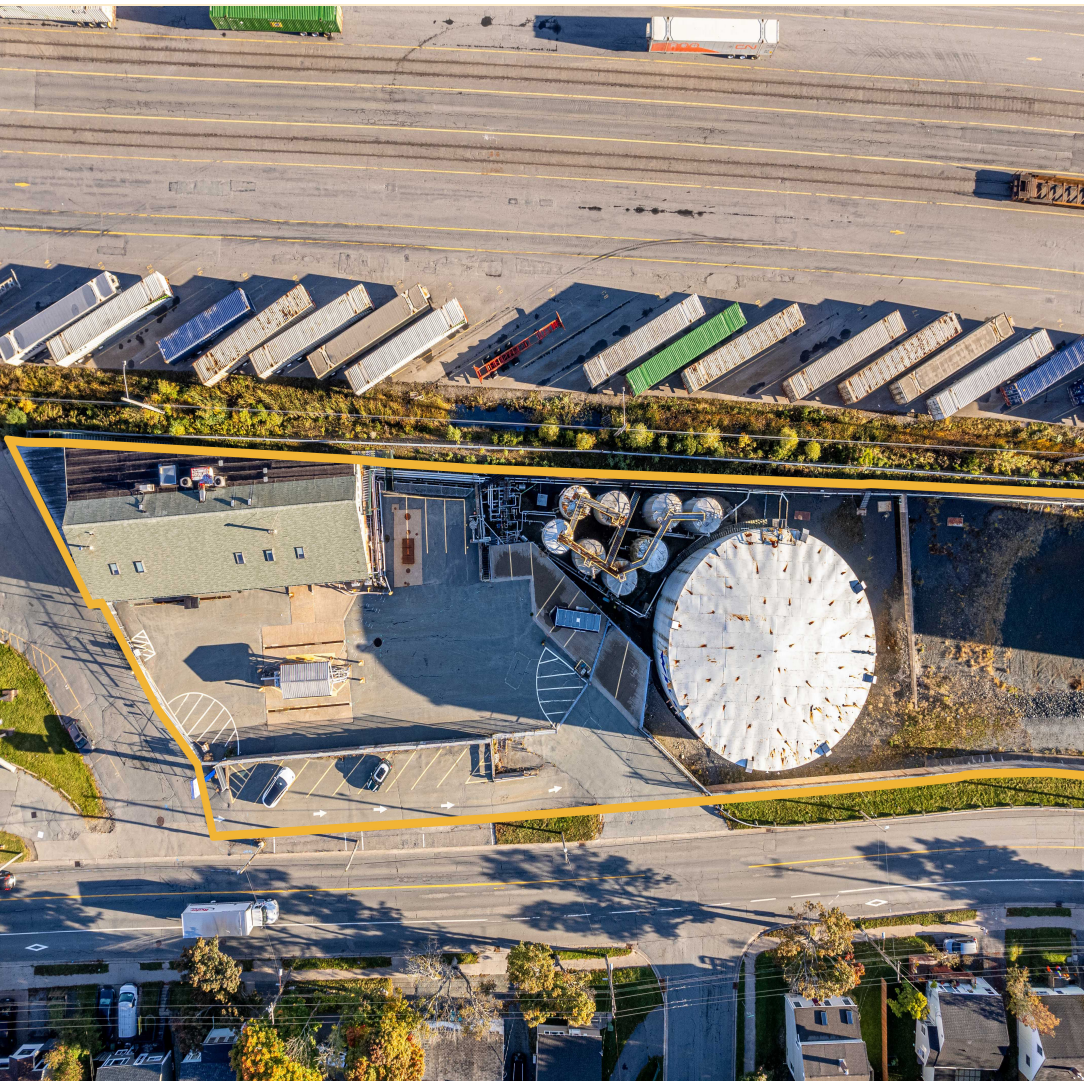


# 3617 BARRINGTON STREET

**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



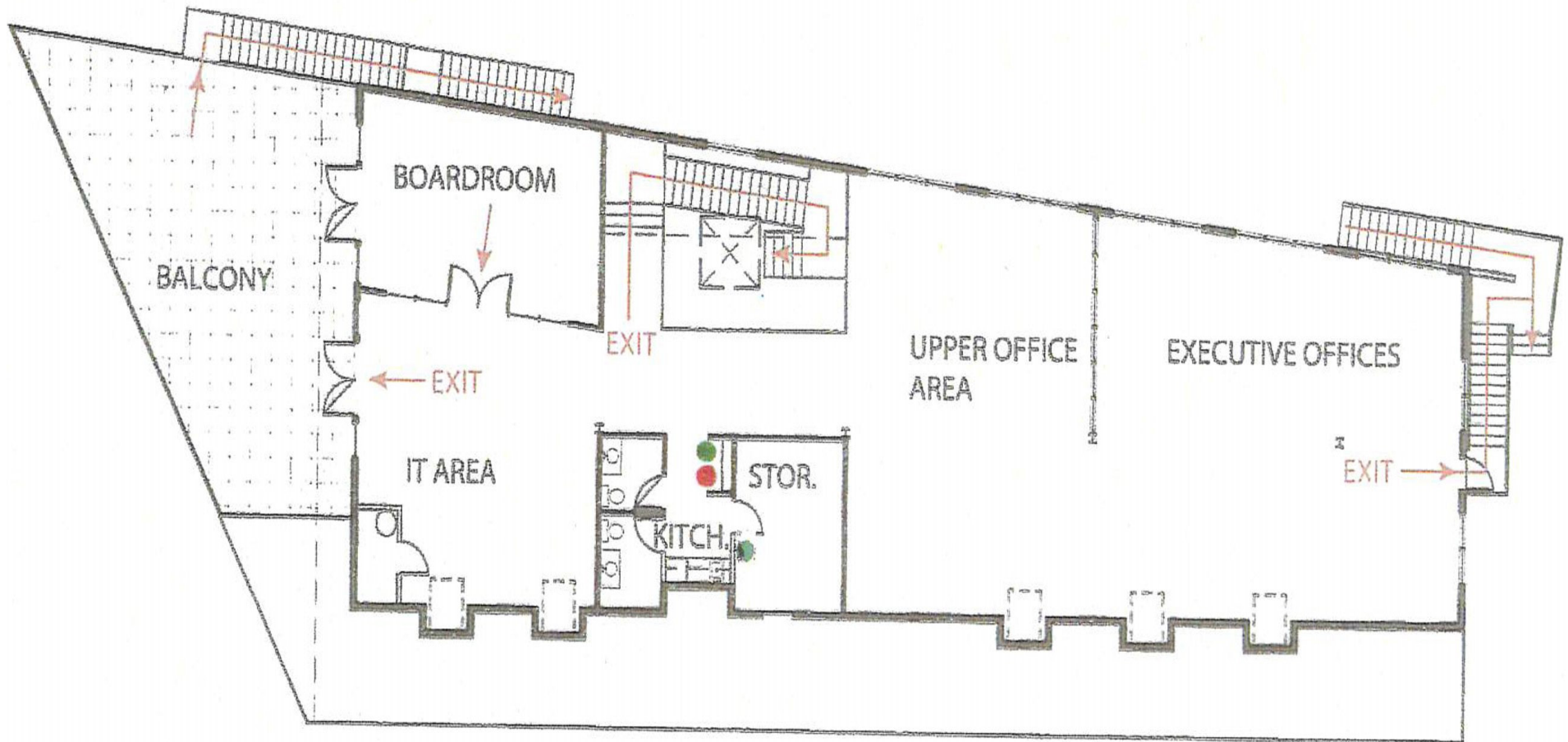
12,300 SF  
OFFICE BUILDING

EXISTING PETROLEUM  
STORAGE

# FLOOR PLAN | LOWER LEVEL



# FLOOR PLAN | UPPER LEVEL

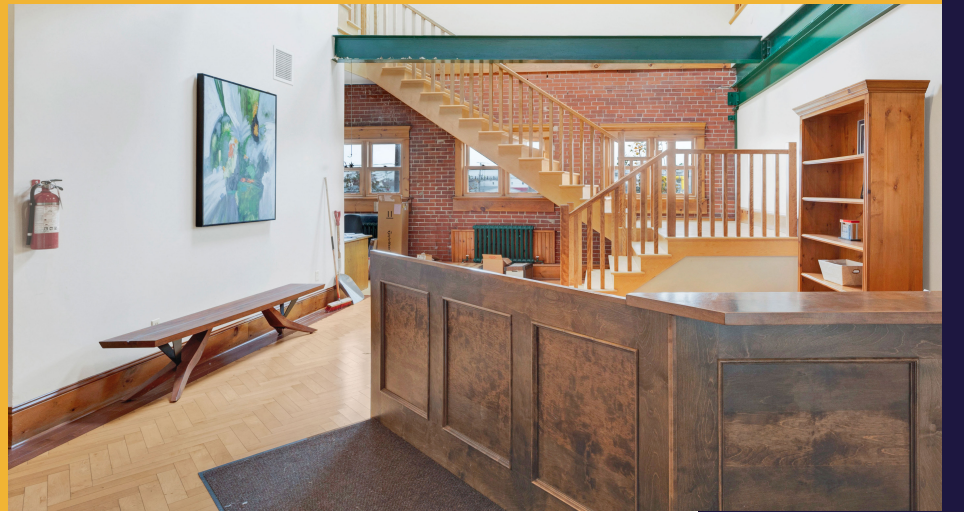


# LOCATION INFORMATION

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

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## CONTACT

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