

# Multi-Family Investment Opportunity

## 18 Units / 3 Buildings - Dartmouth, Nova Scotia

Multi-Family Investment - For Sale

88, 90, 90A Windmill Road, Dartmouth, NS B3A 1C7

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ADVISORS<sup>®</sup>

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88, 90, 90A WINDMILL ROAD

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Nova Scotia

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## KW COMMERCIAL ADVISORS

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# SECTION I PROPERTY OVERVIEW

## EXECUTIVE SUMMARY

88, 90, 90A WINDMILL ROAD



### OFFERING SUMMARY

<b># OF BUILDINGS:</b>	3
<b># OF UNITS:</b>	18
<b>BUILDING SIZE:</b>	15,876 SF (GBA)
<b>CONSTRUCTION TYPE:</b>	Wood Frame
<b>YEAR BUILT:</b>	1962 (Renovated in 2020)
<b>LOT SIZE:</b>	16,200 SF
<b>PARKING:</b>	12 Paved Parking
<b>ZONING:</b>	ER-2 (Established Residential)
<b>OCCUPANCY:</b>	Fully leased
<b>ASSESSED OWNER:</b>	AMK Barrett Investments Inc.
<b>ASSESSED VALUE:</b>	\$3,340,500 (Residential Taxable 2025)
<b>LIST PRICE:</b>	\$5,150,000
<b>PRICE PER UNIT:</b>	\$286,111
<b>CAP RATE:</b>	5.33%

### PROPERTY OVERVIEW

88, 90, 90A Windmill Road offers an investment opportunity to own a 3 building / 18 unit apartment project on one of Dartmouth's busiest thoroughfares. All 2-bedroom units. Each building was brought down to the studs and completely retrofitted in 2020, including: new roofs, NTI hot water boilers, windows, metal siding, electrical, fire-rated suite entry doors, exterior landscaping, walkways, parking lots, and laundry rooms. All units have new bathrooms, hardwood floors, new floor tiles, granite countertops, 4 stainless steel appliances, and updated lighting.

### LOCATION OVERVIEW

The buildings are 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 DESCRIPTION

88, 90, 90A WINDMILL ROAD



### BUILDING SPECIFICATIONS

88, 90 and 90A Windmill Road are all three storey walk-up buildings each containing 6 apartment units. Each floor contains 2 units with a front and rear entrance. There is 1 common laundry room in Building 90 located on the ground floor. All units are 2 Bedrooms, and are separately metered for power. All buildings have been completely renovated with new windows, metal siding,

# Stories:	3
Gross Buildable Area:	5,292 SF (each)
Unit Mix:	18 x 2 Bedrooms
Average Unit Size:	751 SF
Year Built:	1962 (Renovated 2020)
Exterior:	Brick with metal siding
Roof:	Mansard with asphalt shingles
Interior Walls and Ceilings:	Painted drywall
Flooring:	Hardwood and tile, plus carpet in corridors
Fire Safety:	Fire rated suite entry doors, fire alarm panels, extinguishers, emergency lighting and exits
Heating System:	Electric baseboard heating (tenants pay). Natural Gas hot water NTI boilers on house meters (except 90A has 6 electric hot water heaters metered directly to the tenants)
Laundry:	1 coin operated washer and 1 dryer
Water Supply:	Municipal
Unit Appliances:	1 x Fridge, 1 x Stove, 1 x Dishwasher and 1 x Microwave



## PROPERTY PHOTOS

88, 90, 90A WINDMILL ROAD





## PROPERTY PHOTOS

88, 90, 90A WINDMILL ROAD

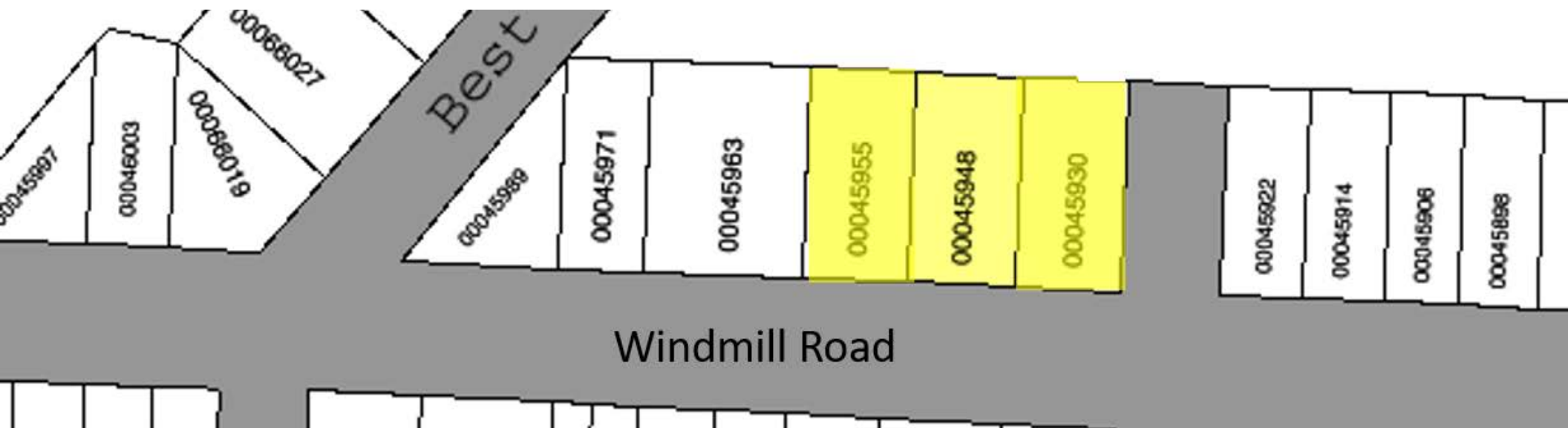


## SITE SPECIFICATIONS

88, 90, 90A WINDMILL ROAD

### 88, 90, 90A WINDMILL ROAD

PID #:	00045930, 00045948, 00045955
Lot Size:	Each lot contains 5,400 SF. Total site area = 16,200 SF
Site Configuration:	Rectangular
Site Improvements:	Asphalt paving
Parking:	12 paved surface at rear
Municipal Services:	Sewer and water
Landscaping:	Attractively landscaped with front lawns, trees and shrubs
Zoning:	ER-2 (Established Residential)







## SECTION II AREA OVERVIEW

## LOCATION MAPS

88, 90, 90A WINDMILL ROAD





## BUSINESS MAP

88, 90, 90A WINDMILL ROAD





## DISCLAIMER

88, 90, 90A WINDMILL ROAD

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Each Office Independently Owned and Operated

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