

# MULTI-FAMILY FOR SALE

56 Evans Avenue, Fairview

Multi-Family - For Sale

56 Evans Avenue, Halifax, NS B3M 1C4

**kww** COMMERCIAL  
ADVISORS<sup>®</sup>

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## PROPERTY SUMMARY

56 EVANS AVENUE



### PROPERTY SUMMARY

# Storeys:	3
# Units:	12
Unit Mix:	12 x 2 Bedrooms
Lot Size:	11,925 SF
Zoning:	R-2AM (General Residential Conversion) Zone
Assessed Owner:	AMK Barrett Investments Inc.
Assessed Value:	\$1,644,600 (Residential Taxable 2026)
List Price:	\$3,350,000
Price/Unit:	\$279,167
Cap Rate:	5.4%

### PROPERTY OVERVIEW

56 Evans Avenue offers an investment opportunity to own a 12-unit renovated walk-up apartment building in Fairview. Unit mix includes 12 x 2 Bedrooms. The building was brought down to the studs and completely renovated in 2020-21. Unit features include new kitchens with dishwashers, bathrooms, and plenty of in-suite storage including large closets in hallways and bedrooms. This is perfect for an investor who enjoys a property with market rents and minimal upkeep. The property is located in Fairview, which has seen significant growth in recent years due to the proximity of Downtown Halifax, and as a convenient location within HRM. The location offers many amenities within walking distance including grocery stores, restaurants, and shopping. The area is well serviced by public transit.

### LOCATION OVERVIEW

Situated in the heart of Fairview, Halifax, the subject property offers convenient access to a variety of commercial amenities. There are a variety of local eateries along Main Avenue, roughly a 3-minute drive or 15-minute walk (about 1.2 km). Bayer's Lake, a major retail hub, is only a 10-minute drive (around 6 km) and downtown Halifax is just a 15-minute drive (approximately 8 km) via Highway 102. Public transit options are available making it an ideal location for families.

## BUILDING OVERVIEW

56 EVANS AVENUE



### BUILDING SPECIFICATIONS

# of Stories:	3
Gross Buildable Area::	12,300 SF (Approx.)
Unit Mix:	12 x 2-Bedrooms
Average Unit Size:	900 SF
Year Built:	1967 (Renovated in 2020)
Exterior:	Brick
Roof:	Rolled
Interior Walls & Ceiling:	Painted Gyproc
Flooring:	Vinyl Plank and Ceramic Tile (Units) Carpet (Hallways)
Heating System:	Electric Baseboard
Laundry:	Coin Units Available in Unfinished Basement
Water Supply and Sewage:	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

# PROPERTY PHOTOS

56 EVANS AVENUE



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# PROPERTY PHOTOS

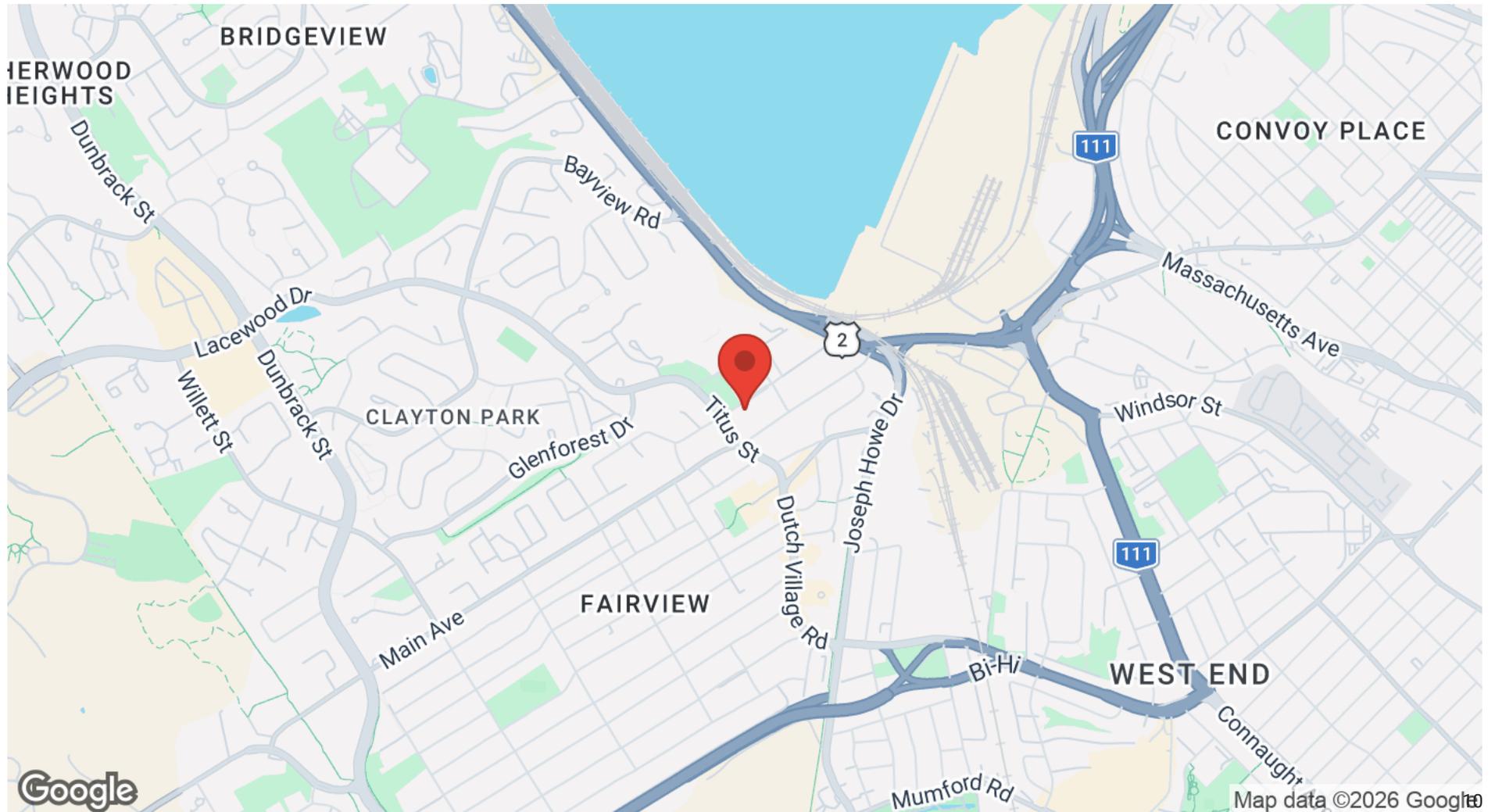
56 EVANS AVENUE



## LOCATION & HIGHLIGHTS

### 56 EVANS AVENUE

Nestled at 56 Evans Avenue in the welcoming community of Fairview, Halifax, this multi-family unit offers an ideal location with easy access to amenities. Conveniently located near Bayer's Lake, a major retail destination with big-box stores, entertainment, and dining, just a 10-minute drive away (approximately 6 km) and the Halifax Shopping Center (approximately 3 km). Additionally, the commercial core of downtown Halifax—packed with shops, cultural attractions, and services—is easily reachable in a 15-minute drive (about 8 km) via Highway 102. The property's proximity to public transit, with the Titus St Before Evans Ave bus stop only 150 meters away (a 2-minute walk), further enhances connectivity, making errands and outings effortless. This multi-family unit is perfectly positioned for families or tenants seeking a vibrant, convenient lifestyle surrounded by Fairview's commercial highlights and excellent access to Halifax's broader amenities.



## SITE SPECIFICATIONS

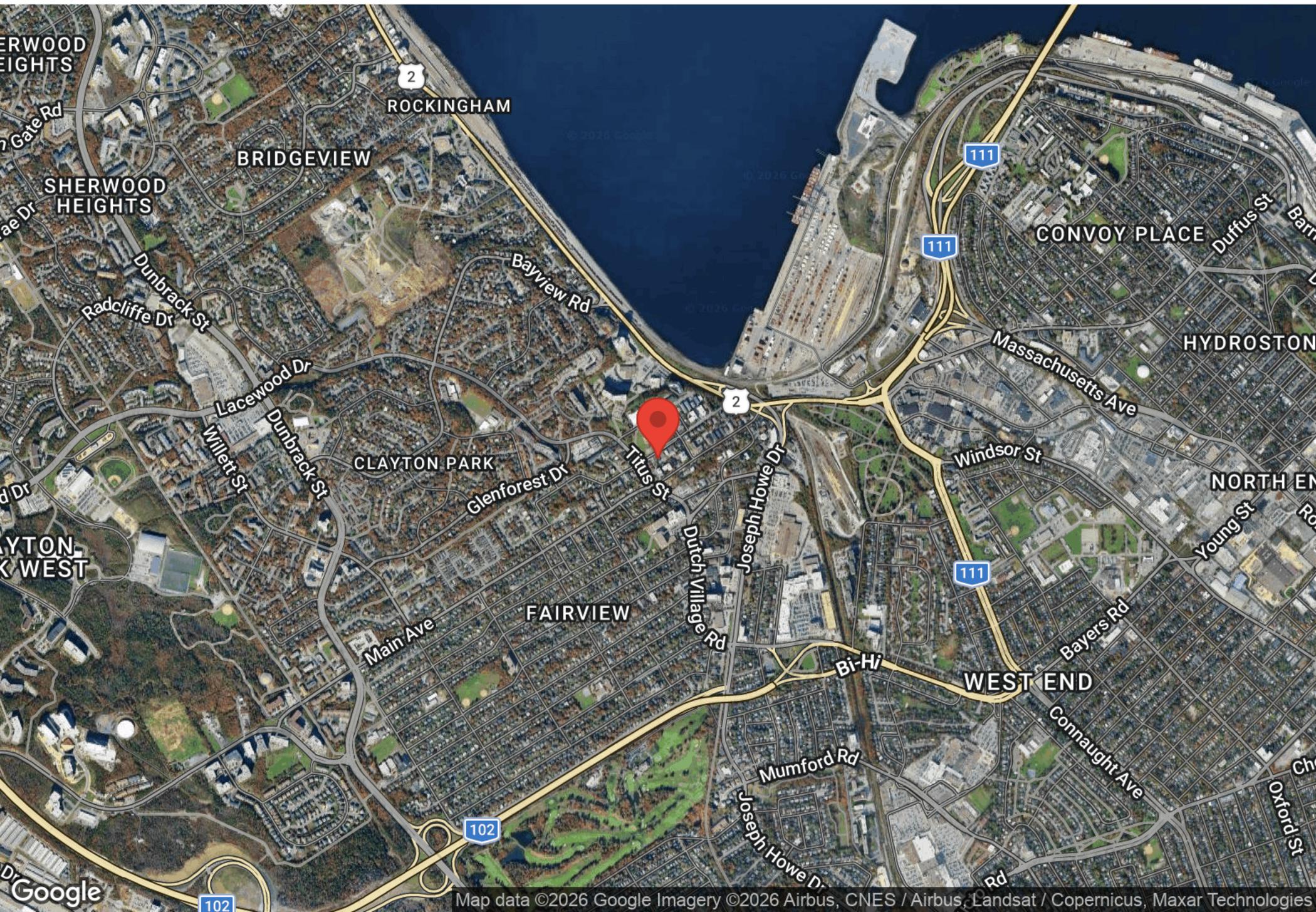
56 EVANS AVENUE



PID #:	00180505
Lot Size:	11,925 SF
Site Configuration:	Rectangular
Site Improvements:	Asphalt Paving
Parking:	8 Marked Parking Spaces
Zoning:	R-2AM (General Residential Conversion) Zone
Municipal Services:	Water & Sewer
Landscaping:	None
Assessed Value:	\$1,644,600 (Residential Taxable 2026)

# AERIAL MAP

56 EVANS AVENUE



## DISCLAIMER

56 EVANS AVENUE

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