

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.

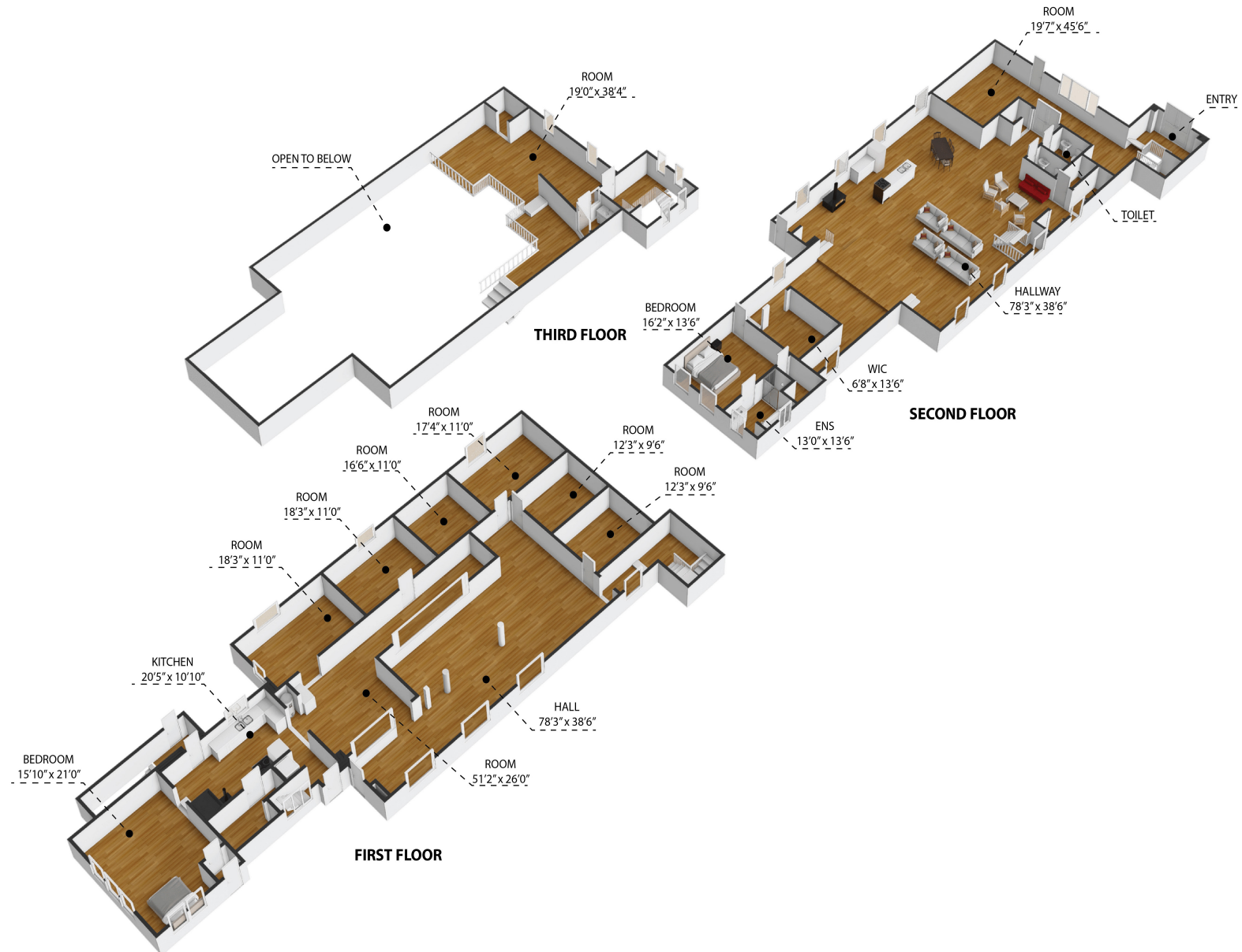


## Infrastructure in Place

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

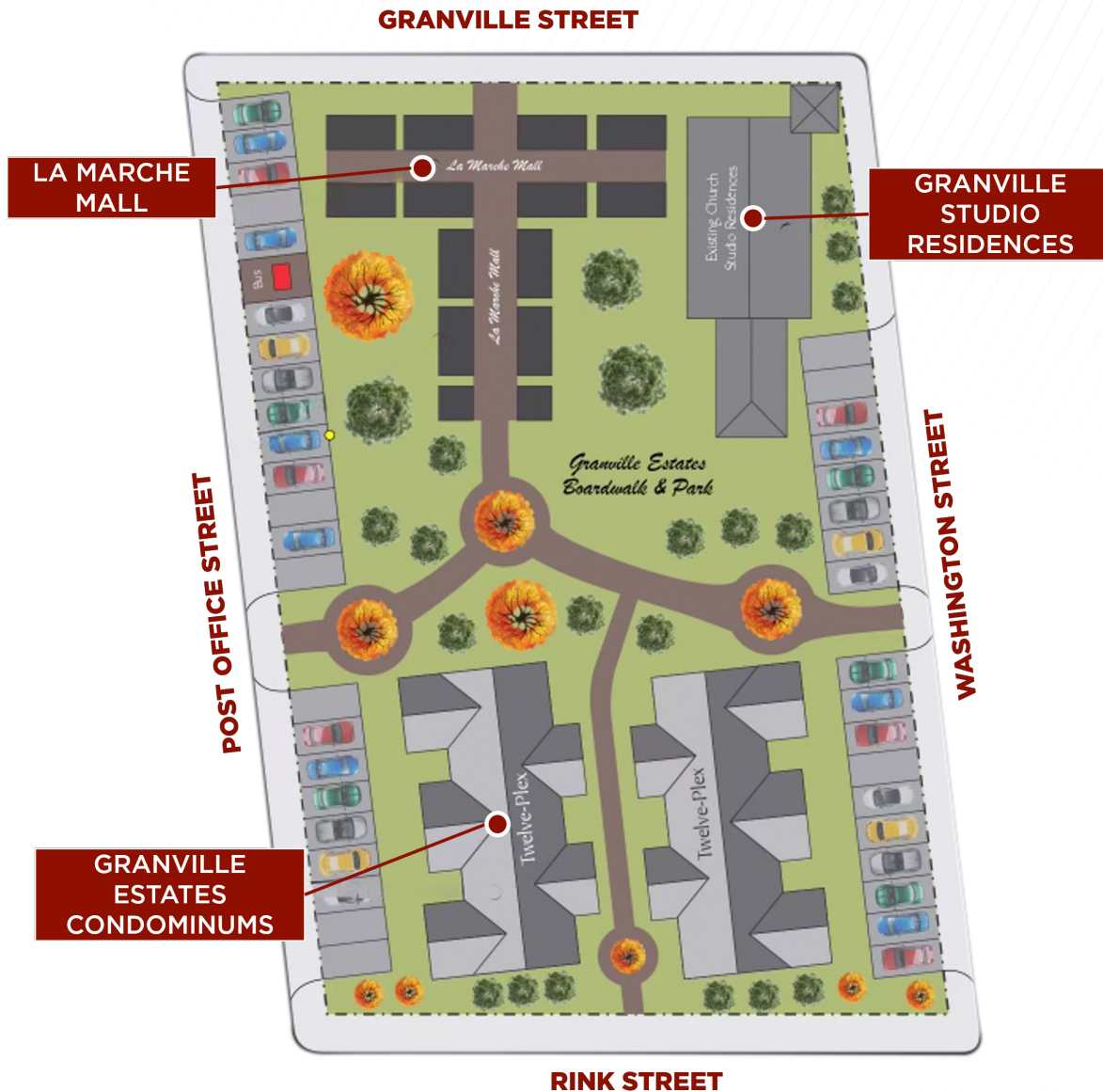


# FLOOR PLAN | THE CHURCH





# DEVELOPMENT POTENTIAL



## *A Site That Suggests Its Own Future*

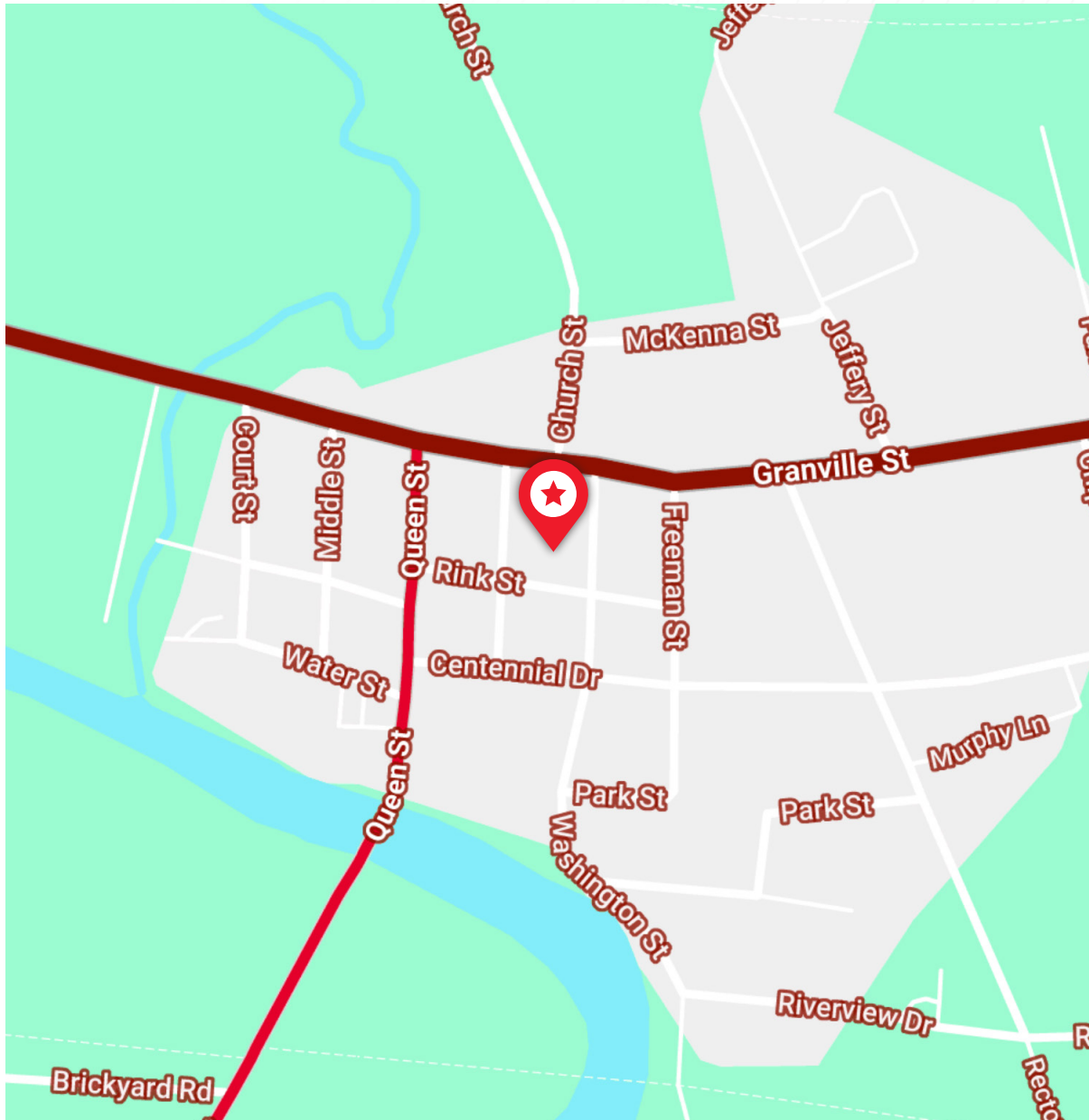
This conceptual site plan illustrates the full-block potential of 292-298 Granville Street.

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 MARCHÉ 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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