

# FOR SALE

**kW COMMERCIAL  
ADVISORS®**  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

**1669 OXFORD STREET | HALIFAX, NOVA SCOTIA**

MULTI-FAMILY | 2.5 STOREY 2 UNIT OVER/UNDER APARTMENT FLATS



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# EXECUTIVE SUMMARY

Civic Address	1669 Oxford Street, Halifax, NS
Property Type	2.5 Storey over/under apartment flats
Year Built	Approx. 80 years ago. Renovated in 2016.
Unit Mix	Front unit – 2 level 4 bedroom + Den Back unit – 2 level 3 bedroom
Building Size	2,605 SF above grade (2.5 floors) 1,028 SF below grade (Basement) 3,633 SF
Lot Size	4,320 SF
Zoning	R-2
Parking	3 paved at rear. 1 paved out front.
Assessed Owner	3240490 Nova Scotia Limited
Assessed Value	\$539,400 (2018 Residential Taxable)
List Price	\$749,000



# AREA OVERVIEW — HALIFAX REGIONAL MUNICIPALITY

The Halifax Regional Municipality (HRM) is the largest urban centre in Atlantic Canada with a population of 444,000 people (2018 Halifax Partnership). As the provincial capital, it is primarily service-based and is the regional headquarters for most federal and provincial government departments and is the centre of the Atlantic Region's financial community. The service sector currently represents 85% of Halifax's GDP and employment.





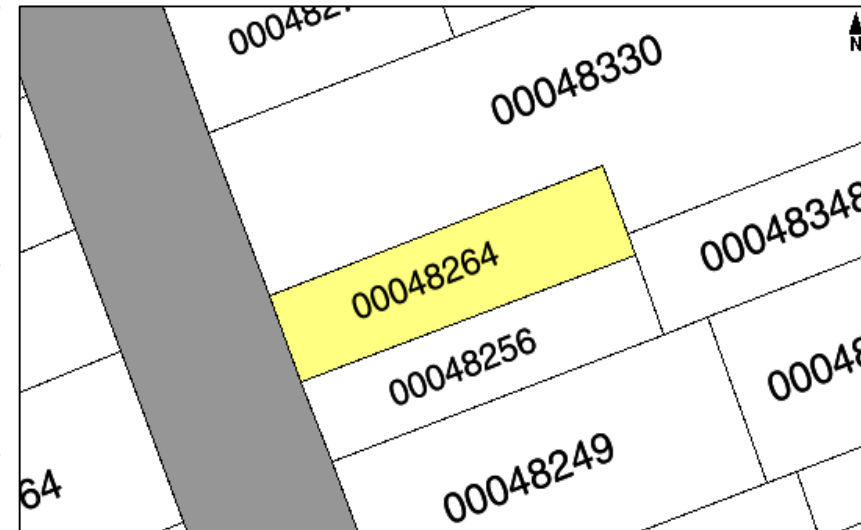
# AREA OVERVIEW — HALIFAX PENINSULA SOUTH END

The property is well located on the Halifax Peninsula on Oxford Street just South of Jubilee Road in Halifax's South End. Oxford Street is a mostly residential street with a mix of single family homes, rental flats, apartment buildings and small commercial buildings. The southern Halifax location provides access to public transportation, restaurants, shopping and all essential services which make it a desirable location for renters. It is also a short walk away from the Quinpool Road business district and Dalhousie University Campus.



# SITE SPECIFICATIONS

PID #	00048264
Lot Size	4,320 SF
Lot Dimensions	<div>Oxford Street Western Boundary 32 feet</div> <div>Northern Boundary 135 feet</div> <div>Southern Boundary 135 feet</div> <div>Eastern Boundary 32 feet</div>
Driveway/Parking	Asphalt paved shared driveway. Interlocking brick driveway out front for one car. 3 paved parking spots at rear.
Zoning	R-2
Site Services	All municipal water and services, telephone, fire and police protection, electricity, and garbage collection
Assessed Value	\$539,400 (2018 Commercial Taxable)



# BUILDING OVERVIEW

Construction Style	2 unit wood frame over/under apartment flats
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Civic Address	1669 Oxford Street
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Age	Approx. 80 years (Renovated 2016)
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Unit Mix	Front unit — 2 level 4 bedroom + Den Back unit — 2 level 3 bedroom Basement — former 2 bedroom
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Suite Layout	Front unit — Large kitchen, bathroom, living room, laundry room and 2 bedrooms on first level; 2 bedrooms, balcony, den and full bathroom on second level. Back unit — Kitchen, living room, balcony and small closet on first level; 3 bedrooms and full bathroom on second level.
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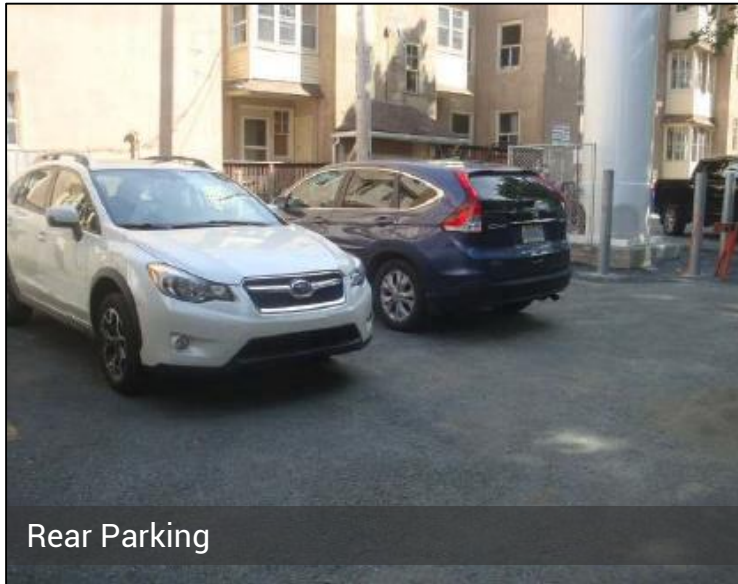
Laundry	Each unit comes equipped with one washer and one dryer
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Roof	Pitched roof with asphalt shingles
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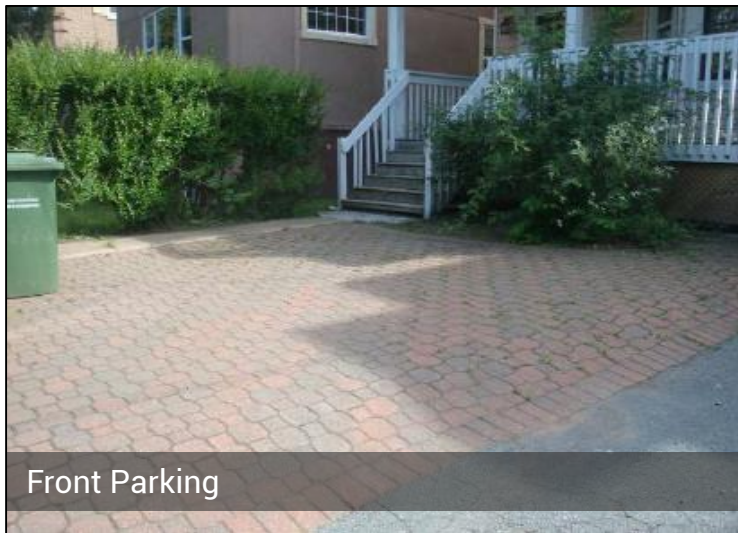
# BUILDING OVERVIEW — EXTERIOR PHOTOS



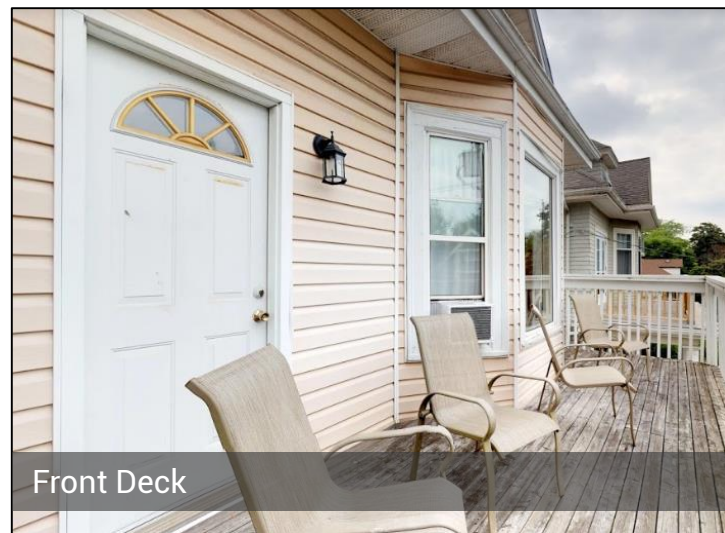
Rear Parking



Shared Driveway



Front Parking



Front Deck

# BUILDING OVERVIEW

Foundation	Stone and mortar
Exterior Siding	Vinyl
Interior Walls & Ceiling	Drywall and plaster
Interior Floors	Laminate and ceramic
Hot Water Tanks	Oil-fired 30+ Gal. Water Heater
Heating System	Oil fired hot water baseboard
Fire Safety	Fire alarms
Plumbing	Copper and PVC
Fuel Storage	Above ground oil tank. (Underneath front porch)
Electrical	100 amp breaker panel
Laundry	Over under washer/dryer in each unit





# BUILDING OVERVIEW — INTERIOR VIEWS — FRONT UNIT



# BUILDING OVERVIEW — INTERIOR VIEWS — BACK UNIT





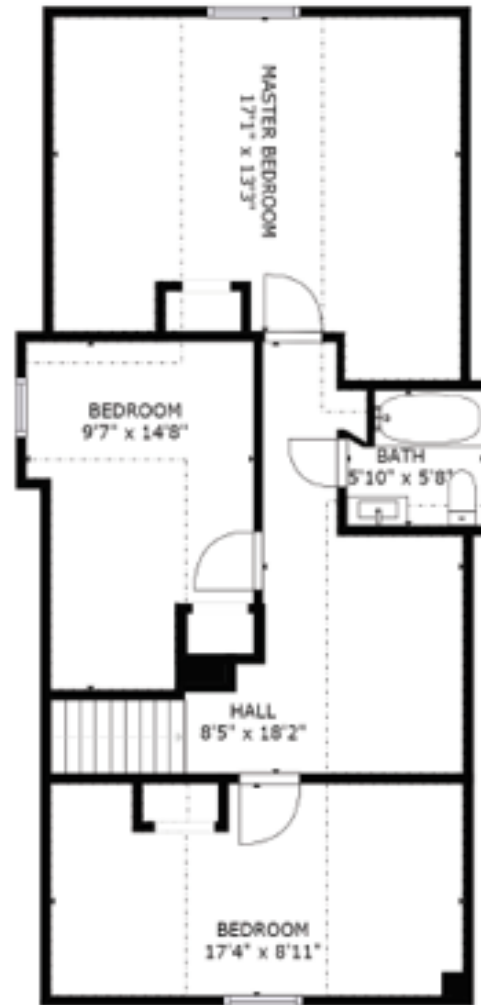
# FLOOR PLAN – FRONT UNIT (1<sup>ST</sup> AND 2<sup>ND</sup> LEVEL)



# FLOOR PLAN – BACK UNIT (2<sup>ND</sup> AND 3<sup>RD</sup> LEVEL)



2<sup>ND</sup> LEVEL



3<sup>RD</sup> LEVEL



# FLOOR PLAN – BASEMENT (FORMER 2 BEDROOM)



BASEMENT LEVEL

# INCOME & EXPENSES – 2018 BUDGETED

## REVENUE

Apartment Rental Income			
Unit 1	\$2,325/month		27,900
Unit 2	\$1,550/month		18,600
<b>Total Rental Income</b>			<b>\$46,500</b>

## OPERATING EXPENSES

Electricity		500
Insurance		1,500
Property Tax		6,566
Heating		3,251
Water		2,124
Repairs and Maintenance		1,500
Property Management		2,280
Snow Removal & Landscaping		1,500
<b>Total Operating Costs</b>		<b>\$19,221</b>

<b>NET OPERATING INCOME</b>		<b>\$27,279</b>
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# RENT ROLL – JUNE 2018

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<u>Unit No.</u>	<u>Unit Type</u>	<u>Monthly Rent</u>
Unit 1	4 BDRM + DEN 2 Level apartment	\$2,325
Unit 2	3 BDRM 2 Level apartment	\$1,550
Total Monthly:		\$3,875
Total Annual:		\$46,500

# ZONING AND PLANNING

The property is zoned R-2 – General Residential and is utilized as 2 residential rental units having a total of 6 bedrooms. The basement level was previously occupied as a 2 bedroom unit and was required to be removed by HRM Planning and Development as it was deemed to be an illegal non-conforming unit.

We reviewed the Halifax Regional Municipality Land-Use Bylaw for Halifax Peninsula (edition 229) dated August 4, 2018 and met with HRM Planning to determine if it may be possible to make an application to obtain a legal occupancy permit to reinstate this 2 bedroom basement. HRM Planning referred us to the following sections of the By-Law:

Page 58 - Section 35 (1) of the stipulates the following uses shall be permitted in any R-2 Zone:

- (a) R-1 uses as hereinbefore set out;
- (b) semi-detached or duplex dwelling;
- (c) buildings containing not more than four apartments;

Page 58 - Section 37 stipulates that buildings erected, altered, or used for R-1 and R-2 uses in an R-2 Zone shall comply with the following requisites:

	Lot Frontage Ft.	Lot Area Sq.Ft.
R 1 Uses	40	4000
duplex	50	5000
3-unit and 4- unit apartment building	80	8000

# ZONING AND PLANNING

P. 46 – Section 26D – stipulates that for lot sizes between 4,000 to 4,500 SF (1669 Oxford is 4,320 SF) the Maximum Residential Gross Floor Area for dwellings within the R-2 Zones shall be 2,800 SF or a FAR of 0.65, whichever is greater.

P.6 – Definitions – stipulates that “Gross Floor Area” means the aggregate of the area of all floors in a residential building, whether at, above or below grade, measured from the exterior faces of the exterior walls, or from the centre line of the common wall separating two buildings, and including the basement floor area where the basement ceiling height is 1.95 metres or higher, but excluding any open porch/verandah, unfinished attic that is accessed by means other than a fixed staircase, and area used for a private garage, parking and loading.

**Note: 1669 Oxford Street contains 2,605 SF above grade and 1,028 SF below grade for a total Gross Floor Area of 3,633 SF. In addition, the basement ceiling height is only 1.92 meters**

P. 51 – Section 34E – Conversions: South End and Peninsula Centre stipulates that any residential building which was in existence on 14 October 1982 within the “South End” and “Peninsula Centre Areas” may be permitted to convert to a maximum of 3 units, provided that: (a) there is no increase in height or volume and that the external dimensions of the building have not changed since 14 October 1982; (b) where a conversion is to two dwelling units, one of the dwelling units shall be a minimum of 1,000 square feet, and where the conversion is to three dwelling units, two of the dwelling units shall be a minimum of 1,000 square feet (the external dimensions of the building shall not be enlarged after the conversion); (c) where the conversion is to two dwelling units, there shall be six or fewer bedrooms within the entire residential building; (d) where the conversion is to three dwelling units, there shall be eight or fewer Halifax Peninsula Land Use By-law Page 52 bedrooms within the entire residential building; and (e) where a conversion has occurred prior to September 17, 2005, there shall be no further increase in the number of bedrooms beyond that which is specified in (c) or (d); and, (f) one separating accessible parking space at least 8 feet wide and 16 feet long per dwelling unit is provided

P.59 – Section 43A(1) – stipulates that in addition to other R-2 Zone requirements, there shall be: (a) Eight or fewer bedrooms within the whole of a three dwelling unit apartment house.

Based on the foregoing, we do not believe it is possible to gain approval for conversion of the basement unit to a legal apartment.



# **LIMITING CONDITIONS**

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# CONTACT INFORMATION

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