

MIXED-USE / REDEVELOPMENT FOR SALE

777 King Street

Mixed-Use - For Sale

777 King Street, Bridgewater, NS B4V 1B6

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777 KING STREET

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Property Type: Mixed-Use (Commercial / Residential)

PID #: 60026010

Building Size: 10,080 SF
Requires Extensive Renovations or Redevelopment

Lot Size: 26,346 SF

Zoning: C1 (Historic Downtown Commercial)

Assessed Owner: Black Seal Properties Ltd.

Assessed Value: \$435,800 (Commercial Taxable 2026)

List Price: \$995,000

PROPERTY OVERVIEW

Located on a high-profile corner property at the intersection of King Street and Victoria Road in Bridgewater's downtown core. The lot includes a 10,080 SF existing building requiring extensive renovations and is approved for redevelopment featuring 75 residential units with 7,475 SF of ground-floor commercial space. Zoned C1 (Historic Downtown Commercial), the property offers a rare opportunity for mixed-use redevelopment in one of the town's most visible and active locations.

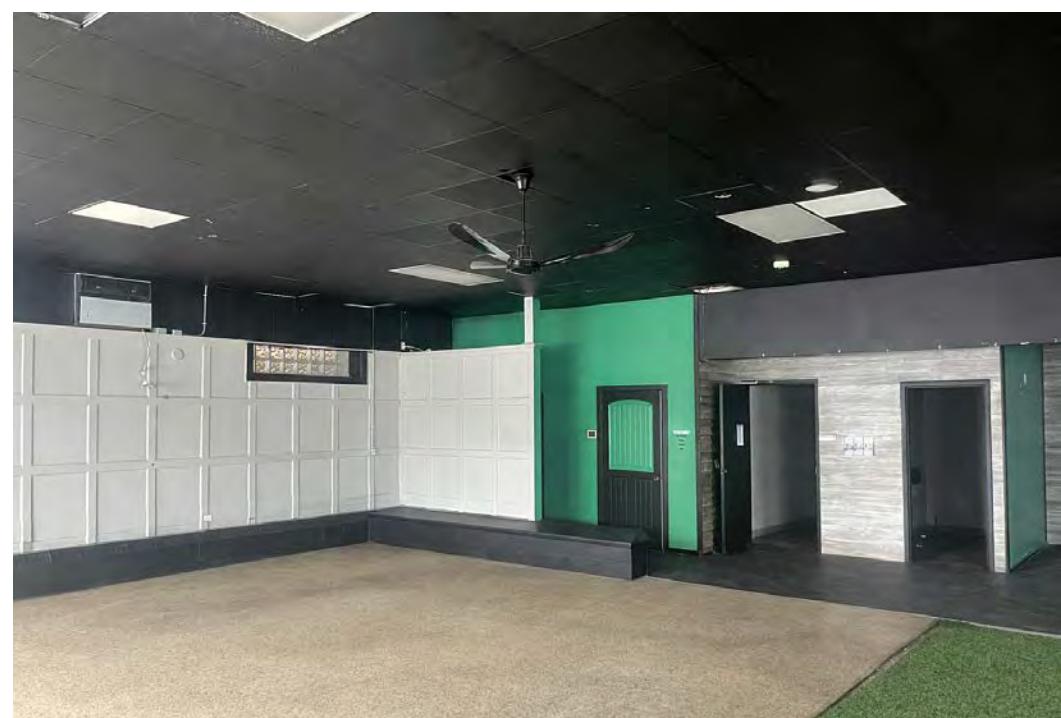
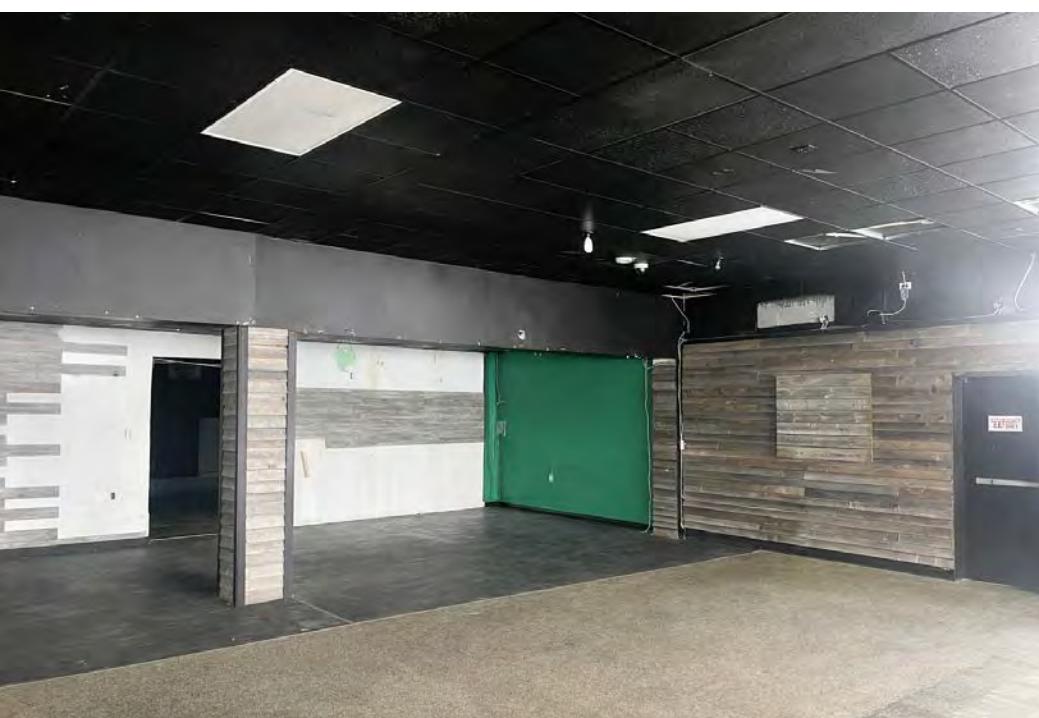
LOCATION OVERVIEW

777 King Street is located in Bridgewater's primary commercial corridor, surrounded by established retail, service businesses, and ongoing redevelopment along King Street and the downtown core. The area benefits from proximity to the Bridgewater Business Park, Atlantic Canada's largest industrial park, home to major employers and a growing base of industrial and service users. With quick access to Highway 103, the property is approximately 80 km (about one hour) from Halifax and Halifax Stanfield International Airport, and minutes from South Shore communities such as Lunenburg and Mahone Bay, offering strong regional connectivity.

PROPERTY PHOTOS

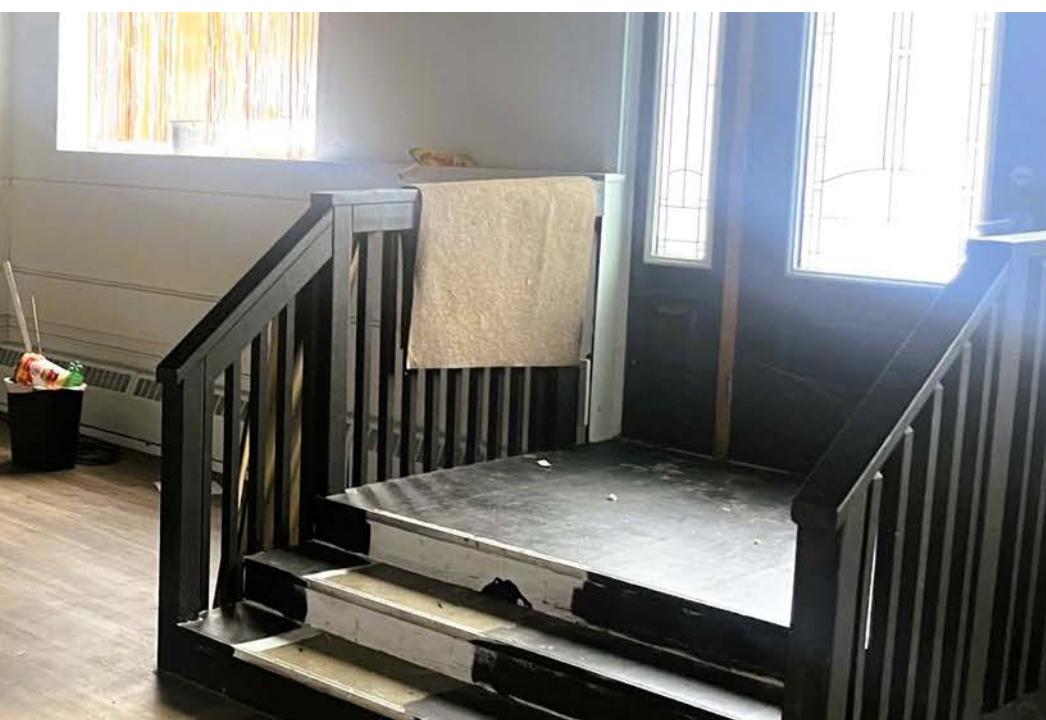
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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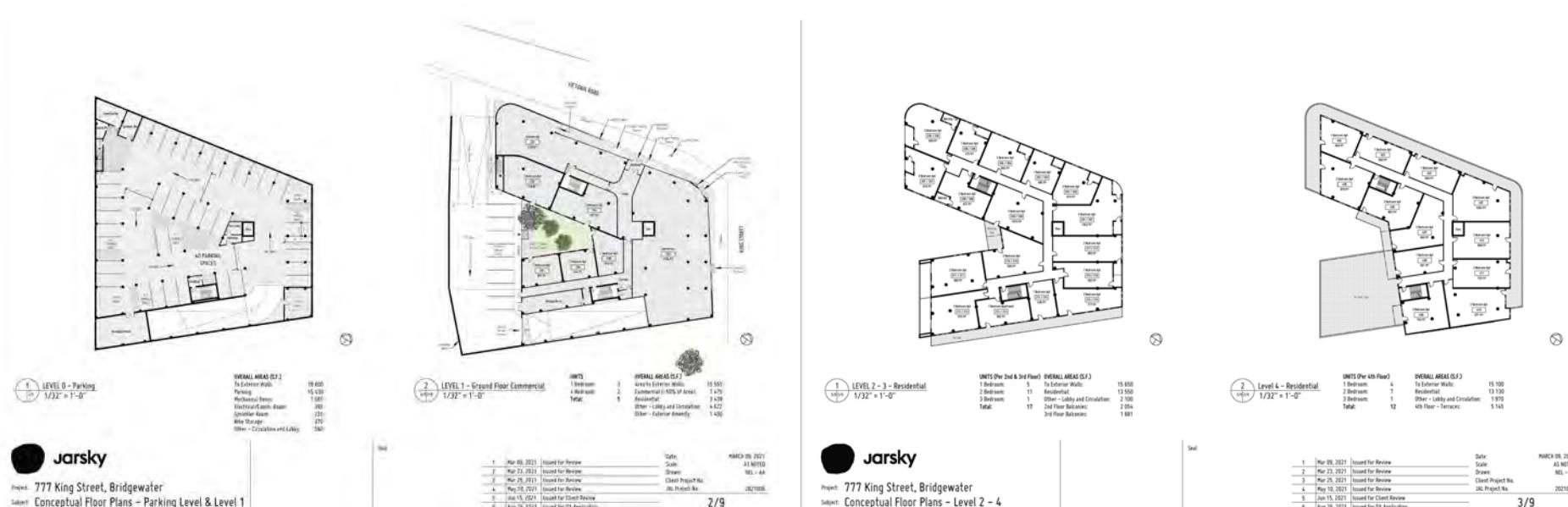
REDEVELOPMENT RENDERINGS

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Site Approved for 75 Residential Units with 7,475 SF of Ground Floor Commercial



REDEVELOPMENT RENDERINGS

777 KING STREET



jarsky

Project: 777 King Street, Bridgewater
Subject: East Elevation

5/9

MARCH 08, 2022			
1	Jan 15, 2021	Issued for Client Review	Officer:
2	Aug 26, 2021	Issued for DA Application	State: AL - MONTG Street: NEL - AA
3	Jan 18, 2022	Revised for DA Application	Client Project No: 20210006
4	Jul 27, 2022	Revised for DA Application	St. Project No:
5			



jarsky

Project: 777 King Street, Bridgewater
Subject: North Elevation

6/9



jarsky

Project: 777 King Street, Bridgewater
Subject: West Elevation

7/9

MARCH 08, 2022			
1	Jan 15, 2021	Issued for Client Review	Officer:
2	Aug 26, 2021	Issued for DA Application	State: AL - MONTG Street: NEL - AA
3	Jan 18, 2022	Revised for DA Application	Client Project No:
4	Jul 27, 2022	Revised for DA Application	St. Project No: 20210006
5			

PROPERTY DESCRIPTION

777 KING STREET



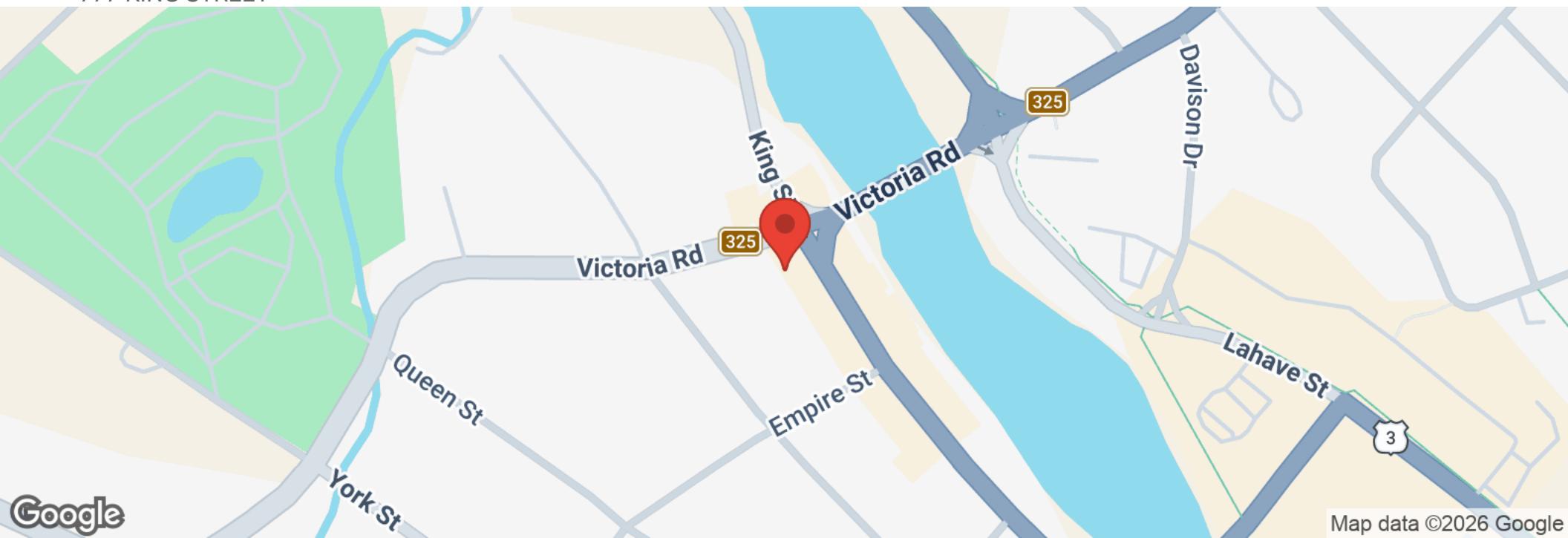
777 King Street in Bridgewater, Nova Scotia sits in the heart of a well-established commercial and service centre on the South Shore, surrounded by a mix of retail, professional services and redevelopment activity along King Street and the historic downtown core. The surrounding area includes long-standing commercial businesses, restaurants, shops and offices, as well as newer retail spaces and office tenants nearby, reflecting ongoing revitalization of the town's main business district.

Bridgewater also benefits from proximity to the Bridgewater Business Park, the South Shore's largest industrial park anchored by major employers like Michelin and a growing number of light industrial, wholesale and service firms, plus expanded highway access via nearby Highway 103 supports logistics and redevelopment opportunities.

Bridgewater is located southwest of Halifax, about a one-hour drive to the Halifax Stanfield International Airport, and within convenient distance of other South Shore centres such as Lunenburg and Mahone Bay, making it a strategic location for commercial and mixed-use investment.

LOCATION MAPS

777 KING STREET



5.2 Historic Downtown Commercial (C1) Zone

5.2.1 Permitted Developments

In addition to all other requirements of this by-law, all development that includes a new or upsized sanitary sewer connection shall adhere to the Special Requirement of the zone regarding the submission of a Downstream Sanitary Sewer Capacity Assessment.

The following developments, up to a maximum of 185m² (1,991ft²) in gross floor area, shall be permitted as-of-right in the Historic Downtown Commercial (C1) Zone subject to the requirements of this By-law:

- Bakeries
- Clubs
- Community Centre
- Convenience Stores
- Courthouses
- Cultural Facilities
- Daycares & Nursery Schools
- Dressmaking & Tailoring
- Educational Uses
- Financial Institutions
- Food Bank, excluding King Street
- Gyms & Fitness Centres
- Hostels
- Hotels
- Household Repair Services
- Libraries
- Marinas
- Motels
- Multi-Unit Residential Development, where the ground floor building frontage is occupied by a commercial use and more than 50% of the ground floor area is used for commercial purposes
- Offices
- Outdoor Markets
- Outdoor Theatres
- Parks
- Parking Lots, excluding King Street
- Parking Structures, excluding the east side of King Street, to a maximum building height of 10m (33ft), where the ground floor building frontage is occupied by a commercial use and more than 50% of the ground floor area is used for commercial purposes
- Places of Assembly
- Places of Entertainment
- Personal Service Shops
- Postal Services
- Restaurants, excluding drive-in, drive-through, and take-out establishments
- Retail Sales
- Single or Two Unit Dwellings, where the ground floor building frontage is occupied by a commercial use and more than 50% of the ground floor area is used for commercial purposes
- Two or Three Unit Dwellings, on all streets excluding King Street
- Wineries and Micro-Breweries

DISCLAIMER

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