

MULTI-FAMILY / INVESTMENT FOR SALE

23 Best Street

Multi-Family - For Sale

23 Best Street, Dartmouth, NS B3A 2W9

kww COMMERCIAL
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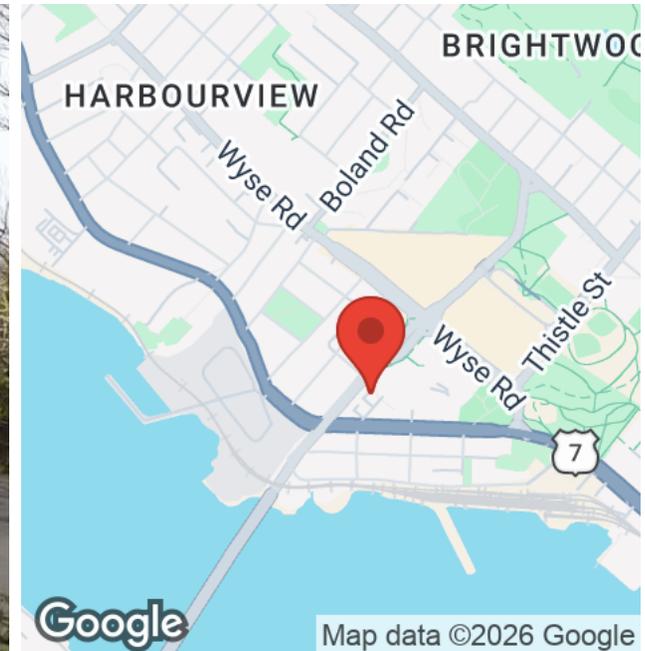
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EXECUTIVE SUMMARY

23 BEST STREET



OFFERING SUMMARY

PID #:	00066043
BUILDING SIZE:	4,530 SF
NUMBER OF UNITS:	6 Units (1 x 1-Bedroom and 5 x 2-Bedrooms)
OCCUPANCY:	100%
YEAR BUILT:	1962
RENOVATED:	2020
LOT SIZE:	8,000 SF
PARKING:	12 Paved Parking
ZONING:	ER-2 (Established Residential)
ASSESSED OWNER:	AMK Barrett Investments Inc.
ASSESSED VALUE:	\$982,400 (Residential Taxable 2026)
LIST PRICE:	\$1,645,000
PRICE / UNIT:	\$274,167
CAP RATE:	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: 1 x 1-Bedroom and 5 x 2-Bedrooms. 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.

BUILDING OVERVIEW

23 BEST STREET



BUILDING SPECIFICATIONS

# Stories:	3
Building Size:	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 & Tile (Units) Carpet & Tile (Common Hallways)
Fire Safety:	Fire Rated Suite Entry Doors, Fire Alarm Panels, Extinguishers, Emergency Lighting, Smoke Alarms & Emergency Exits
Heating System:	Electric Baseboard Heating (Tenants Pay). Natural Gas Hot Water NTI Boiler (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

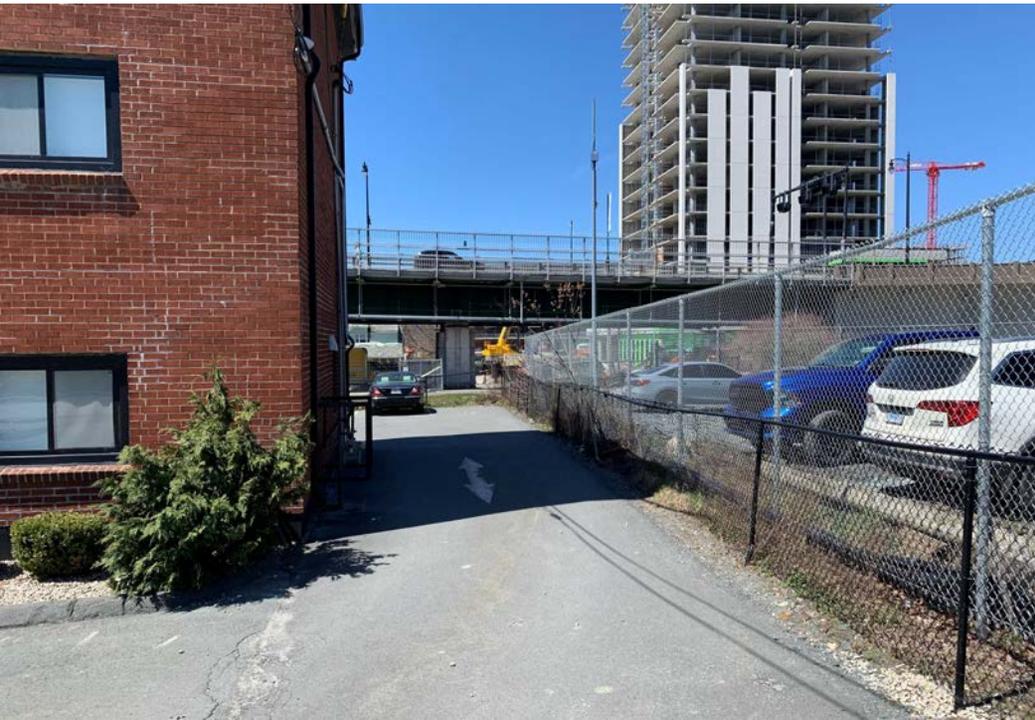
PROPERTY PHOTOS

23 BEST STREET



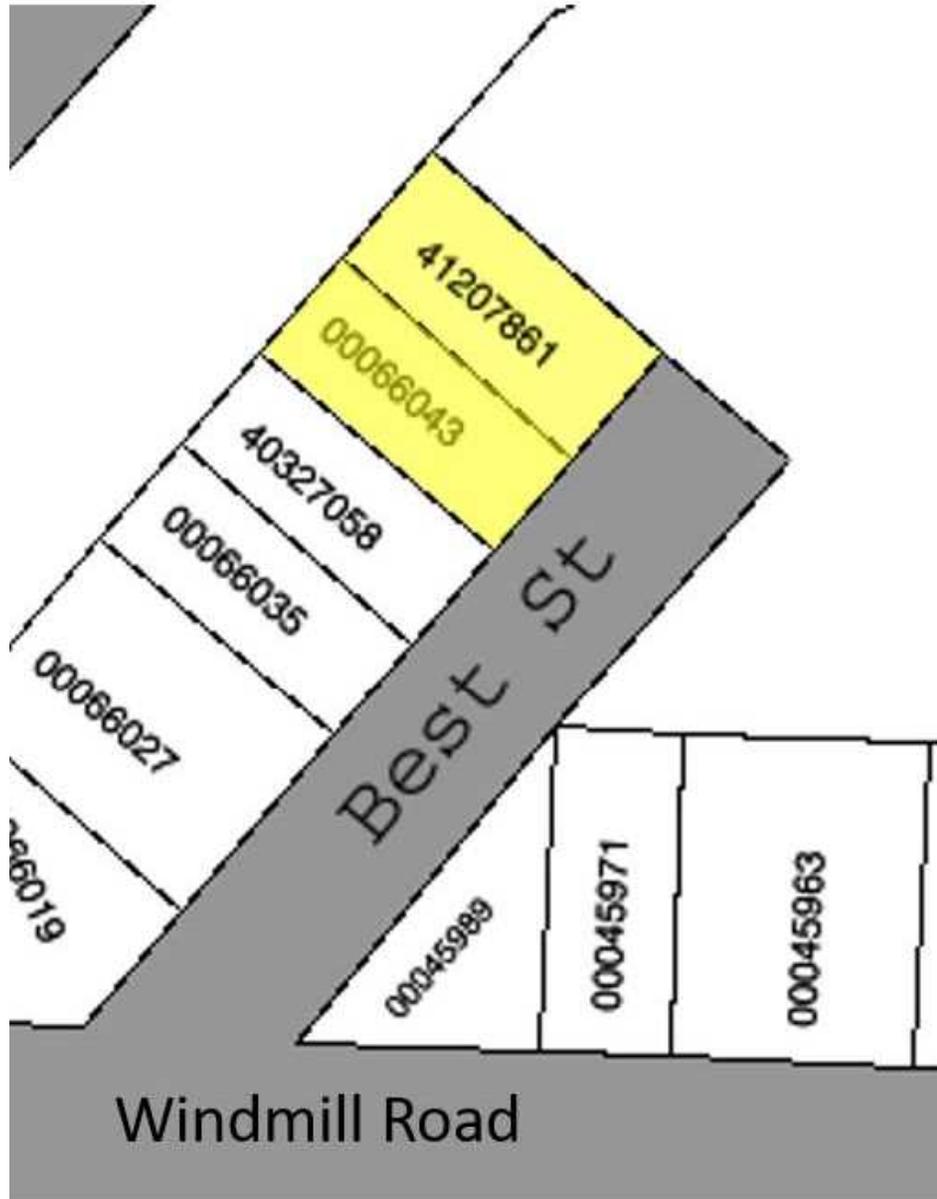
PROPERTY PHOTOS

23 BEST STREET



SITE SPECIFICATIONS

23 BEST STREET



PID #:	41207861 & 00066043
Lot Size:	8,000 SF
Site Configuration:	Rectangular
Site Improvements:	Asphalt Paving & Partial Fencing
Parking:	12 Paved Surface at Rear
Municipal Services:	Sewer & Water
Landscaping:	Decorative Gravel & Shrubs
Zoning:	ER-2 (Established Residential)
Assessed Value:	\$982,400 (Residential Taxable 2026)

LOCATION & HIGHLIGHTS

23 BEST STREET



PRIME INVESTMENT OPPORTUNITY

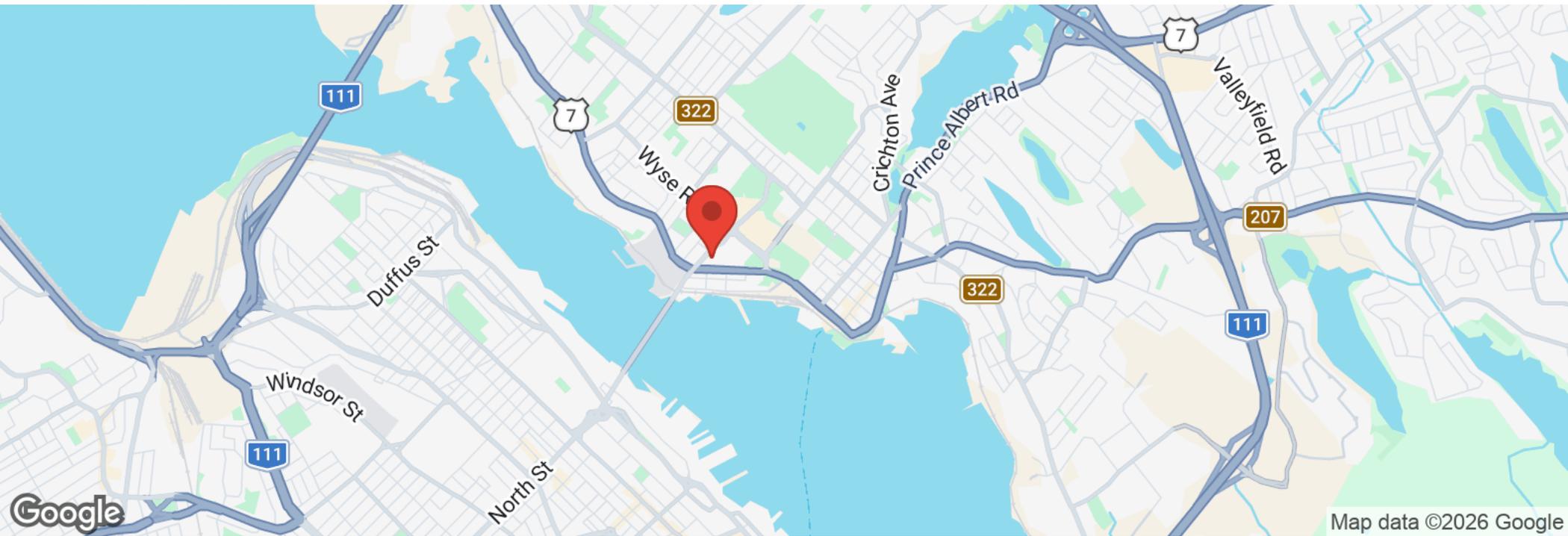
Nestled in the heart of Dartmouth, Nova Scotia, 23 Best Street presents a fully leased, 3-storey multi-family investment property with 6 units, offering a stable income stream for savvy investors. Located just minutes from Downtown Dartmouth, this property benefits from its proximity to a thriving commercial 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



DISCLAIMER

23 BEST STREET

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Each Office Independently Owned and Operated

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