

# FOR SALE

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

## 1091 - 1095 BEDFORD HIGHWAY | BEDFORD, NOVA SCOTIA

MULTI-FAMILY | 16 UNITS + 2 COMMERCIAL – GRANVILLE LANDING APARTMENTS



**TOM GERARD, SIOR, CCIM**  
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# EXECUTIVE SUMMARY

Keller Williams Select Realty has been retained by 1195 BEDFORD HIGHWAY LIMITED, (the "Vendor") to facilitate a sale of the lands and building located at **1091 – 1095 Bedford Highway, Bedford, Nova Scotia**. This is a rare opportunity to acquire a high quality concrete constructed mixed use multi-family apartment and office complex on the Bedford Highway in Bedford, Nova Scotia.

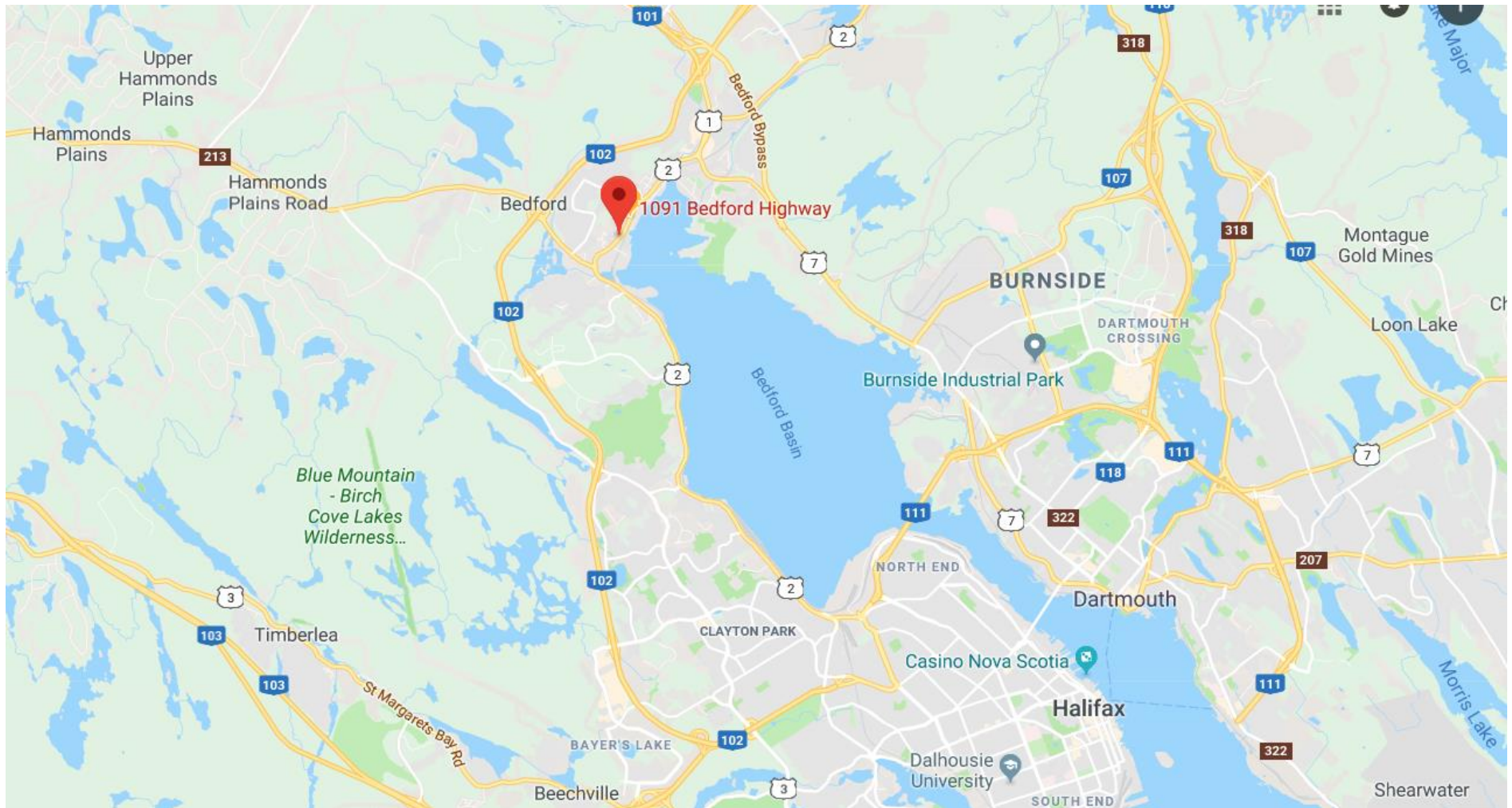
Property Type	4 Storey concrete Multi-Unit Apartment with 2 commercial offices  Building is elevated
# Units / Unit Mix	16 x 2 Bedroom apartments  2 x commercial office suites at 1,500 sf and 1,739 sf
Underground Parking	1 level underground with 19 interior parking stalls + 25 exterior parking stalls
Age	Built in 2007
Financing	Treat as clear.
List Price	\$3,600,000 / 5% Cap / \$200,000 Per Unit





# AREA OVERVIEW – HALIFAX REGIONAL MUNICIPALITY

The Halifax Regional Municipality (HRM) is the largest urban centre in Atlantic Canada with a population of 414,400 people (2014 census). 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.





# BUILDING OVERVIEW



GRANVILLE LANDING - 1091 – 1095 Bedford Highway | BEDFORD, NOVA SCOTIA



# BUILDING OVERVIEW - EXTERIOR PHOTOS



# CONTACT INFORMATION



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# CONFIDENTIALITY AGREEMENT

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

**Regarding: Confidentiality Agreement – 1091 – 1095 Bedford Highway, Bedford, Nova Scotia – PID 00434878**

In connection with our possible interest in purchasing the above referenced property, the undersigned, covenant and agrees to treat all matters, written and verbal information received at any time(s) regarding the offering from Keller Williams Select Realty dba KW Commercial Advisors ("The Advisor") fully confidential and will not divulge such information or knowledge to any other party outside of my immediate business organization directly under my control.

My obligations regarding the herein Confidentiality Agreement shall extend over and include all such persons employed by me, who are made aware of the information obtained from The Advisor regarding the above-mentioned property and I will inform such persons of the contents of this Agreement. We understand and acknowledge that the Advisor is acting as agent for the Owner. We acknowledge that any Representatives retained in connection with our consideration or completion of the Transaction will be representing our interests and all costs related to their service will be paid by us.

DATED at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

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# KW COMMERCIAL ADVISORS

**KW Commercial Advisors**, the commercial real estate division of Keller Williams Select Realty, is a Halifax, Nova Scotia based Commercial Real Estate Brokerage Team that provides real estate advisory services required by real estate Investors, Developers, Business Owners, Occupiers, Tenants and Financial Intermediaries. KW Commercial Advisors offers expertise in the Halifax, Nova Scotia Real Estate Market in Office, Industrial, Retail and Income and Investment properties.

Extensive local market knowledge and experience combined with a proven track record in Asset Disposition, Project Marketing, Buyer and Tenant representation and consulting assignments, distinguish the Team at KW Commercial Advisors from its competition.

Our mission at KW Commercial Advisors is to deliver practical and effective solutions to our clients real estate needs with the utmost care, professionalism and integrity. You have our dedicated real estate professionals assisting you throughout the real estate transaction - from start to the closing. Our seasoned professionals are able to offer more quality and individualized service to you in a faster and more attentive way. You will see and feel the difference when you experience our level of service and local market knowledge.

To learn more about KW Commercial Advisors, please visit [www.kwcommercialhalifax.com](http://www.kwcommercialhalifax.com)

**Keller Williams Realty, Inc.** was co-founded in 1983 in Austin, Texas by Gary Keller and Joe Williams with the mission to build careers worth having, businesses worth owning and lives worth living for its associates. Today, Keller Williams is the largest real estate franchise company in North America, with approximately 900 offices and 170,000 associates in 31 countries around the world. In addition to exponential growth, the company continues to cultivate an agent-centric, education-based, technology-driven culture that rewards associates as stakeholders and provides clients with unrivaled real estate service. In 2017, Keller Williams was named the No. 1 training organization across all industries in the world by Training Magazine and has ranked in the top 3 training organizations for 3 consecutive years.