

MULTI-FAMILY / INVESTMENT FOR SALE

5484-86 Clyde Street

Multi-Family Investment - For Sale



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

kw COMMERCIAL
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5484-86 CLYDE STREET

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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.
ASSESSED VALUE:	\$1,110,700 (Residential Taxable 2026)
LIST PRICE:	\$2,995,000
PRICE / UNIT:	\$374,375

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 Halifax's highly desirable South End, just steps from Spring Garden Road. This location offers many amenities within walking distance, including top restaurants, boutique shopping, the Halifax Public Gardens, Halifax Central Library, and Park Lane Mall. The property is approximately 5 minutes to Downtown Halifax and the waterfront, 10 minutes to the Halifax Seaport Farmers' Market, 15 minutes to Dartmouth via the MacDonald Bridge, 25 minutes to Bayer's Lake Business Park, and just 35 minutes to Halifax Stanfield International Airport—making it exceptionally well-positioned for both local convenience and regional connectivity throughout Nova Scotia.

BUILDING OVERVIEW

5484-86 CLYDE STREET



BUILDING SPECIFICATIONS

# of Stories:	3
Building Size:	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:	Ductless Heat Pumps in Each Suite Supplementary Baseboard Heating
Laundry:	In-Suite Washer & Dryer Combo
Water Supply:	Municipal
Fire Safety:	Fire Rated Suite Entry Doors, Fire Alarm Panels, Fire Extinguishers, Emergency Lighting & 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

5484-86 CLYDE STREET



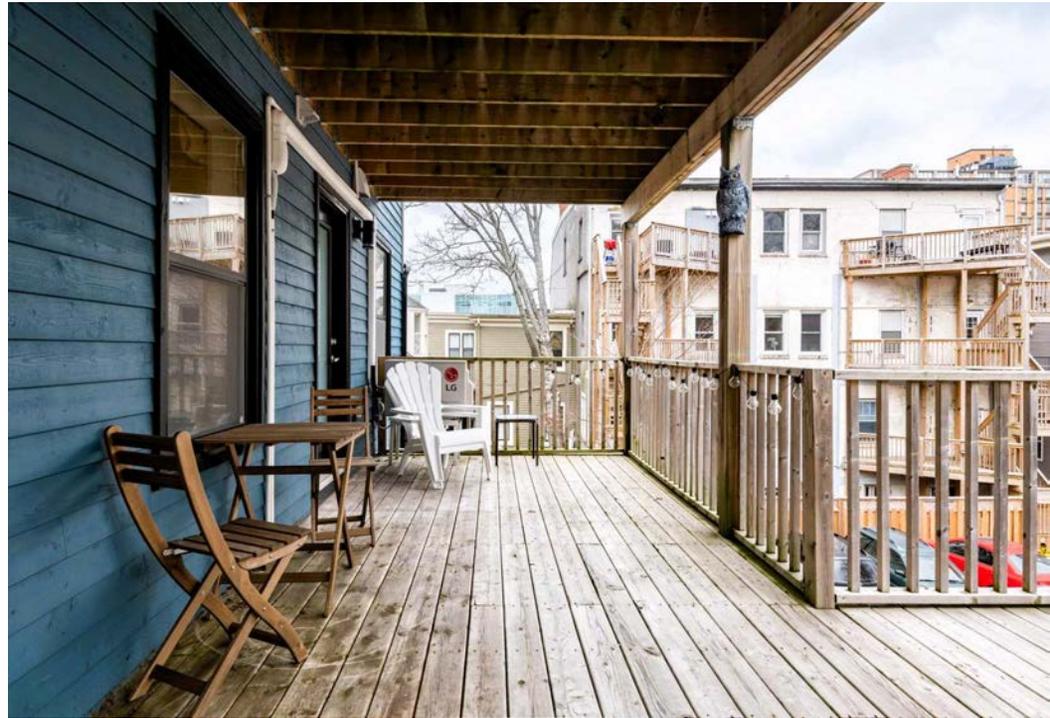
PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

5484-86 CLYDE STREET



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 Schmitzville 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:	\$1,110,700 (Residential Taxable 2026)

AERIAL MAP

5484-86 CLYDE STREET



DISCLAIMER

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