

EXECUTIVE SUMMARY

A rare opportunity to acquire prime “As of Right” infill single family development sites located in the south end of Halifax.

The project provides for six single family large building lots for construction of executive custom homes in a bare-land condominium community located on a newly constructed cul-de-sac named Merlin Court.

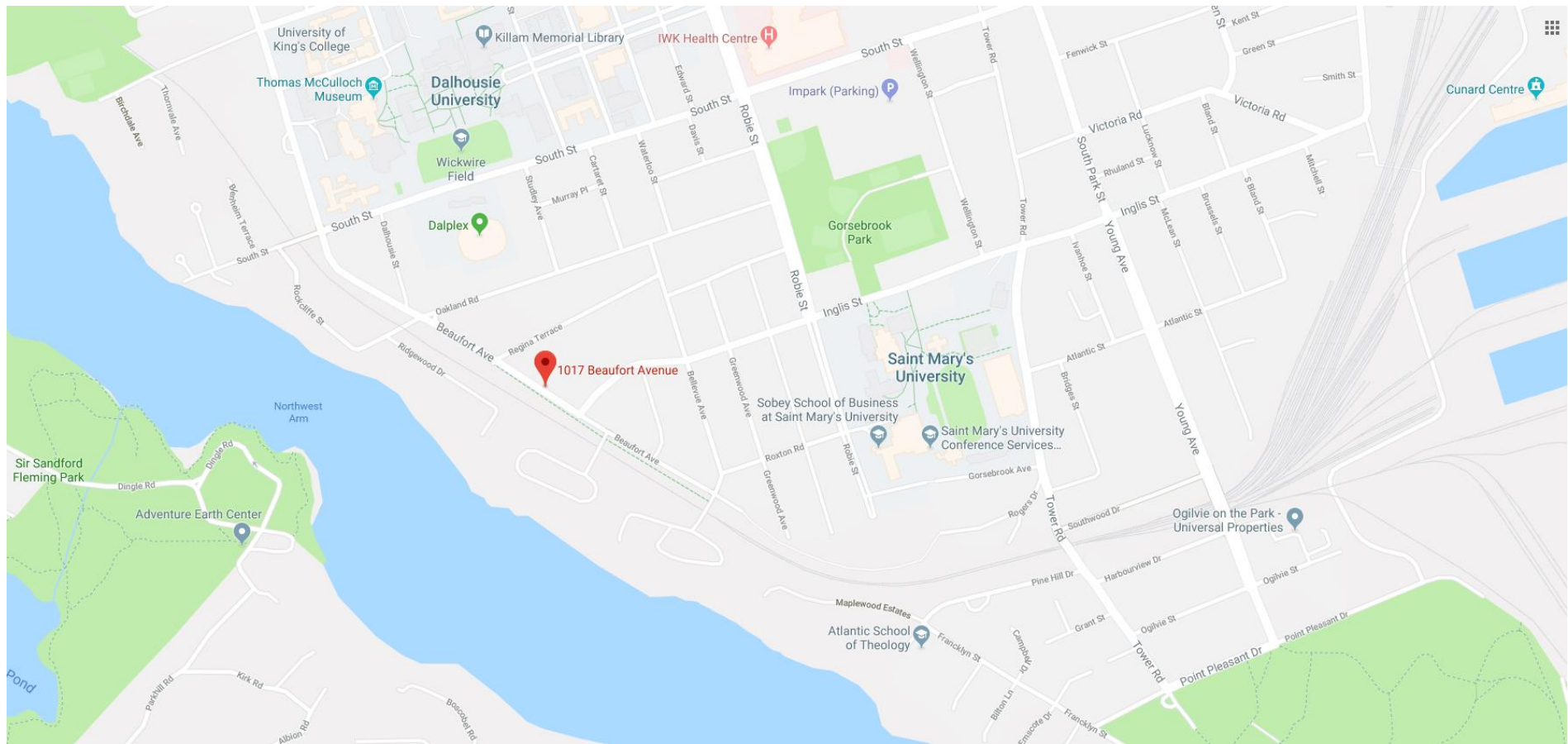
Property Type	6 Large Residential Building Lots
Civic Address:	Unit Nos. 1 – 6 of Halifax County Condominium Corporation No. 412
Lot Sizes	8,256 sf to 9,960 sf
Total Site Area	62,006 sf / 1.42 Acres
Zoning	R-1A – Currently approved through Bare Land Condominium Development - Residential
Frontage	Private Lane and Beaufort Ave frontage
Current Use	2 storey vacant home and 5 vacant lots with private lane
Minimum Bid Terms	\$3,400,000, plus HST
Minimum Deposit	10% of Bid Price



Interested parties are to sign and return the attached confidentiality agreement for further information concerning the bid process and to access the data room.

AREA OVERVIEW – SOUTH END HALIFAX

The subject property is located in the deep South End of the Halifax Peninsula just around the corner from Dalhousie University and within walking distance of Saint Mary's University, the Atlantic School of Theology, Gorsebrook Park, Point Pleasant Park, the IWK hospitals, the Northwest Arm and the downtown Halifax CBD. The South End is the oldest and most affluent section of the City.



CONFIDENTIALITY AGREEMENT

KW Commercial Advisors
6080 Young Street, Suite 308
Halifax, NS B3K 5L2
Attention: Tom Gerard
EMAIL tomgerard@kwcommercial.com

Confidentiality Agreement – 1017 – 1021 Beaufort Avenue, Halifax, Nova Scotia (the “Property”)

Pursuant to an order made on May 11, 2018 by the Supreme Court of Nova Scotia, KSV Kofman Inc. was appointed the receiver (the “Receiver”) of the properties, assets and undertakings of 3291735 Nova Scotia Inc, which include the Property. The Receiver retained Keller Williams Select Realty (“Keller Williams”) as the realtor in connection with the sale of the Property.

In connection with our possible interest in purchasing the Property, the undersigned covenants and agrees to treat all matters concerning the Property fully confidential, including but not limited to, all non-public written and verbal information received from Keller Williams at any time regarding the Property, and accordingly, we shall not divulge such information to any other party outside of our immediate organization, except for those consultants, advisors and professionals (collectively, “Advisors”) we retain to assist us to assess this opportunity.

Our obligations regarding this Confidentiality Agreement extend over and includes all employees of our organization and all Advisors we retain in connection with this opportunity. We will inform all such persons of the contents of this Confidentiality Agreement, its terms and their obligations hereunder. We understand and acknowledge that Keller Williams is acting as agent for the Receiver. We acknowledge that any Advisors retained in connection with this opportunity will be representing our interests and all costs related to their service will be paid by our organization.

DATED at _____, this ____ day of _____, 2018.

Name: _____

Company: _____

Address: _____

Telephone: _____

Email: _____

Signature: _____

KW COMMERCIAL ADVISORS

Young Tower, Suite 308

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Halifax, NS B3K 5L2

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CONTACT INFORMATION



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