MIXED-USE / REDEVELOPMENT FOR SALE

777 King Street

Mixed-Use - For Sale

777 King Street, Bridgewater, NS B4V 1B6

kw COMMERCIAL ADVISORS®

TABLE OF CONTENTS

777 KING STREET

PHIL BOLHUIS
COMMERCIAL REAL ESTATE ADVISOR
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
COMMERCIAL REAL ESTATE ADVISOR
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

Executive Summary	3
Property Photos	4
Redevelopment Renderings	7
Property Description	9
Location Maps	10
Zoning Information	11
Disclaimer	12

EXECUTIVE SUMMARY

777 KING STREET

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:	$899,000

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

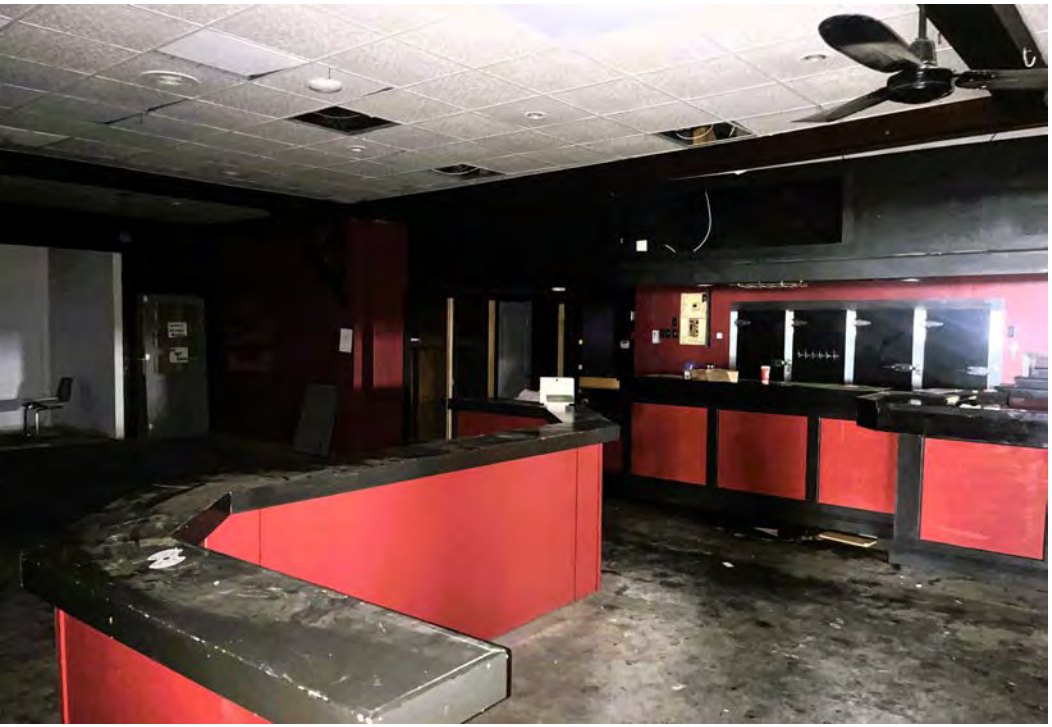
777 King Street is located in Bridgewater's primary commercial corridor, surrounded by established retail, service businesses, and ongoing redevelopment along King Street and the downtown core. The area benefits from proximity to the Bridgewater Business Park, Atlantic Canada's largest industrial park, 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

777 KING STREET

PROPERTY PHOTOS

777 KING STREET



PROPERTY PHOTOS

777 KING STREET

REDEVELOPMENT RENDERINGS

777 KING STREET

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

1	Jan 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL + AA
4	Jul 27, 2022	Revised for DA Application	Client Project No:	
5			JAL Project No:	2021006
6				

5/9

Jarsky

Project: 777 King Street, Bridgewater

Subject: North Elevation

1	Jan 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL + AA
4	Jul 27, 2022	Revised for DA Application	Client Project No:	
5			JAL Project No:	2021006
6				

6/9

Jarsky

Project: 777 King Street, Bridgewater

Subject: West Elevation

1	Jan 15, 2021	Issued for Client Review	Date:	MARCH 09, 2021
2	Aug 26, 2021	Issued for DA Application	Scale:	AS NOTED
3	Jan 18, 2022	Revised for DA Application	Drawn:	NEL + AA
4	Jul 27, 2022	Revised for DA Application	Client Project No:	
5			JAL Project No:	2021006
6				

7/9

PROPERTY DESCRIPTION

777 KING STREET

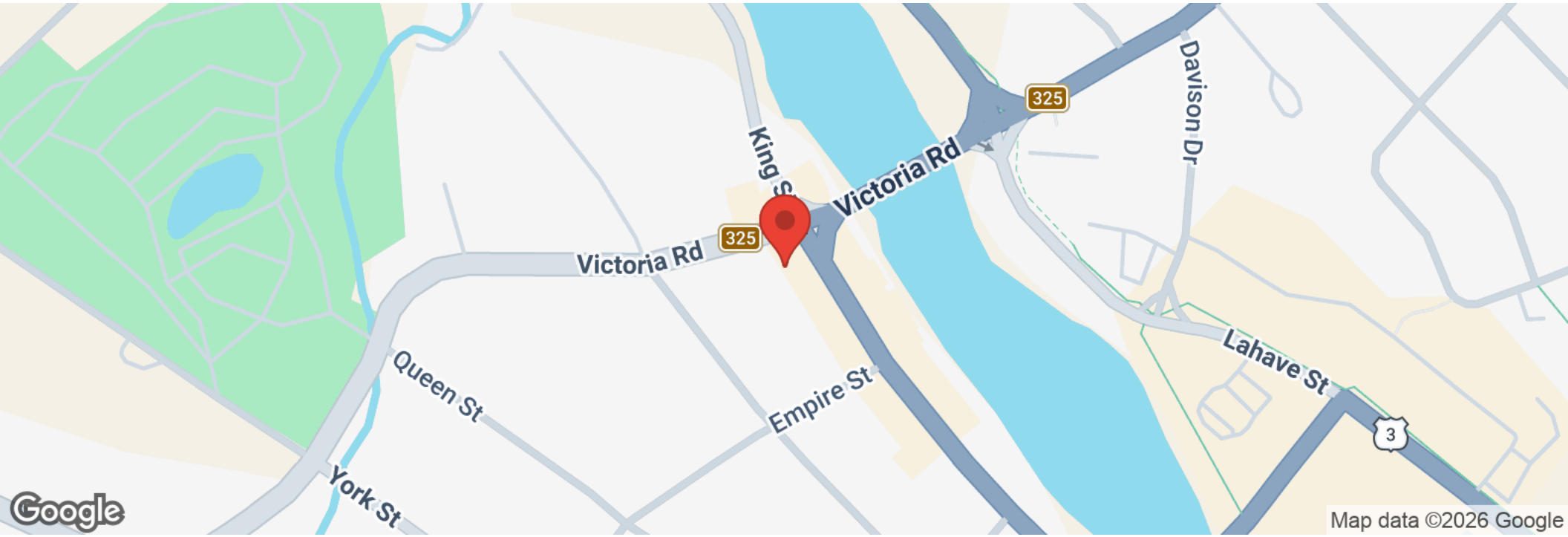
777 King Street in Bridgewater, Nova Scotia sits in the heart of a well-established commercial and service centre on the South Shore, surrounded by a mix of retail, professional services and redevelopment activity along King Street and the historic downtown core. The surrounding area includes long-standing 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

777 KING STREET

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL ADVISORS
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

PRESENTED BY:

PHIL BOLHUIS
Commercial Real Estate Advisor
O: (902) 407-2854
C: (902) 293-4524
philbolhuis@kwcommercial.com

MATT OLSEN
Commercial Real Estate Advisor
O: (902) 407-2492
C: (902) 489-7187
mattolsen@kwcommercial.com
Nova Scotia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.