

**CBRE**

TRANSFORMATIONAL

# MIXED-USE SITE IN DOWNTOWN HALIFAX

1983 UPPER WATER  
STREET, HALIFAX, NS



LOT LINES ARE APPROXIMATE



# THE OFFERING

CBRE Limited, as exclusive advisor for the owner, is excited to present 183 Upper Water Street in Halifax for sale. This truly unique opportunity includes  $\pm 4.6$  acres of waterfront land in downtown Halifax.

183 Upper Water Street is located at the nexus of Halifax's Central Business District and the new Cogswell Neighbourhood offering an extraordinary opportunity for retail, commercial, hotel and residential uses. Positioned immediately adjacent to the iconic Purdy's Wharf, this is a world-class development opportunity.

A preliminary massing study for 183 Upper Water Street has been prepared indicating that  $\pm 1.8$  million square feet of buildable density is achievable on-site.

Currently, the Site is home to the Halifax location of Casino Nova Scotia. On Closing, the purchaser and the operators will enter into a leaseback while the operator develops a new casino location.

## FOR MORE INFORMATION, PLEASE CONTACT:

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**IMMENSE FUTURE  
POTENTIAL**



**SIGNIFICANT SCALE  
 $\pm 1,800,000$  SFB**



**$\pm 4.6$  ACRES OF  
WATERFRONT LAND**

Please note that this is a conceptual rendering only and does not reflect the permitted built form or densities, which are documented separately. The mid-rise portion and the link connecting the podium above street level along Upper Water Street have been removed for visualization purposes only. Additionally, the lower podium between the lower towers has been removed.

# WHY HALIFAX

## A THRIVING ECONOMIC HUB POISED FOR CONTINUED GROWTH

Downtown Halifax has experienced a remarkable transformation, marked by premium mixed-use developments and award-winning amenities. Recent projects such as Queen's Marq and The Cunard have redefined the waterfront.

The opportunity at 1983 Upper Water Street is truly generational: an opportunity to purchase a large parcel on the Halifax Waterfront and redefine the city skyline.



### Economic Hub of Atlantic Canada

Halifax features the highest concentration of health care facilities in Atlantic Canada, a variety of ocean and transportation industries, a growing tech sector, Canada's largest military infrastructure cluster, the postsecondary hub of the region, and the regional base for most finance, insurance, and real estate firms.

### Top Market for Investment

Halifax's economic diversity and resilience is validated by REALPAC's recent Canada Annual Property Index from 2025. In that report, Halifax ranked as the top market in Canada with an annual total return (all property types) of 10.7%, more than double the next closest market.

### A Military Port City

Halifax's largest employer is the Department of National Defence and the City serves as the eastern port for the Royal Canadian Navy and two-thirds of its fleet. The City is positioned to benefit significantly from increased military spending commitment to increase annual defence spending, rising from 1.3% of GDP (\$31B) to 5% of GDP (\$121B) a 350% increase.

### Shipbuilding and Repair

The current shipbuilding program is the largest public outsourcing contract in Canadian history, with an estimated 30-year life span, for as many as 23 combat vessels (Arctic and Offshore Patrol Vessels and the River Class Destroyers) with a total value exceeding \$60 billion.

### Tech Talent and the Educated Workforce

Halifax boasts a highly educated population, supported by seven universities and colleges, including Dalhousie University and Saint Mary's University. The city is a growing tech hub, attracting talent in a variety of industries, supported by accelerators and innovation districts. Halifax scored #2 in CBRE's 2025 Tech Talent Report for emerging markets.

### Strategic Location and Transportation Infrastructure

Halifax's deep-water port is one of the closest North American ports to Europe, handling significant container traffic and supporting global trade. The city also benefits from strong air connectivity and rail infrastructure, making it a logistics and distribution gateway.



1983 UPPER  
WATER STREET

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