

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

kww COMMERCIAL
ADVISORS[®]

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88, 90, 90A WINDMILL ROAD

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KW COMMERCIAL ADVISORS

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EXECUTIVE SUMMARY

88, 90, 90A WINDMILL ROAD



OFFERING SUMMARY

| | |
|---------------------------|--|
| # OF BUILDINGS: | 3 |
| # OF UNITS: | 18 |
| BUILDING SIZE: | 15,876 SF (GBA) |
| CONSTRUCTION TYPE: | Wood Frame |
| YEAR BUILT: | 1962 (Renovated in 2020) |
| LOT SIZE: | 16,200 SF |
| PARKING: | 12 Paved Parking |
| ZONING: | ER-2 (Established Residential) |
| OCCUPANCY: | Fully leased |
| ASSESSED OWNER: | AMK Barrett Investments Inc. |
| ASSESSED VALUE: | \$3,686,700 (Residential Taxable 2026) |
| LIST PRICE: | \$5,145,000 |
| PRICE PER UNIT: | \$285,833 |
| CAP RATE: | 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.

BUILDING OVERVIEW

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, and fire rated suite doors.

| | |
|------------------------------|---|
| # Stories: | 3 |
| Building Size: | 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 & Tile (Units) Carpet (Corridors) |
| Fire Safety: | Fire Rated Suite Entry Doors, Fire Alarm Panels, Extinguishers, Emergency Lighting & Exits |
| Heating System: | Electric Baseboard Heating (Tenants Pay). Natural Gas Hot Water NTI boilers (House Meters) Exception: 90A has 6 Electric Hot Water Heaters Metered Directly to the Tenants |
| Laundry: | 1 Coin Operated Washer & 1 Dryer |
| Water Supply: | Municipal |
| Unit Appliances: | 1 x Fridge, 1 x Stove, 1 x Dishwasher and 1 x Microwave |

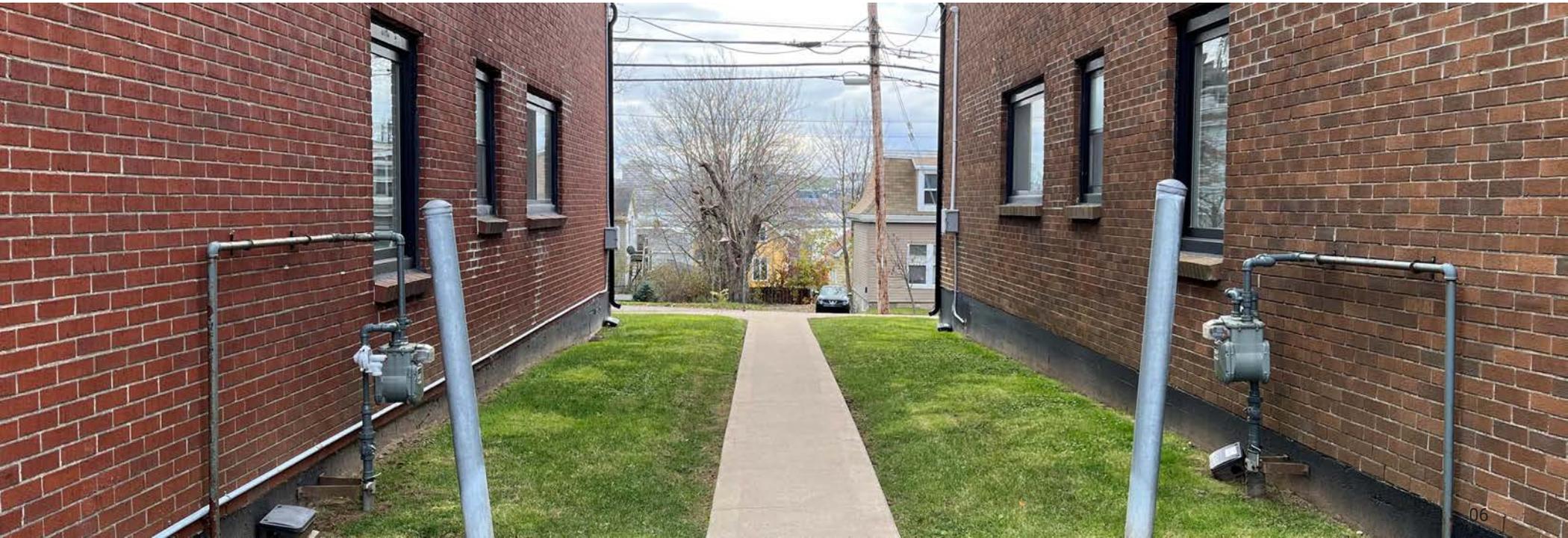
PROPERTY PHOTOS

88, 90, 90A WINDMILL ROAD



PROPERTY PHOTOS

88, 90, 90A WINDMILL ROAD



PROPERTY PHOTOS

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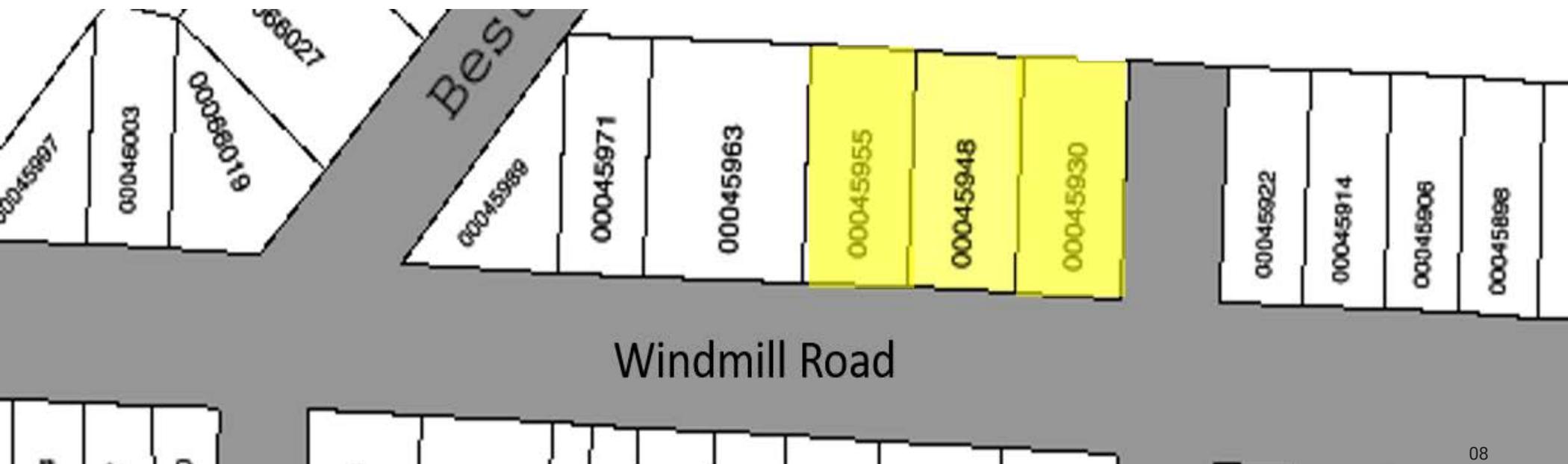


SITE SPECIFICATIONS

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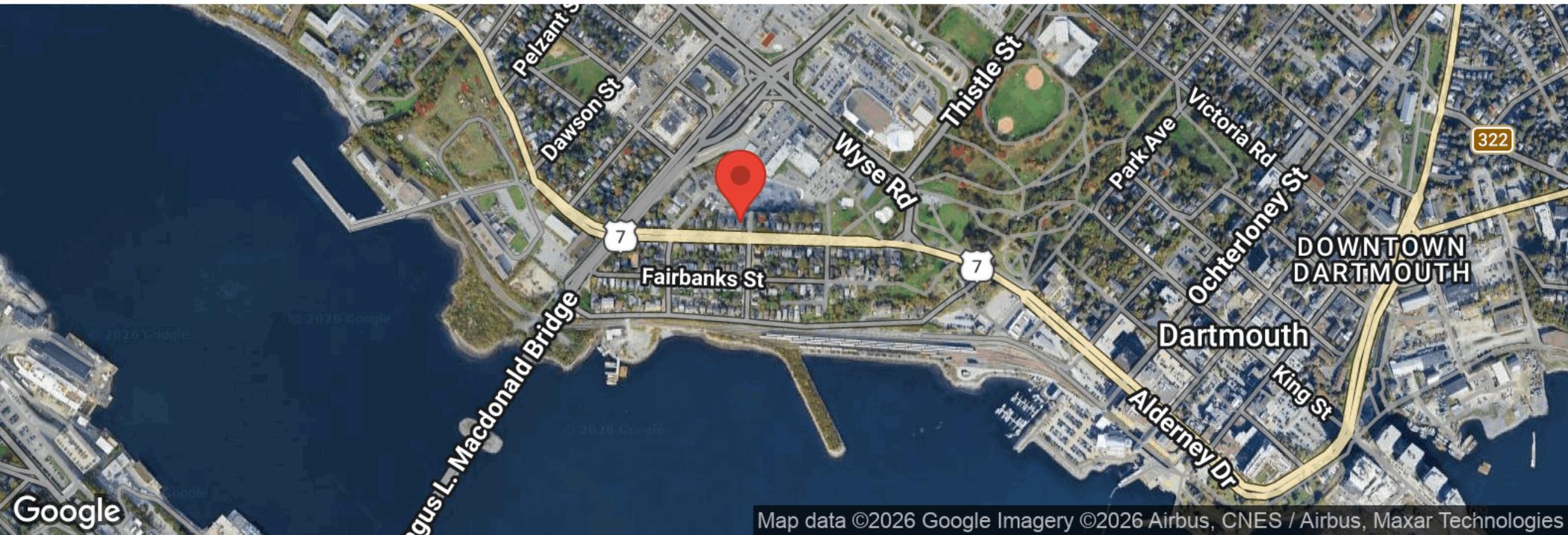
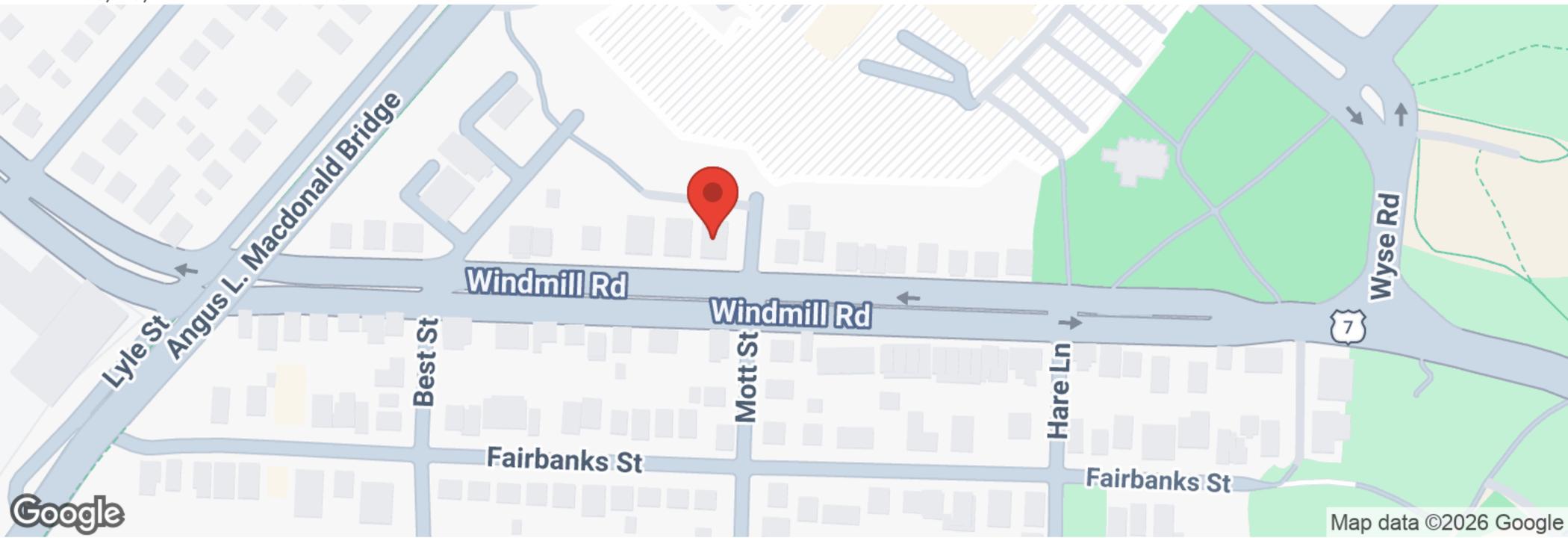
88, 90, 90A WINDMILL ROAD

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|---------------------|--|
| 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 & Water |
| Landscaping: | Attractively Landscaped with Front Lawns, Trees and Shrubs |
| Zoning: | ER-2 (Established Residential) |
| Assessed Values: | \$1,228,900 + \$1,228,900 + \$1,228,900 = \$3,686,700 (Residential Taxable 2026) |



LOCATION MAPS

88, 90, 90A WINDMILL ROAD



BUSINESS MAP

88, 90, 90A WINDMILL ROAD



DISCLAIMER

88, 90, 90A WINDMILL ROAD

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