

FOR LEASE

238 Charlotte Street,
Sydney, N.S.



ROI Group

Commercial Real Estate Advisors

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UNIT OVERVIEW

Located in the heart of downtown Sydney this space features 5,000 sf +/- of main floor space with soaring 24' ceilings and ornate finishes. There is also an additional 2,000 sf +/- of mezzanine level accessed via an interior stairwell with open display, storage areas, kitchenette and washroom.

The full basement can be access from this unit and features 7,000 sf +/- of partially finished space, primarily used for storage. The basement can also be accessed from the rear of the building. Use of this space is to be negotiated separately from the main floor area.

This is truly a unique space and could be adapted for several uses including large format retail uses, hospitality, office or speciality use.

ASKING PRICE

Negotiable

**For more information, please contact
Peter Constable
902.753.7009**

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Main Floor Interior-----

Floors	Laminate
Walls	Painted Gyproc, Exposed Treated Concrete
Ceilings	Acoustic Drop Tile
Windows	Commercial Grade Aluminium, Double Glazed
Doors	Commercial Grade Aluminum/Glazed, Wood
Washrooms	1 x 2 Piece
Electrical	200 amp c/b
Heating /Cooling	Heat Pump

Mezzanine Level Interior-----

Floors	Vinyl
Walls	Painted Gyproc, Wood Panel
Ceilings	Painted Gyproc,
Windows	Double Glazed, Wood
Doors	Commercial Grade Aluminum/Glazed, Wood
Washrooms	1 x 2 Piece
Electrical	100 amp c/b
Heating	Oil/Hot Water

Lower Level Interior-----

Floors	Vinyl, Concrete
Walls	Painted Gyproc, Concrete Block
Ceilings	Drop Tile, Painted Gyproc, Unfinished
Washrooms	Roughed In

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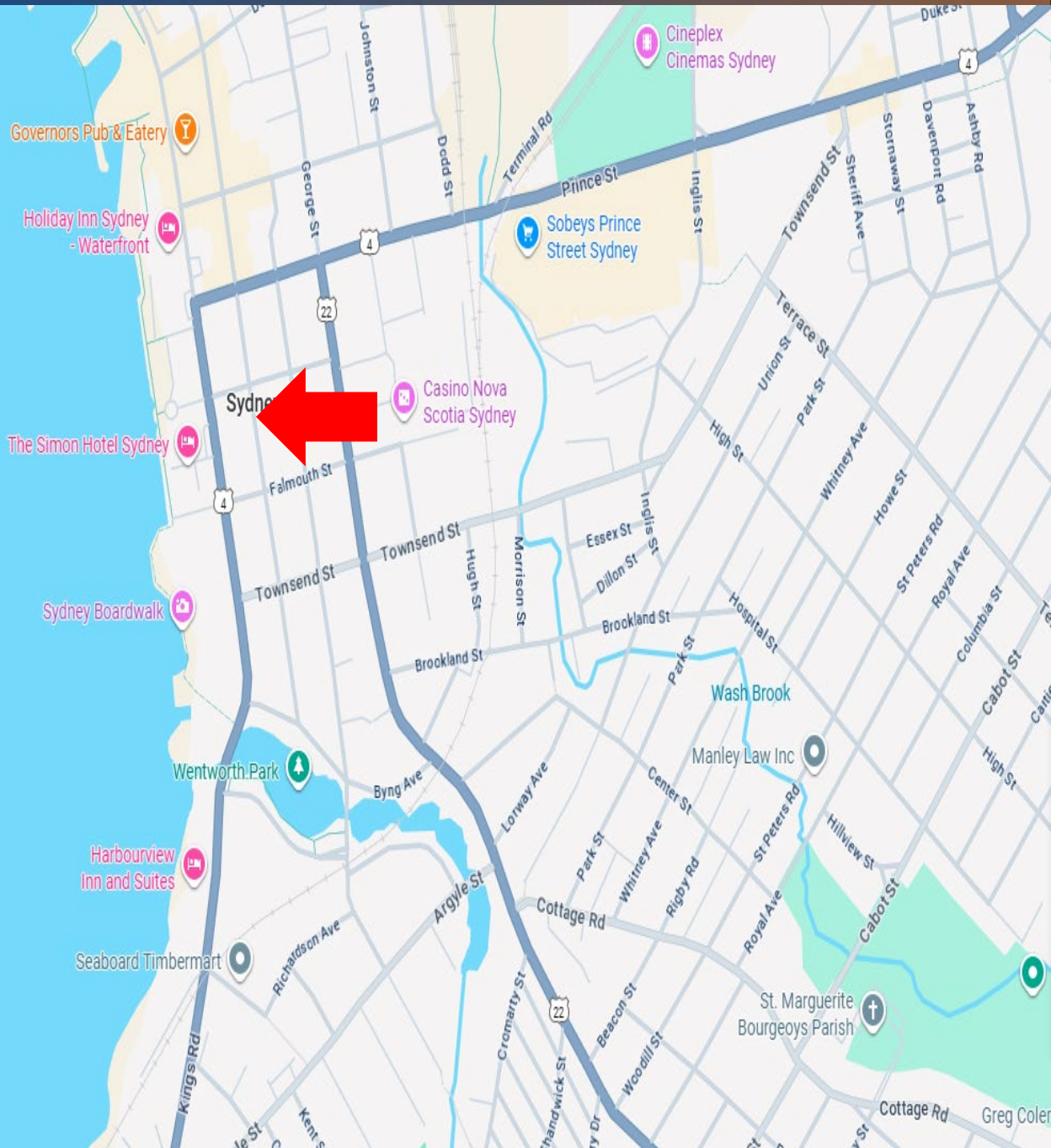
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Location Map



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Site Plan



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Zoning Map



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Zoning



6.2. DOWNTOWN COMMERCIAL

The Downtown Commercial (CD) zone is applied to the Downtowns of Glace Bay and North Sydney. This zone recognizes the importance of these areas as central community spaces full of traditional character and historic buildings. The established mixed use development pattern is intended to continue with infill encouraged through increased height allowances and a mixture of uses.



Regional Structure

- Local Centre

Land Use Designations

- Local Centre

6.2.1 Permitted Uses

One or more of the following primary uses are permitted in the **CD** zone subject to all applicable requirements of this By-law:

RESIDENTIAL

- Dwelling, Apartment
- Dwelling, Townhouse
- Dwelling, Shared
- Dwelling Unit
- Live-work unit

SALES

- All

RECREATION

- All, except racetracks for motor vehicles and campgrounds

FISHERY

- All

TRANSPORTATION

- All

SERVICE

- Accommodation
- Artist/ Artisan establishment
- Alcohol Beverage Establishment
- Animal Sitting Establishment
- Banquet or Convention Centre
- Scientific Establishment
- Business Office;
- Catering Business
- Clothes Cleaning Business
- Commercial Parking Lot or Structure
- Commercial Group
- Community Service
- Crematorium
- Communication Facility
- Cultural Service
- Day Care Facility, *subject to Section 4.4*
- Educational Service
- Entertainment Facility
- Fitness Centre
- Food Preparation Business
- Funeral Home
- Health Care
- Marina Use
- Microbrewery or distillery
- Motor Vehicle Related
- Personal Service
- Private Club
- Protective (*only coast guard, fire, judicial, police*)
- Repair Service
- Restaurant
- Self-storage

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Zoning

- Shelter Use
- Supportive Housing, *subject to Section 4.24*
- Tourism Information Centre
- Veterinary Clinic

6.2.2 Zone Standards

a)	Minimum Lot Frontage	10 m
b)	Minimum Front Yard Setback	nil
c)	Maximum Front Yard Setback	6 m
d)	Minimum Rear Yard Setback	
	Abutting a Residential Zone	3 m
	Other	nil
e)	Minimum Side Yard Setback	
	Abutting a Residential Zone	1.25 m
	Other	nil
f)	Minimum Flankage Yard Setback	nil
g)	Minimum Building Height	2 storeys
h)	Maximum Building Height	24 m or 8 storeys
i)	Minimum Lot Coverage	60 percent
j)	Building Design Standards for the CD Zone	
	i) All buildings shall have a prominent entrance oriented towards a street	
	Ground floor facades facing a street shall be comprised of a minimum of 50 percent transparent area, residential uses excepted.	
	Minimum height of the ground floor storey shall be 4.5m	
	iv) A building frontage shall incorporate visual articulation when the building frontage exceeds 60 metres in length	

6.2.3 Drive-thrus in Core Areas

No Development Permit shall be issued for any use with a drive-thru component providing motor vehicle access from a driveway intersecting any of the following streets:

- Commercial Street (Glance Bay)
- Commercial Street (North Sydney)

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Region Overview – Demographics

The available data for the larger Sydney region indicates a population of around 30,000 people, a diversified economy including call centers and tourism, and residents with Scottish, English, and Irish ethnic backgrounds, among others.

The local economy shows significant spending in groceries, restaurants, and automotive/RV sectors, and the area is experiencing growth, making it a popular destination for new residents.

Demographics for the Sydney Region

Population: Sydney had a population of 30,960 in the 2021 census.

- Ethnic Origin:** The largest ethnic groups in Nova Scotia, which includes Sydney, are Scottish, English, Irish, French, German, and First Nations.
- Economy:** Key industries include customer support call centers and tourism.
- Spending:** In the larger Sydney trade area, the top spending segments are groceries, restaurants, automotive/RV, and personal services.
- Growth:** Sydney has been recognized as the fastest-growing city in Atlantic Canada.

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Demographics

Statistic	Downtown Sydney	Cape Breton	Nova Scotia
Population	865	94,573	978,623
Population density (sq km)	1,514	37	18
Median age	47.0	49.8	44.8
Male/Female ratio	0.8:1	1.1:1	1.0:1
Married couples	42%	64%	67%
Families w/ kids at home	23%	33%	36%
Speak English only	94.1%	95.9%	89.1%
Speak French only	0.3%	0.0%	0.1%

Index	Downtown Sydney	Cape Breton	Nova Scotia
Median household income	\$34,756	\$60,933	\$71,343
Unemployment rate	9.1%	7.7%	5.7%
In labour force	47.7%	51.1%	61.2%

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Subject Photographs



Main Floor – Former Shooze Store



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Main & Mezzanine Level– Former Shooze Store

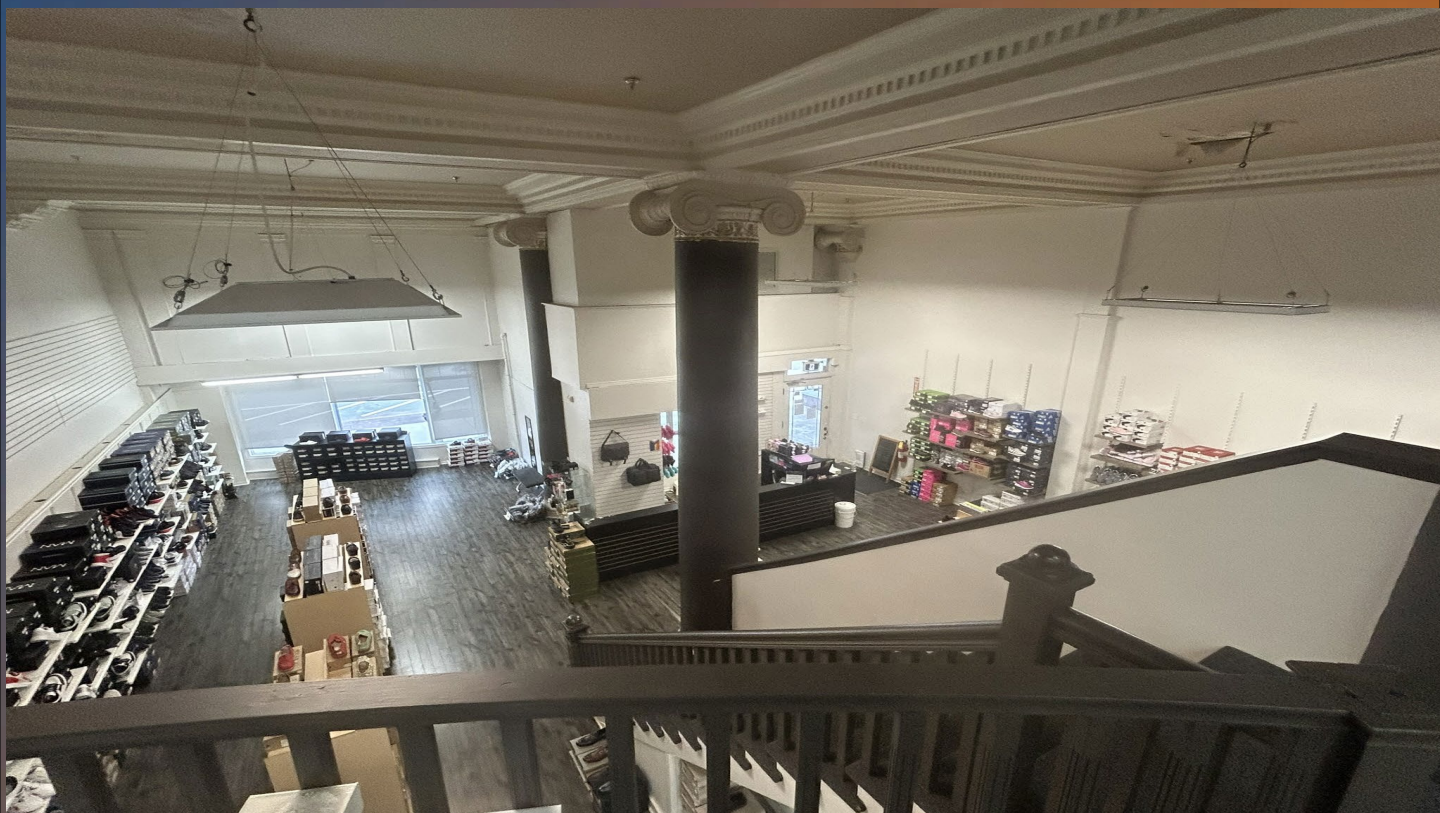


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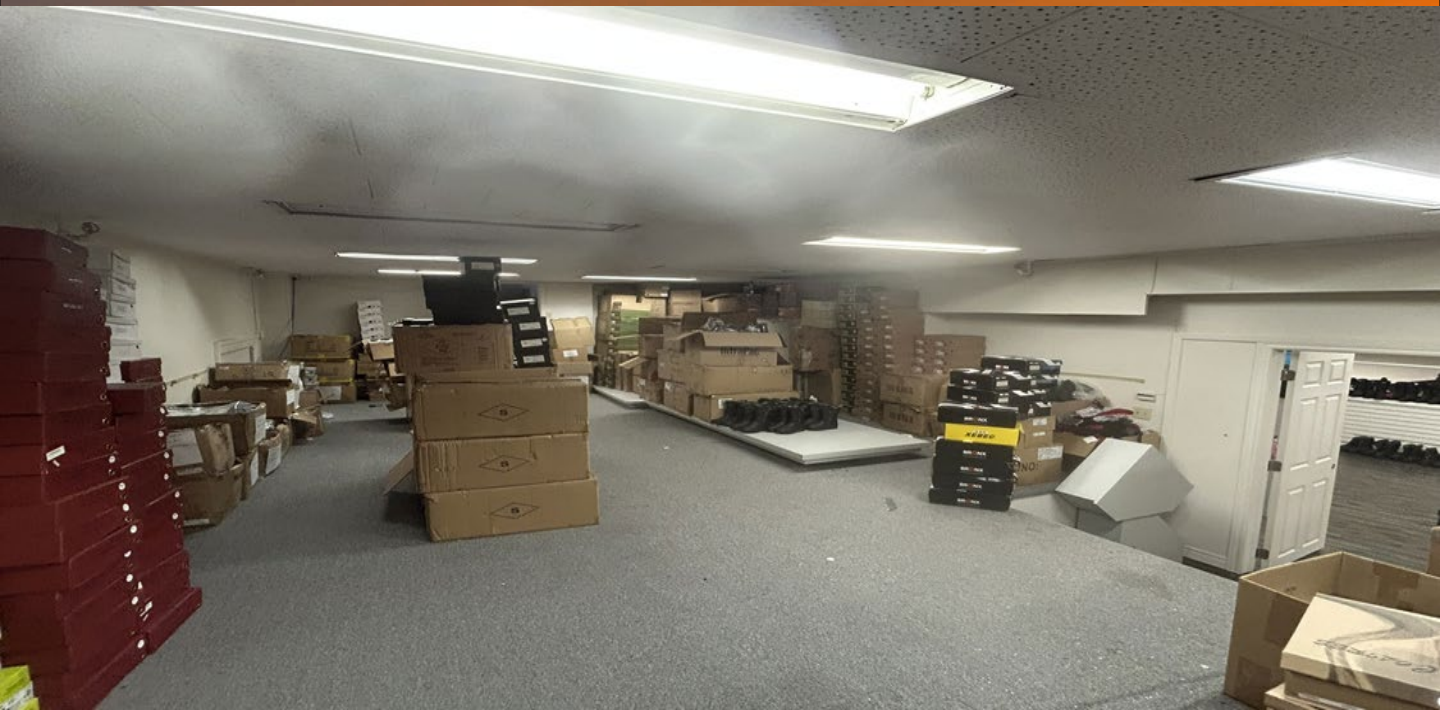


Mezzanine Level– Former Shooze Store



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Mezzanine Level– Former Shooze Store



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Basement Area

