

# MULTI-FAMILY / INVESTMENT FOR SALE

23 Best Street, Dartmouth, NS

Multi-Family - For Sale

23 Best Street, Dartmouth, NS B3A 2W9

**kW** COMMERCIAL  
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23 BEST STREET



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SECTION I  
PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

23 BEST STREET, DARTMOUTH



## OFFERING SUMMARY

<b>PID #:</b>	00066043
<b>BUILDING SIZE:</b>	4,530 SF
<b>NUMBER OF UNITS:</b>	6 Units (1 x 1 Bedroom and 5 x 2 Bedrooms)
<b>OCCUPANCY:</b>	100%
<b>YEAR BUILT:</b>	1962
<b>RENOVATED:</b>	2020
<b>LOT SIZE:</b>	8,000 SF
<b>PARKING:</b>	12 Paved parking onsite
<b>ZONING:</b>	ER-2 (Established Residential)
<b>ASSESSED OWNER:</b>	AMK Barrett Investments Inc.
<b>ASSESSED VALUE:</b>	\$889,600 (Residential Taxable 2025)
<b>LIST PRICE:</b>	\$1,650,000
<b>PRICE / UNIT:</b>	\$275,000
<b>CAP RATE:</b>	5.82%

## PROPERTY OVERVIEW

23 Best Street is a three storey walk-up apartment containing 6 units. There are 2 units on each floor with a front and back stairwell entrance and exit. There is a common laundry room on the lower level including the electrical and boiler room.

Unit mix: 5 x 2 Bedrooms and 1 x 1 Bedroom. All units are separately metered for power. The building has been completely renovated with new windows, and fire rated suite doors, new electrical, new boiler, and updated parking lot.

## LOCATION OVERVIEW

The subject property is located on the high profile corridor of Windmill Road close to Downtown Dartmouth and the MacDonald Bridge, in a densely populated residential area.

The Windmill Road - Tufts Cove corridor area is in transition with several developers acquiring COR zoned lands for redevelopment into multi-residential apartment buildings.

## PROPERTY PHOTOS

23 BEST STREET, DARTMOUTH





## PROPERTY PHOTOS

23 BEST STREET, DARTMOUTH





## PROPERTY DESCRIPTION

23 BEST STREET, DARTMOUTH

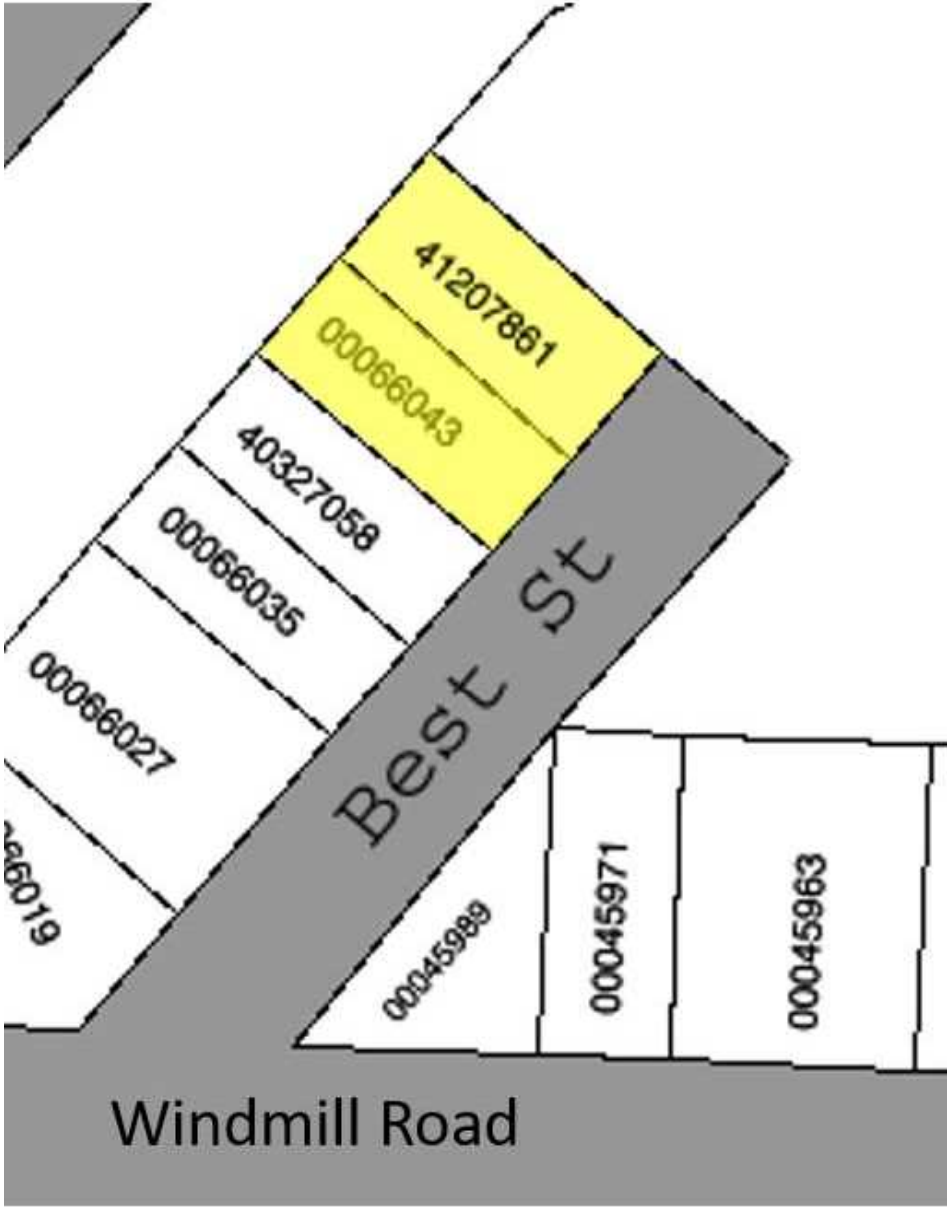


## BUILDING SPECIFICATIONS

# Stories:	3
Gross Buildable Area:	4,350 SF
Unit Mix:	1 x 1 Bedroom and 5 x 2 Bedrooms
Average Unit Size:	673 SF
Year Built:	1962 Renovated 2020)
Exterior:	Brick
Roof:	Mansard with asphalt shingles
Interior Walls and Ceilings:	Painted Drywall
Flooring:	Hardwood and tile in units Carpet and tile in common hallways
Fire Safety:	Fire rated suite entry doors, fire alarm panels, extinguishers, emergency lighting, smoke alarms and emergency exits
Heating System:	Electric baseboard heating (tenants pay). Natural Gas hot water NTI boiler on house meter
Laundry:	Coin operated - 1 washer and 1 dryer
Water Supply:	Municipal
Unit Appliances:	1 x Fridge, 1 x Stove, 1 x Dishwasher and 1 x Microwave

SITE SPECIFICATIONS

23 BEST STREET, DARTMOUTH



PID #:	41207861 & 00066043
Lot Size:	8,000 SF
Site Configuration:	Rectangular
Site Improvements:	Asphalt paving and partial fencing
Parking:	12 paved surface at rear
Municipal Services:	Sewer and water
Landscaping:	Decorative gravel and shrubs
Zoning:	ER-2
Assessed Value:	\$889,600 (2025)





SECTION II  
AREA OVERVIEW



## LOCATION & HIGHLIGHTS

23 BEST STREET, DARTMOUTH



### PRIME INVESTMENT OPPORTUNITY

Nestled in the heart of Dartmouth, Nova Scotia, 23 Best Street presents a fully leased, 3-storey multi-family investment property with 6 units, offering a stable income stream for savvy investors. Located just minutes from Downtown Dartmouth, this property benefits from its proximity to a thriving commercial hub, including major retail destinations like Dartmouth Crossing and the bustling Burnside Business Park, home to over 1,500 businesses spanning manufacturing, logistics, and retail sectors. The area's industrial strength, with 30,108 square feet of warehouse space available nearby, complements the retail presence, creating a dynamic economic environment.

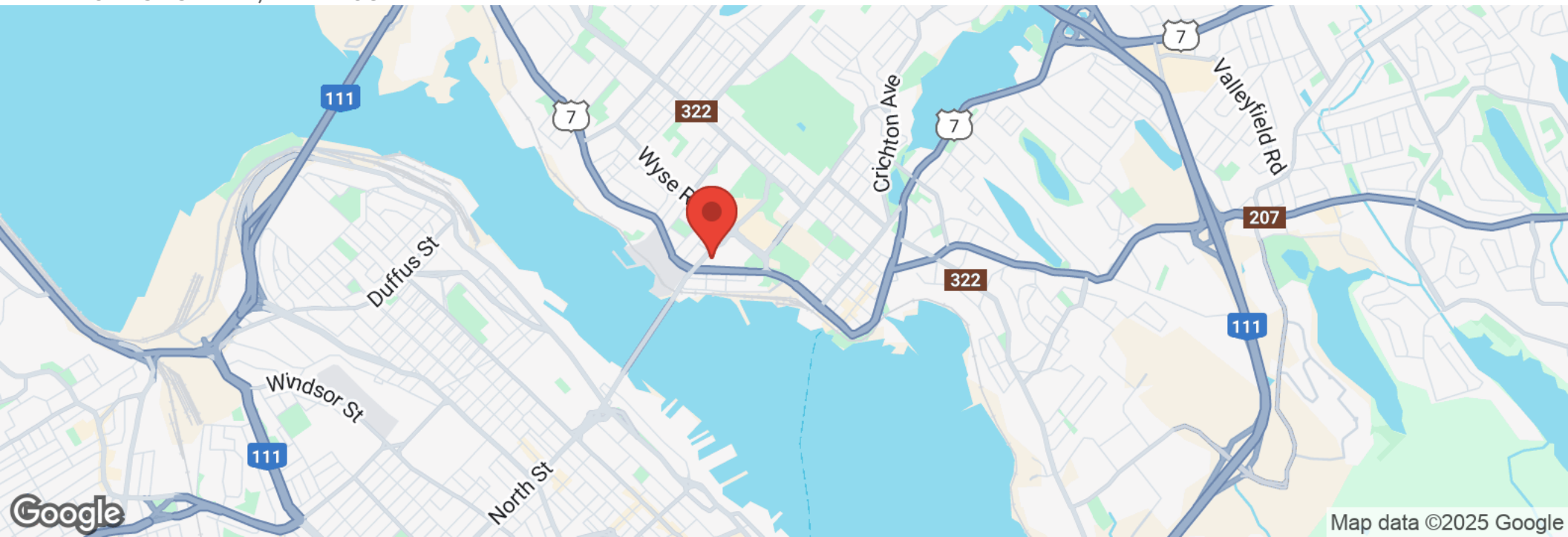
With immediate access to highways, Halifax International Airport, and the Port of Halifax, this location ensures seamless connectivity for tenants and businesses alike. The steady demand for residential units in Dartmouth, driven by its growing commercial landscape and amenities, makes this property a wise investment with strong potential for long-term growth and consistent returns in Atlantic Canada's premier market.





## LOCATION MAPS

23 BEST STREET, DARTMOUTH





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23 BEST STREET

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