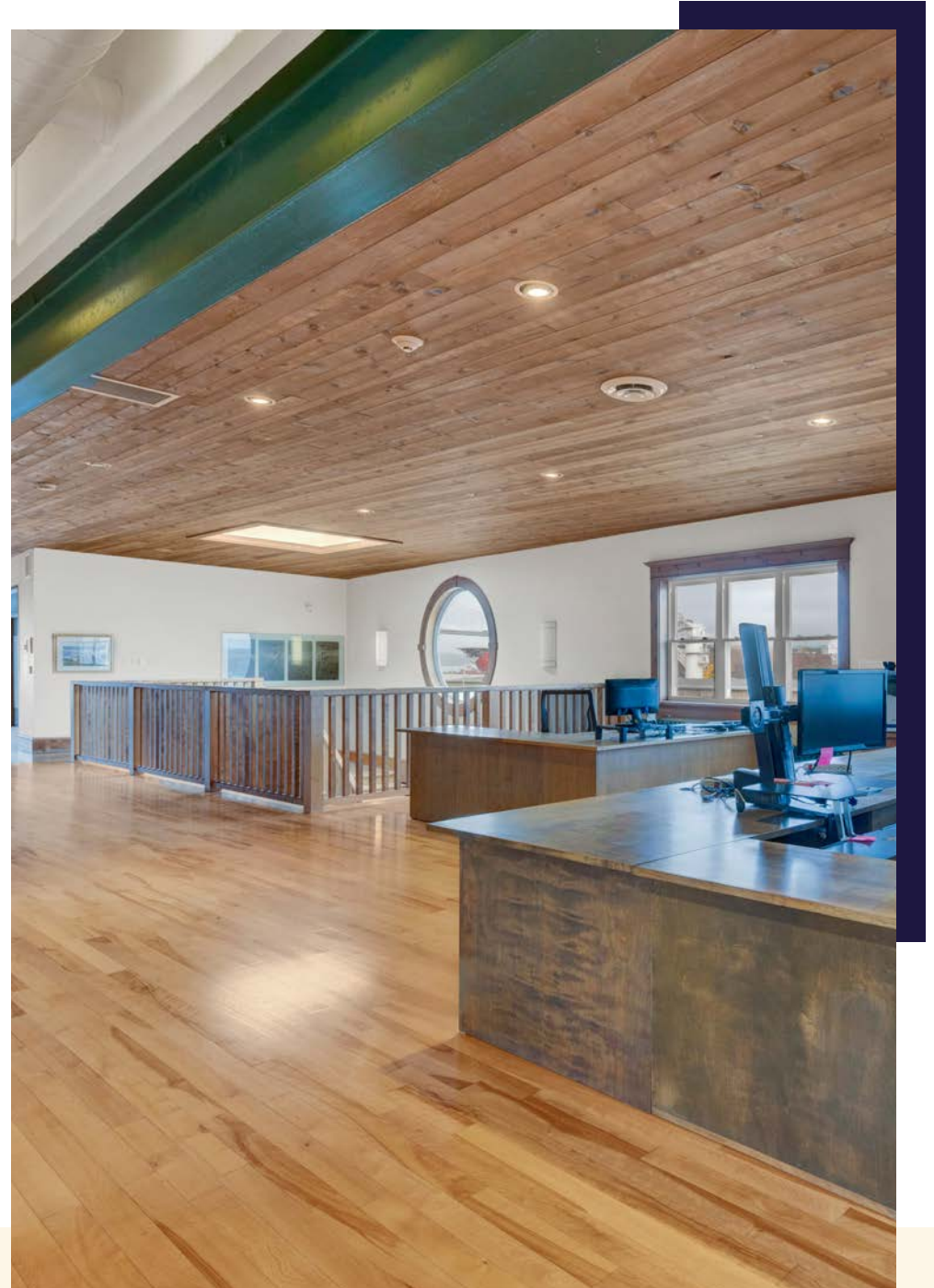
HRI
ZONING



12M LITRES
PETROLEUM
STORAGE



9
LAND PARCELS



LAND BREAKDOWN

ADDRESS	SITE AREA	PID #	AAN
3617 Barrington Street	13,000 SF	41165838	9765549
3613 Barrington Street	6,500 SF	41165820	9765530
3609 Barrington Street	2,500 SF	41165812	9765522
3607 Barrington Street	3,000 SF	41165804	9765514
3605 Barrington Street	3,125 SF	41165796	9765506
3601 Barrington Street	3,125 SF	41165788	9765492
3593 Barrington Street	7,500 SF	41165762	9765476
3579 Barrington Street	5,000 SF	41165747	9765441
3565 Barrington Street	14,985 SF	41165739	4559096

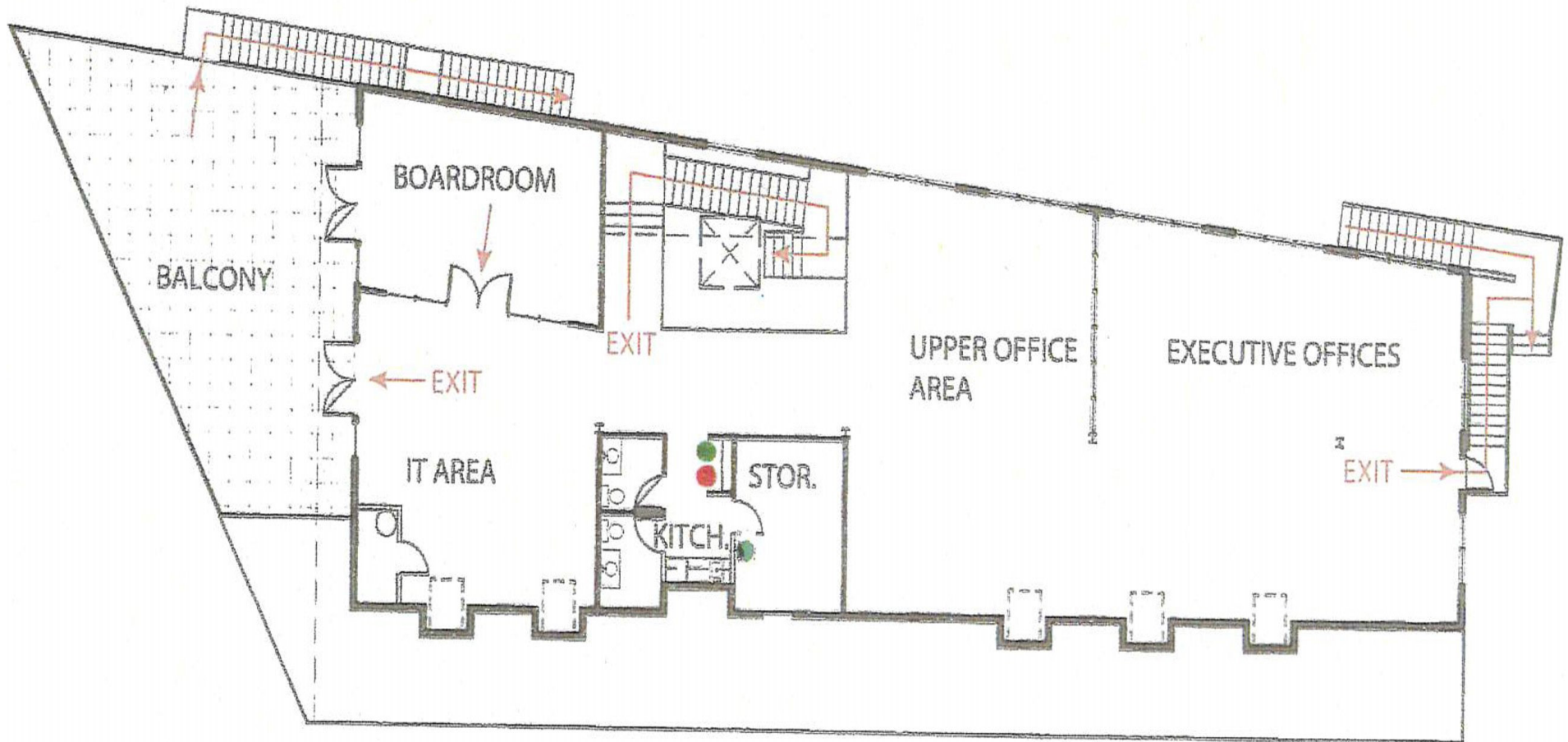
SITE PLAN



FLOOR PLAN | LOWER LEVEL



FLOOR PLAN | UPPER LEVEL

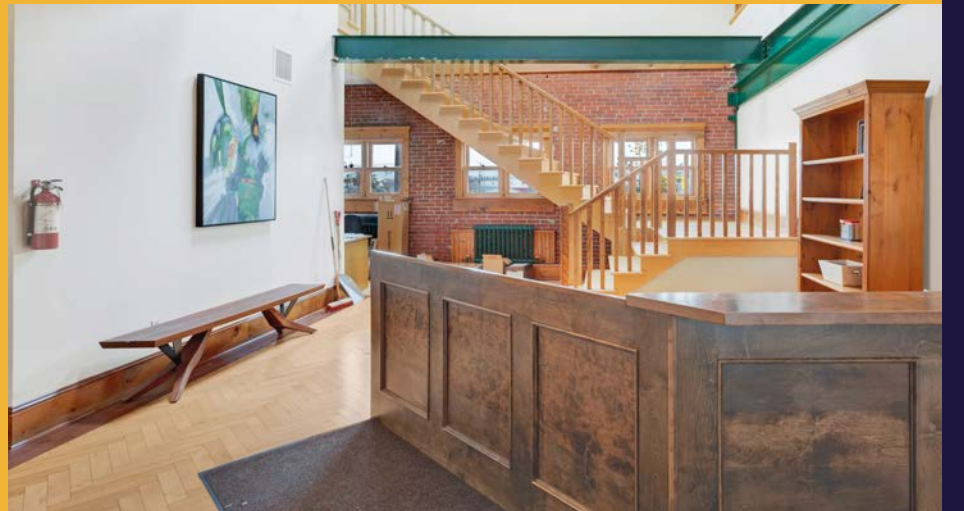


LOCATION INFORMATION

Located in Halifax's thriving North End, the property offers excellent connectivity to key transportation routes, including direct access to Barrington Street and the MacKay Bridge. The area supports a variety of businesses, making it an ideal location for companies looking to take advantage of the North End's growth and accessibility.

- **Quick access to downtown Halifax, and the waterfront.**
- **Close proximity to the MacKay Bridge, providing a direct route to Dartmouth, and much more.**
- **Surrounded by local amenities, including shops, restaurants, and service providers.**
- **Well-served by public transit routes.**





3617 BARRINGTON STREET

HALIFAX
NOVA SCOTIA

FOR SALE OFFICE & LAND

CONTACT

HEATHER MCGEOWN
Associate Vice President
+1 902 449 5488
hmcgeown@cwatlantic.com