

RARE INVESTMENT OPPORTUNITY

292-298 GRANVILLE STREET

Bridgetown, Nova Scotia



A full town block. A rare canvas. A ready opportunity

 CUSHMAN &
WAKEFIELD
Atlantic



ONE BLOCK. UNLIMITED DIRECTION.

A creative cornerstone in Bridgetown, ready for reinvention.

Own an entire town block at the heart of Bridgetown's core. With over 49,000 sq. ft. across three parcels—including a striking former church with gallery roots—this site offers a rare canvas for residential development, creative reuse, or a bit of both.

Zoned R2 & C1 and serviced by town water and sewer, the property invites bold ideas: convert the existing structure, develop multi-unit housing, or stage the site over time. With all four sides exposed to public streets, visibility and flexibility are built-in.



AT A GLANCE

This full-block site in Bridgetown spans just over 49,000 sf across three adjacent parcels, offering frontage on four public streets. Zoned R2 & C1 and fully serviced, the property blends structure, scale, and flexibility, ideal for a range of residential or adaptive reuse concepts.

Quick Stats

- Total Site Area:** 49,140.61 sf
- Parcels:** Three (3) contiguous lots
- Zoning:** R2 & C1 (permits multi-unit residential & commercial)
- Services:** Connected to town water & sewer
- Street Frontage:** full block visibility
- PID#s:** 05148036, 05147087 & 05147921



298 Granville Street | Church

17,061 sf Lot | 05148036 | C1 Zoning
Decommissioned church currently used as an art gallery, event space, and primary residence.



292 Granville Street | House

16,061 sf Lot | 05147087 | R2 Zoning
Structurally solid century home in need of update and repairs (Approx. 210 years old)



Post Office Street Lot

16,073 sf Lot | 05147921 | R2 Zoning
Vacant land parcel with easy access

OPPORTUNITY HIGHLIGHTS

This isn't just about land, it's about potential. Whether you're envisioning multi-unit housing, creative reuse, or phased development, this site invites bold thinking in the heart of a revitalizing community.



Architectural Anchor

The church provides a distinctive built form, ideal for preservation, adaptive reuse, or a dramatic redevelopment centrepiece, and is currently zoned C1 - allowing for commercial uses.



Rendering- Ready

A conceptual rendering shows two 12-unit residential buildings alongside a re-imagined church, proving feasibility and sparking what's possible.



Full Block Control

Four street frontages make access and staging simple, whether you phase in construction or develop all at once.



Single-Family Home

Adjacent single-family century home parcel (292 Granville Street) is available for sale separately from the full block.



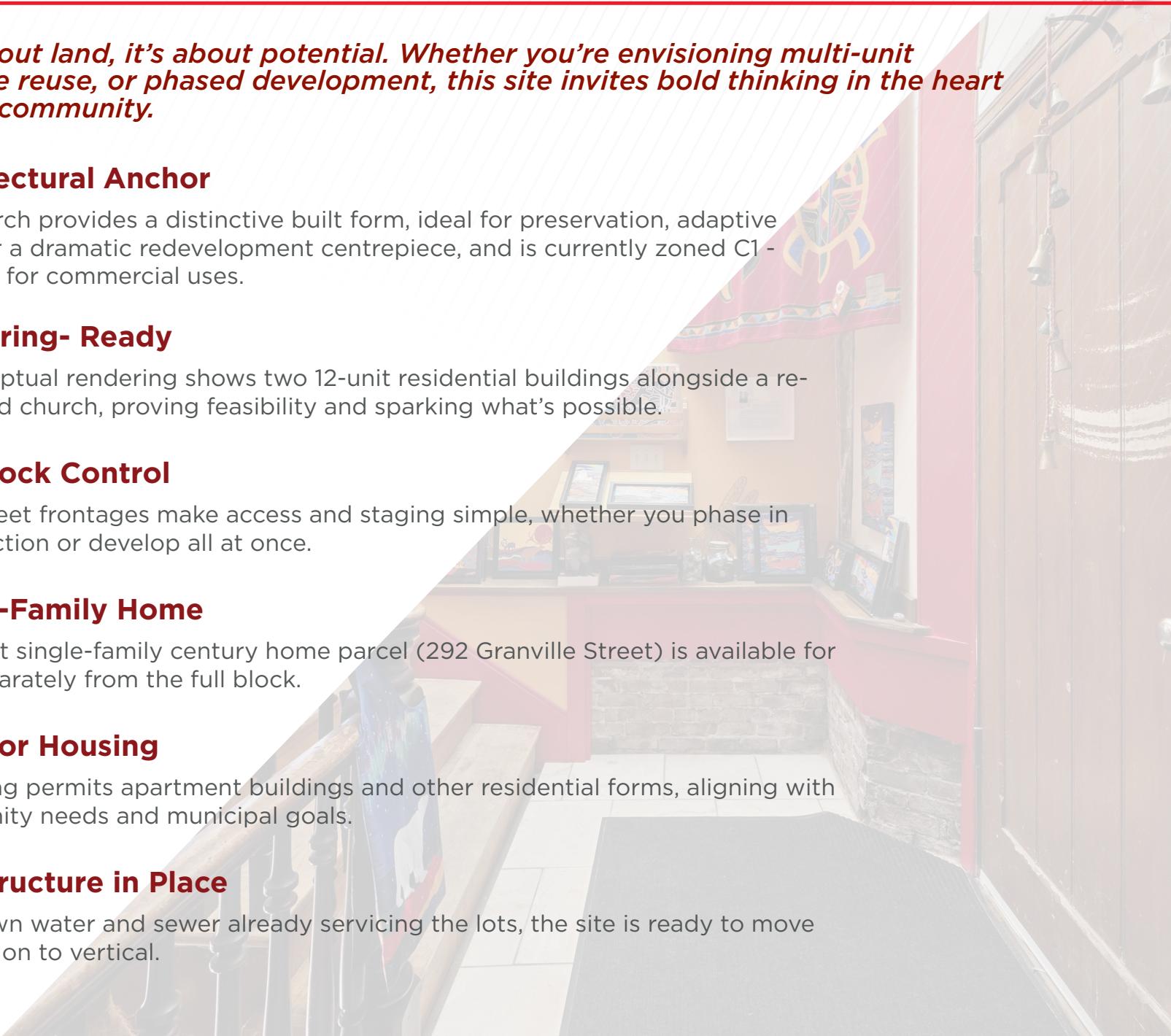
Zone for Housing

R2 zoning permits apartment buildings and other residential forms, aligning with community needs and municipal goals.

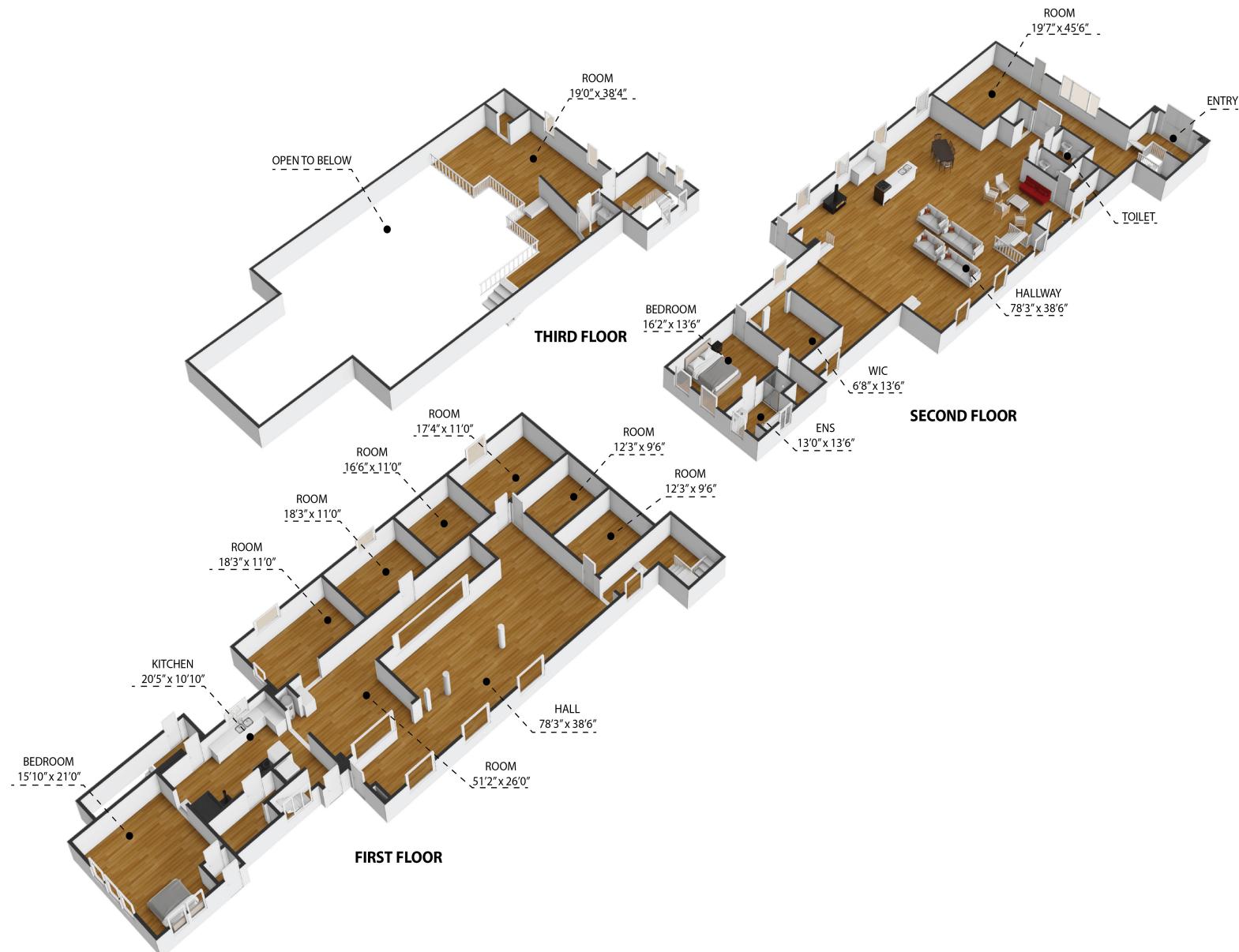


Infrastructure in Place

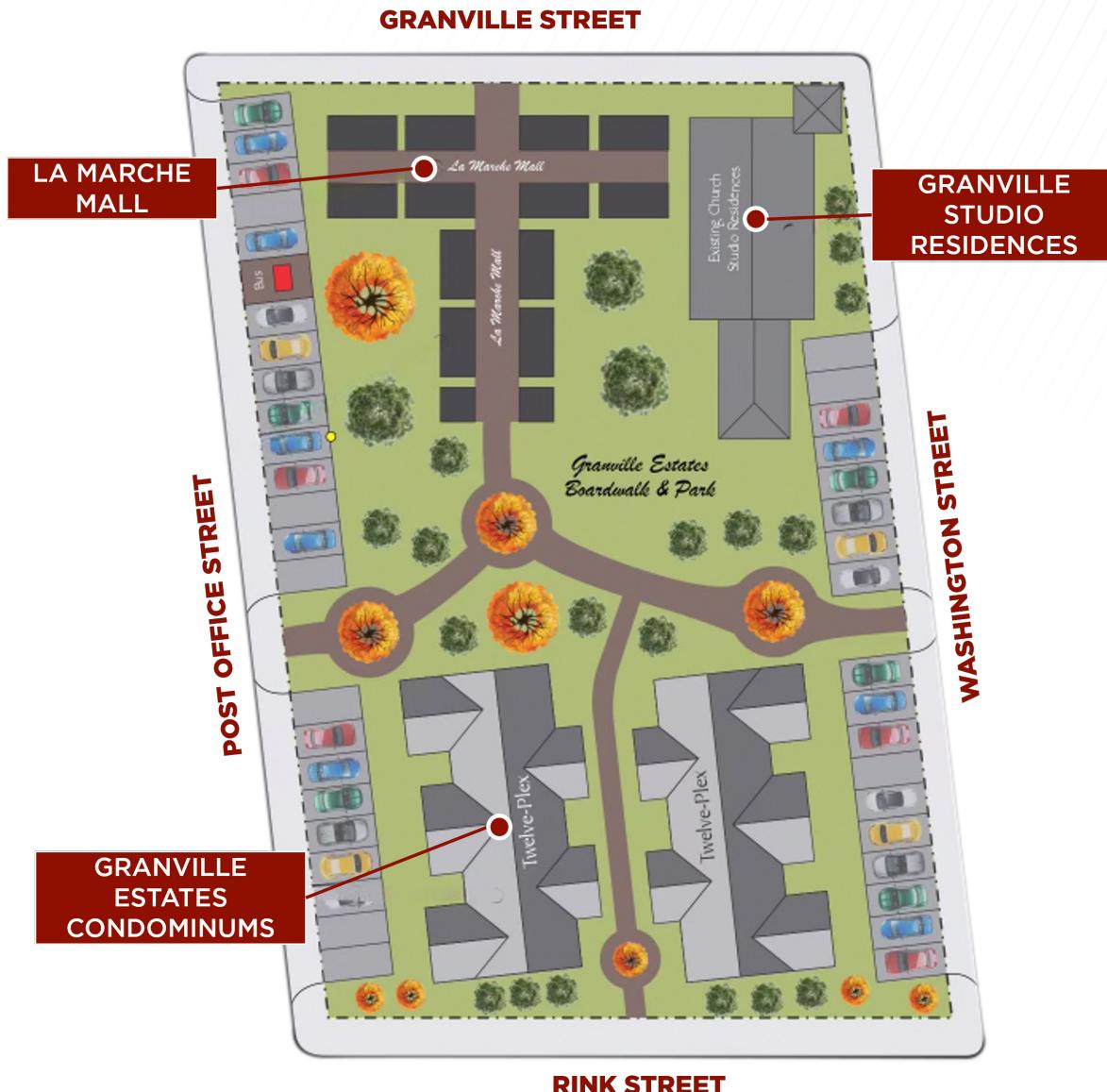
With town water and sewer already servicing the lots, the site is ready to move from vision to vertical.



FLOOR PLAN | THE CHURCH



DEVELOPMENT POTENTIAL



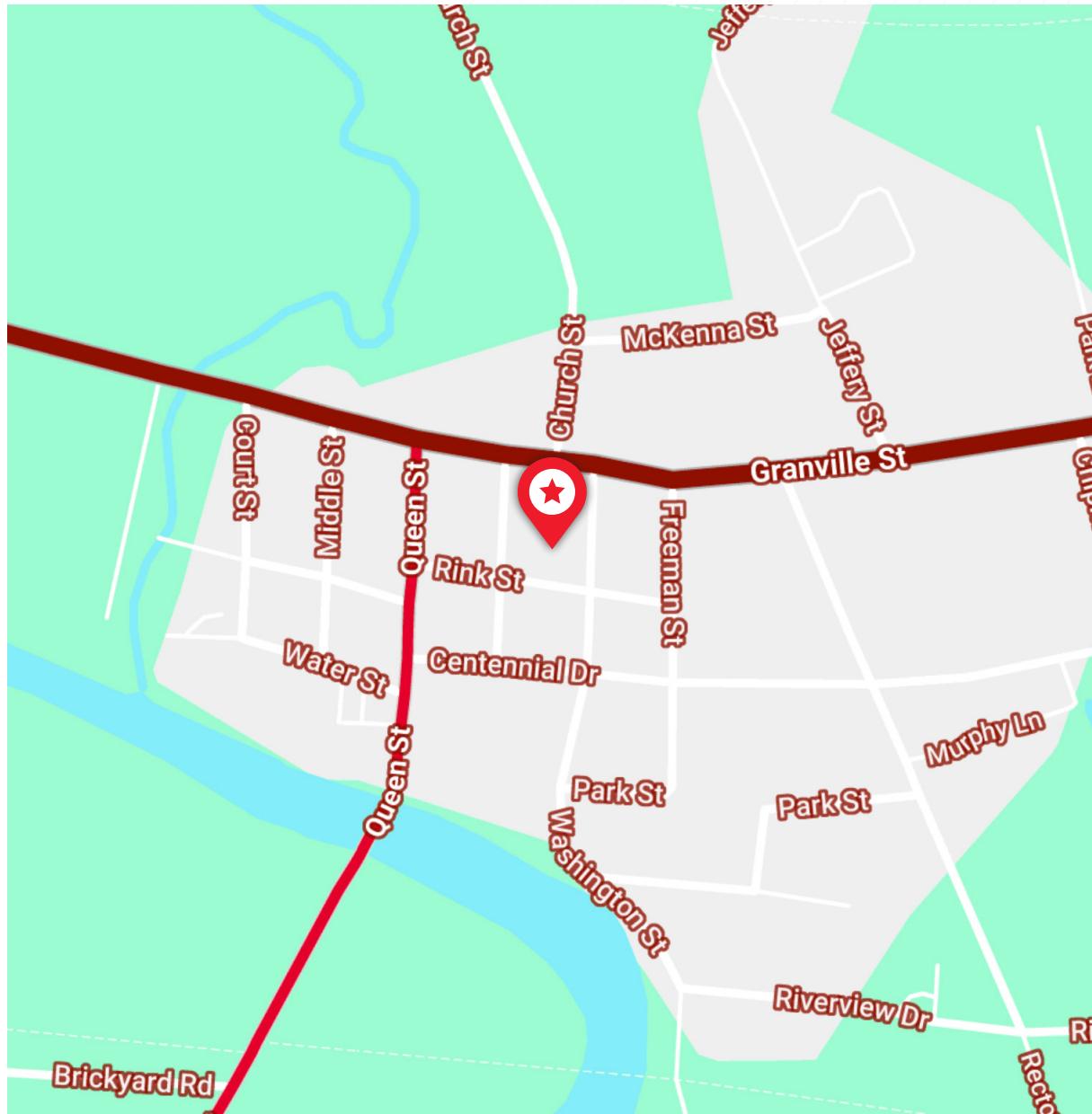
A Site That Suggests Its Own Future

This conceptual site plan illustrates the full-block potential of 292-298 Granville Street.

Designed for walkability, balance, and adaptive use, it combines commercial energy, residential opportunity, and green space on a form that fits the scale of Bridgetown.

- **GRANVILLE ESTATES CONDOS**
Positioned along the southern edge of the block, two “twelve-plex” residential buildings and 24 well-appointed condo units offer scale-appropriate housing with modern design.
- **LA MARCHE MALL**
A proposed open-air retail zone with flexible micro-commercial units—ideal for local makers, food vendors, or pop-up activations. Designed for a modular layout with accessible amenities.
- **STUDIO RESIDENCES**
Within the re-purposed church building, 15 studio loft units maintain the site’s architectural legacy while introducing character-rich housing options.
- **COMMUNITY GREEN SPACE**
The centrepiece: a landscaped green court that connects each component of the site, creating a walkable interior with space for gathering, leisure, and informal performance.

THE LOCATION



DEMOGRAPHICS BRIDGETOWN, NS

970

POPULATION

54

MEDIAN AGE

\$50,400

MEDIAN HOUSEHOLD INCOME

514

TOTAL DWELLINGS

Small-Town Charm Meets Scaled Potential.

Bridgetown is quiet, but not static. This riverside town in the heart of Annapolis County offers a walkable main street, engaged community, and proximity to growing regional hubs. Whether you're building homes, a cultural hub, or a mixed-use node, the setting is both grounded and forward looking.

PHOTOS



PHOTOS



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