

MULTI-FAMILY / INVESTMENT FOR SALE

5484-86 Clyde Street

Multi-Family Investment - For

5484-86 Clyde Street, Halifax, NS B3J 1E1

kw COMMERCIAL
ADVISORS

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5484-86 CLYDE STREET

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KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1



SECTION I PROPERTY OVERVIEW



EXECUTIVE SUMMARY

5484-86 CLYDE STREET



OFFERING SUMMARY

PROPERTY TYPE:	Multi-Family / Investment
# STOREYS:	3
NUMBER OF UNITS:	8 Units
UNIT MIX:	6 x 2-Bedrooms & 2 x 1-Bedrooms
LOT SIZE:	5,000 SF
PARKING:	4 Marked Parking at Rear
ASSESSED OWNER:	AMK Barrett Investments Inc.
LIST PRICE:	\$3,195,000
PRICE PER UNIT:	\$399,375
CAP RATE:	4.62%

PROPERTY OVERVIEW

8 unit apartment complex in the heart of Downtown Halifax. Unit mix includes 6 x 2-bedrooms and 2 x 1-bedrooms. Completely retrofitted in 2018 to include new bathrooms, kitchens, in-suite ductless electric heat pumps, in-suite washer and dryer, and individual water tanks. Kitchen renovations include granite countertops and stainless steel appliances.

LOCATION OVERVIEW

Located in the South End of Halifax, just south of Spring Garden Road, this location offers many amenities within walking distance, including restaurants, shopping, the Public Gardens, the Halifax Central Public Library and Park Lane Mall.

PROPERTY DESCRIPTION

5484-86 CLYDE STREET



BUILDING SPECIFICATIONS

# of Stories:	3
Gross Buildable Area:	6,678 SF
Unit Mix:	6 x 2-Bedrooms + 2 x 1-Bedroom
Average Unit Size:	835 SF
Year Built:	Unknown. Brought down to the studs and renovated in 2019-2020.
Exterior:	Painted wood siding
Roof:	Pitched with asphalt shingles
Interior Walls & Ceilings:	Painted drywall
Flooring:	Hardwood & tile with carpet in corridors
Heating System:	Ductless heat pumps in each suite. Supplementary baseboard heating.
Laundry:	Insuite washer and dryer combo
Water Supply:	Municipal
Fire Safety:	Fire rated suite entry doors, fire alarm panels, fire extinguishers, emergency lighting and exits
Unit Appliances:	1 x Fridge, 1 x Stove, 1 x Dishwasher, 1 x Microwave
Decks:	Large shared back decks that double as fire escapes

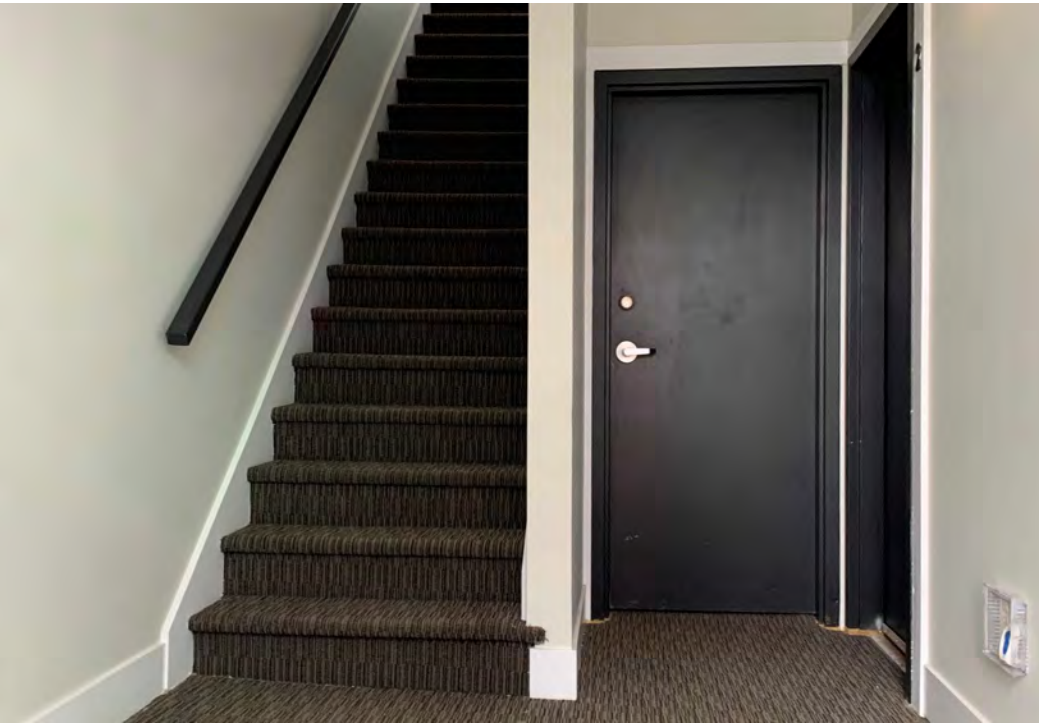
PROPERTY PHOTOS

5484-86 CLYDE STREET



PROPERTY PHOTOS

5484 CLYDE STREET





SECTION II
LOCATION OVERVIEW

LOCATION & HIGHLIGHTS

5484-86 CLYDE STREET



LOCATION OVERVIEW

5484-86 Clyde Street offers an excellent location for residents and investors alike. This property is surrounded by a dynamic mix of businesses, including trendy cafes, boutique shops, and popular restaurants along nearby Spring Garden Road, one of Halifax's premier commercial strips. The area is a hub for professionals and students, with proximity to major employers, Dalhousie University, and Saint Mary's University, both just a short walk or drive away.

There is excellent transportation connectivity with the property only steps away from key bus routes along Clyde Street and neighboring streets. Residents can enjoy the Halifax Public Gardens or stroll the iconic Halifax Waterfront, both within a 10-15 minute walk. Grocery stores, fitness centers, and entertainment options like the Scotiabank Centre are close by, ensuring daily needs and leisure are always within reach. With its central location in the Schmutville Heritage Residential Commercial zone.



SITE SPECIFICATIONS

5484-86 CLYDE STREET



PID #:	00077735
Lot Size:	5,000 SF
Site Configuration:	Rectangular
Site Improvements:	Asphalt paving
Parking:	4 Dedicated paved parking at rear ((#10, #11, #12, #13) Extra shared parking
Municipal Services:	Sewer & Water
Zoning:	HCD-SV (Heritage Conservation District – Schmidville)
Assessed Value:	\$1,057,400.00 (Residential Taxable 2025)

AERIAL MAP

5484-86 CLYDE STREET





SECTION III FINANCIAL INFORMATION

PRO FORMA SUMMARY

5484-86 CLYDE STREET



Investment Summary

Price	\$3,195,000
Units	8
RSF	6,678
Price/RSF	\$478.44
Lot Size	5,000 sf
Floors	2
APN	00077735
Cap Rate	4.62%

Tenant Annual Scheduled Income

Tenant	Actual
1 Bedroom, 1 Bath	\$20,340
1 Bedroom, 1 Bath	\$20,700
2 Bedroom, 1 Bath	\$20,976
2 Bedroom, 1 Bath	\$27,840
2 Bedroom, 1 Bath	\$23,136
2 Bedroom, 1 Bath	\$23,484
2 Bedroom, 1 Bath	\$23,100
2 Bedroom, 1 Bath	\$21,396
Totals	\$180,972

Annualized Income

Description	Actual
Gross Potential Rent	\$180,972
- Less: Vacancy	\$0
+ Misc. Income	\$5,844
Effective Gross Income	\$186,816
- Less: Expenses	(\$39,265)
Net Operating Income	\$147,551

Annualized Expenses

Description	Actual
Building Insurance	\$7,216
Maintenance	\$3,819
Property Management	\$5,507
Taxes - Real Estate	\$11,183
Garbage/Snow Removal	\$7,232
Utility - Electricity	\$554
Utility - Water	\$3,754
Total Expenses	\$39,265
Expenses Per RSF	\$5.88

DISCLAIMER

5484-86 CLYDE STREET

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Each Office Independently Owned and Operated

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