



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

Aaron Ferguson, SIOR

Executive Vice President | Nova Scotia
+1 902 818 1111
Aaron.Ferguson@colliers.com

Matthew Graham

Senior Sales & Leasing Representative
+1 902 210 5096
Matthew.Graham@colliers.com

Accelerating success.



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

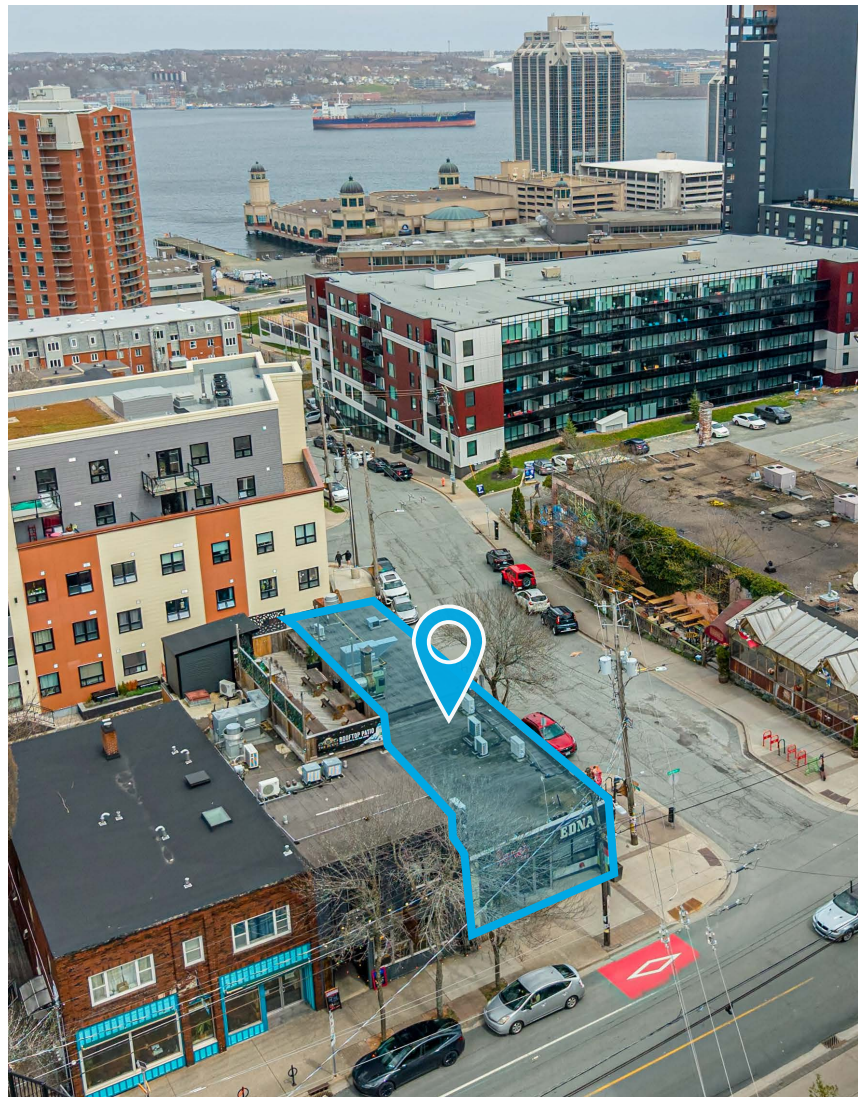
Contact listing agent for financial details

collierscanada.com

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



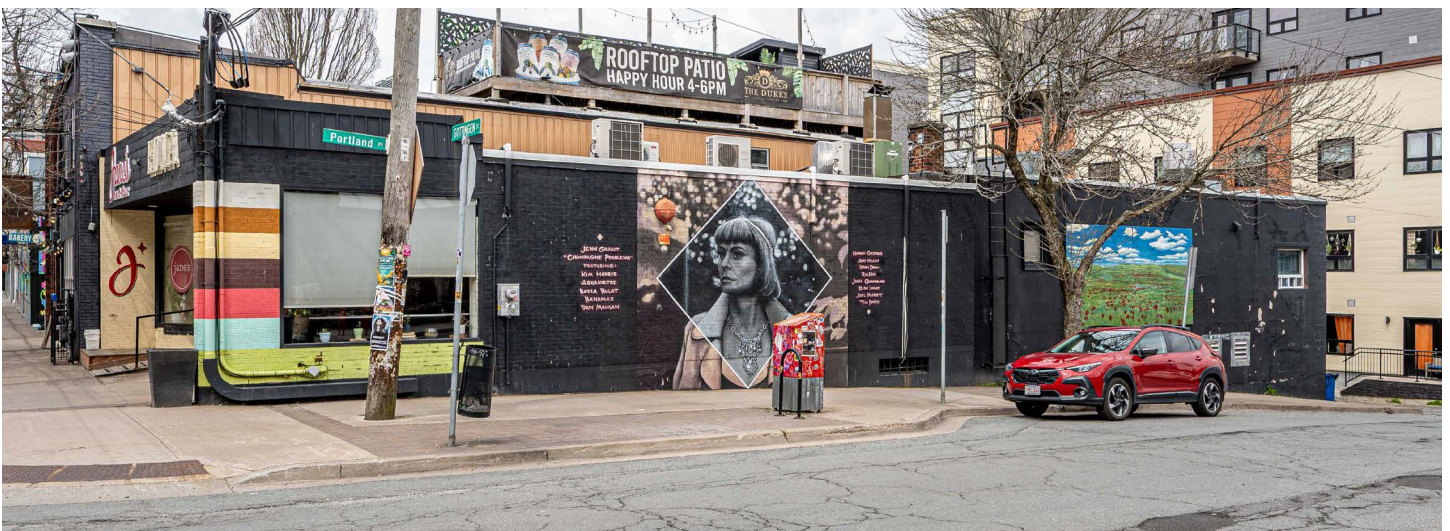
Flourishing Neighbourhood

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



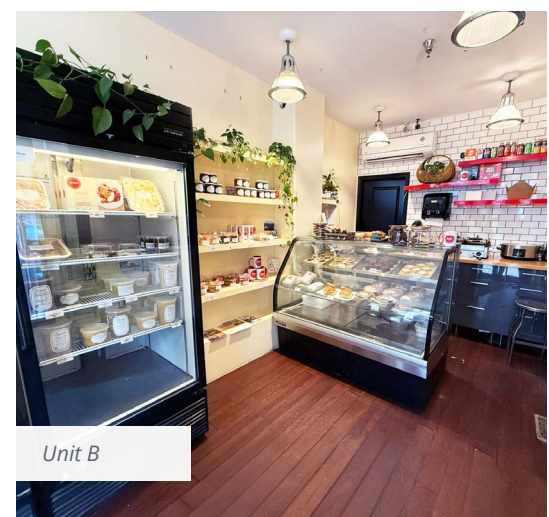
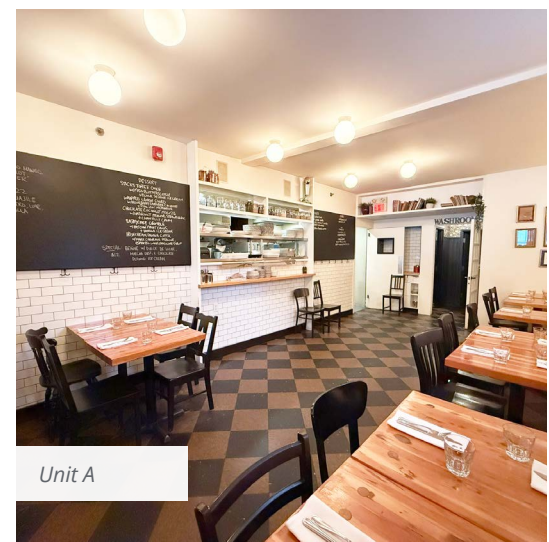
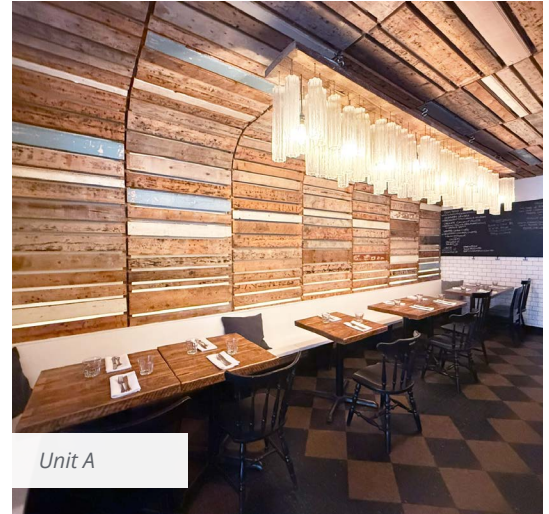
Complementary Surrounding Uses

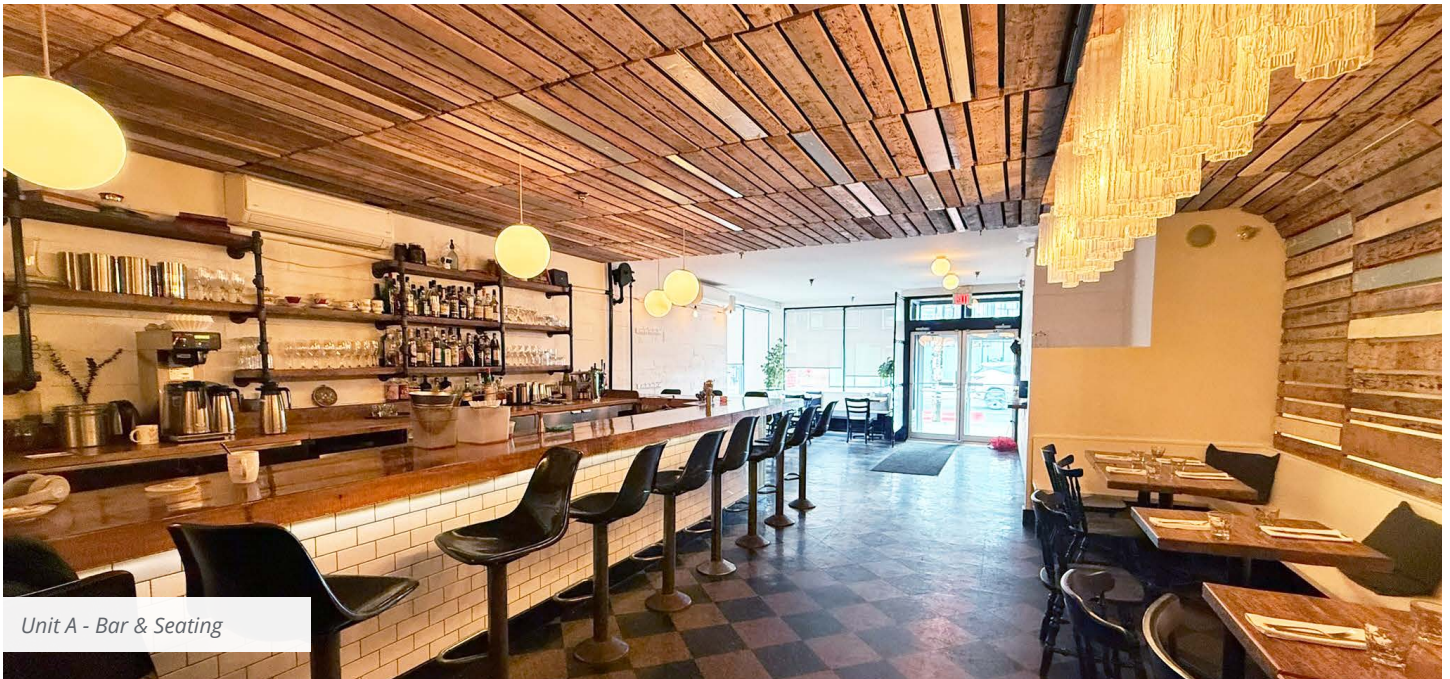
The immediate neighbourhood is a harmonious mixture of residential and commercial uses



Property Overview

Property Type	Retail/ Street Front
Number of Stories	One plus basement
Building Area	2,600 SF - Unit A 2,883 SF - Unit B 5,483 SF - Total Building Area *Measurements to be verified
Year Built	Circa 1960
Site Area	2,740 SF
Foundation	Concrete
Exterior Walls	Finished with face brick
Roof	Built-up asphalt and gravel roofing system
Windows/ Doors	Commercial grade double paned glass units in modern aluminum frames
Interior Finishing	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
Heating/ Cooling	Rooftop HVAC units
Lighting	Fluorescent and LED fixtures
Sprinkler	A wet sprinkler system provides fire suppression throughout the entire building
Parking	No on-site parking.

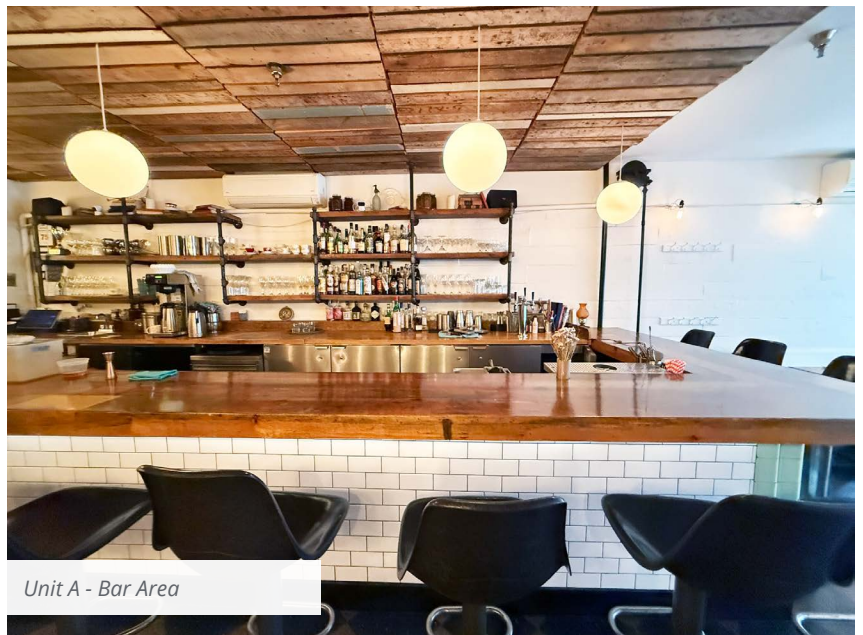




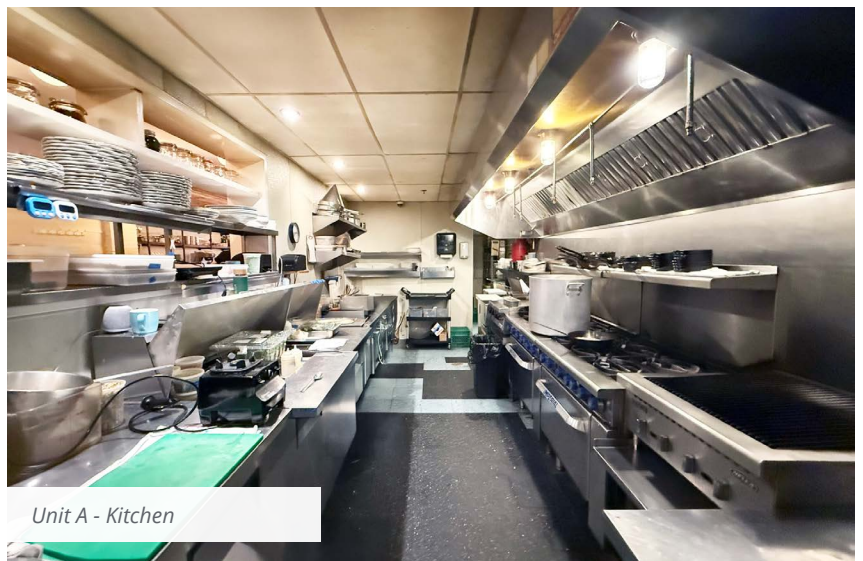
Unit A - Bar & Seating



Unit A - Hallway & Washrooms



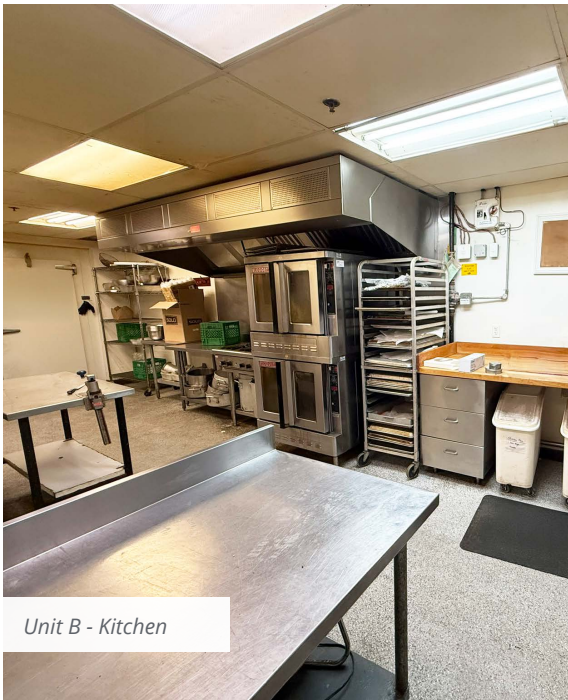
Unit A - Bar Area



Unit A - Kitchen



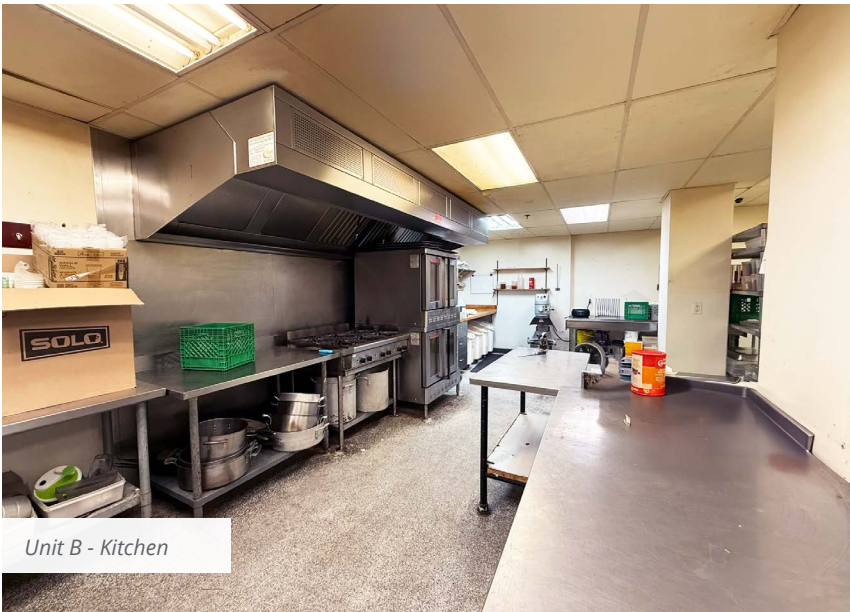
Unit B - Front Retail Area



Unit B - Kitchen



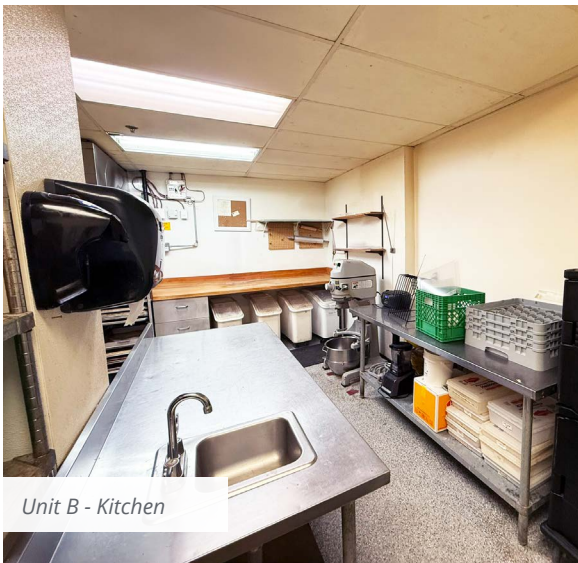
Unit B - Kitchen



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



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%



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Matthew.Graham@colliers.com

Colliers Atlantic

2 Ralston Ave, Suite 100,
Dartmouth, NS B3B 1H7

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