

MULTI-FAMILY / REDEVELOPMENT FOR SALE

2267 Brunswick Street

Multi-Family / Redevelopment - For Sale

2267 Brunswick Street, Halifax, NS B3K 2Y9

kw COMMERCIAL
ADVISORS[®]

TABLE OF CONTENTS

2267 BRUNSWICK STREET

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Executive Summary	3
Property Photos	4
Building Overview	8
Elevation - Main Building	9
St. Pat's Apartments Renderings	10
Floor Plan - Level 1	11
Floor Plan - Level 2-4	12
Floor Plan - Level 5-6	13
Floor Plan - Level 7	14
Floor Plan - Level 8	15
Location Maps	16
Disclaimer	17

EXECUTIVE SUMMARY

2267 BRUNSWICK STREET



OFFERING SUMMARY

Property Type:	Multi-Family
PID #:	00148544
Unit Size:	12 Units
Lot Size:	8,510 SF
Parking:	12 Paved Parking
Year Built:	1889
Zoning:	ER-2 (Established Residential)
Assessed Owner:	AMK Barrett Investments Inc.
Assessed Value:	\$2,374,500 (Residential Taxable 2026)
List Price:	\$6,250,000

PROPERTY OVERVIEW

Attention Investors & Developers: Architecturally distinctive heritage-style rental building. Originally a church rectory, it now offers stable income with significant development upside. This 3-storey, 12-unit property features character-filled suites with high ceilings, large bedrooms, hardwood and tile flooring, open-concept layouts, and abundant natural light. An approved development agreement allows for the addition of up to 42 residential units, while maintaining income from the existing building. A rare opportunity to acquire a well-preserved heritage asset with immediate cash flow and future redevelopment potential.

LOCATION OVERVIEW

2267 Brunswick Street is positioned within Halifax's downtown core, an area characterized by a high concentration of government buildings, professional offices, institutional users, and high-density residential developments. The immediate neighbourhood is supported by established commercial corridors, hotels, cultural venues, and major public sector employers, creating steady daytime and evening activity. Downtown Halifax continues to benefit from ongoing mixed-use and residential development, reinforcing long-term demand for centrally located real estate.

The property offers excellent regional connectivity, located minutes from the Halifax waterfront, approximately 30 minutes from Halifax Stanfield International Airport, and within easy access to Highway 102 and 103, providing efficient connections throughout the Halifax Regional Municipality and across Nova Scotia.

PROPERTY PHOTOS

2267 BRUNSWICK STREET



PROPERTY PHOTOS

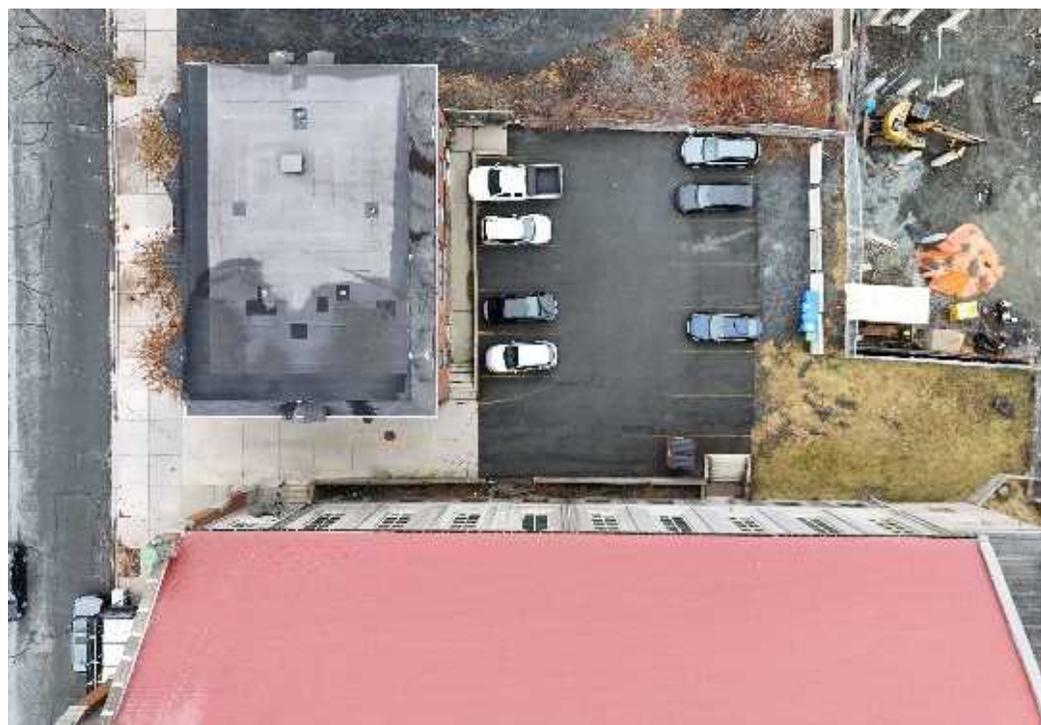
2267 BRUNSWICK STREET



Common Areas

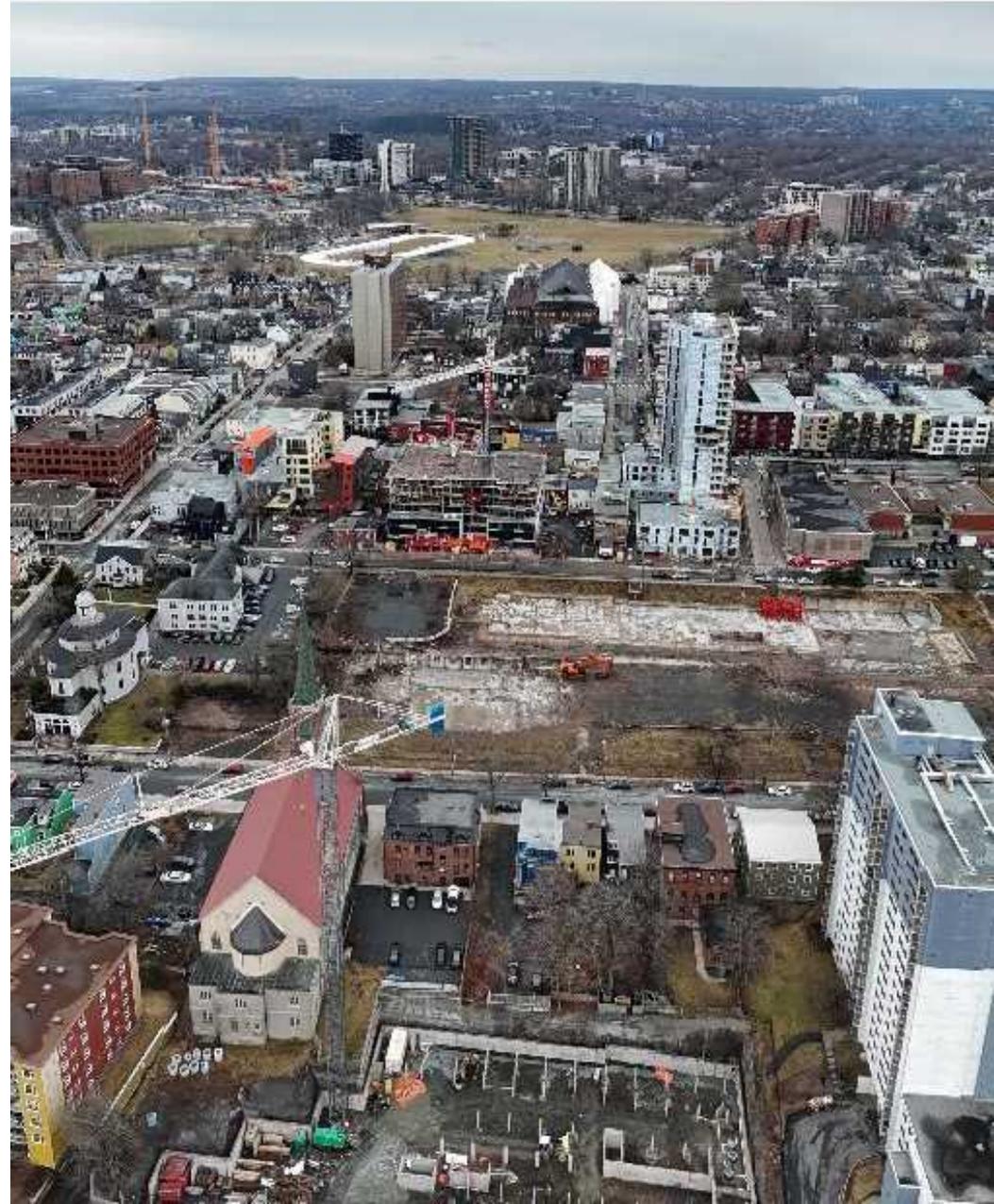
PROPERTY PHOTOS

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PROPERTY PHOTOS

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BUILDING OVERVIEW

2267 BRUNSWICK STREET



BUILDING SPECIFICATIONS

Property Type:	3-Storey Multi-Family
Unit Size:	3 x 2-Bedroom, 6 x 1-Bedroom, 3 x Bachelor 12 Units Combined Total
Construction Type:	Wood Frame
Foundation:	Concrete, Slab on Grade
Roof Type:	Sealed Membrane Roof (Flat) Asphalt-Shingled Roof (Pitched)
Building Dimensions:	58' x 41'
Year Built:	1889
Heating:	Electrical Baseboard (Units) Gas Fired Forced Air Boilers (Common Areas)
Electrical:	Individually Metered with Common Area Meter
Plumbing:	Adequate for Current Tenant Demand Bottom Level Units are Below Grade and Use a Sewer Pump
Lot Size:	8,510 SF
Parking:	12 Paved Parking
Water & Sewer:	Municipal
Zoning:	RE-2 (Established Residential)
Property Features:	Two Common Stairwells Laundry Room with Laundry Machines and Dryers Appliances Included: Oven, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Intercom
List Price:	\$6,250,000

ELEVATION - MAIN BUILDING

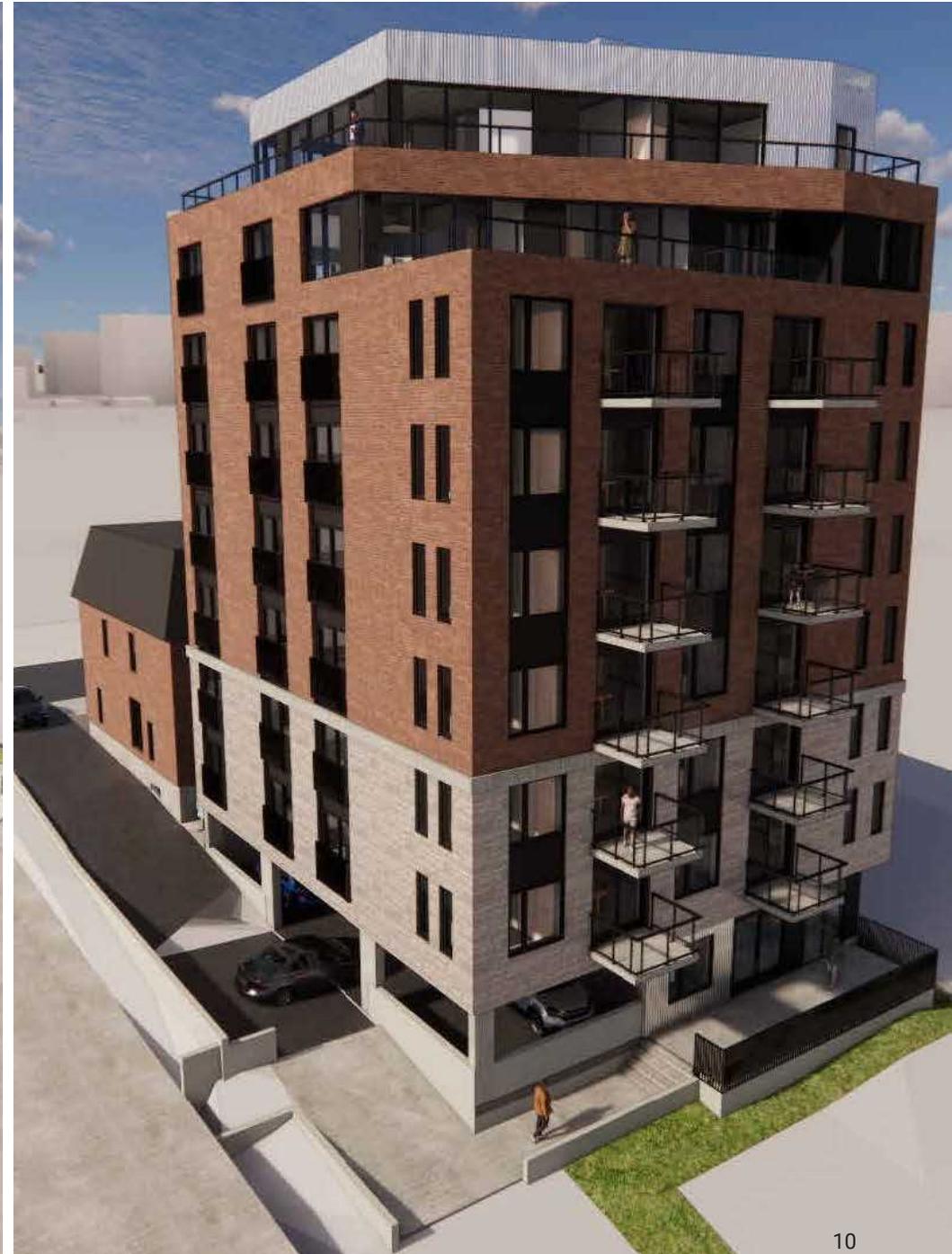
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NOTE: ALL WINDOWS LOW E ARGON ENERGY
STAR RATED UNITS IN EXISTING OPENINGS.



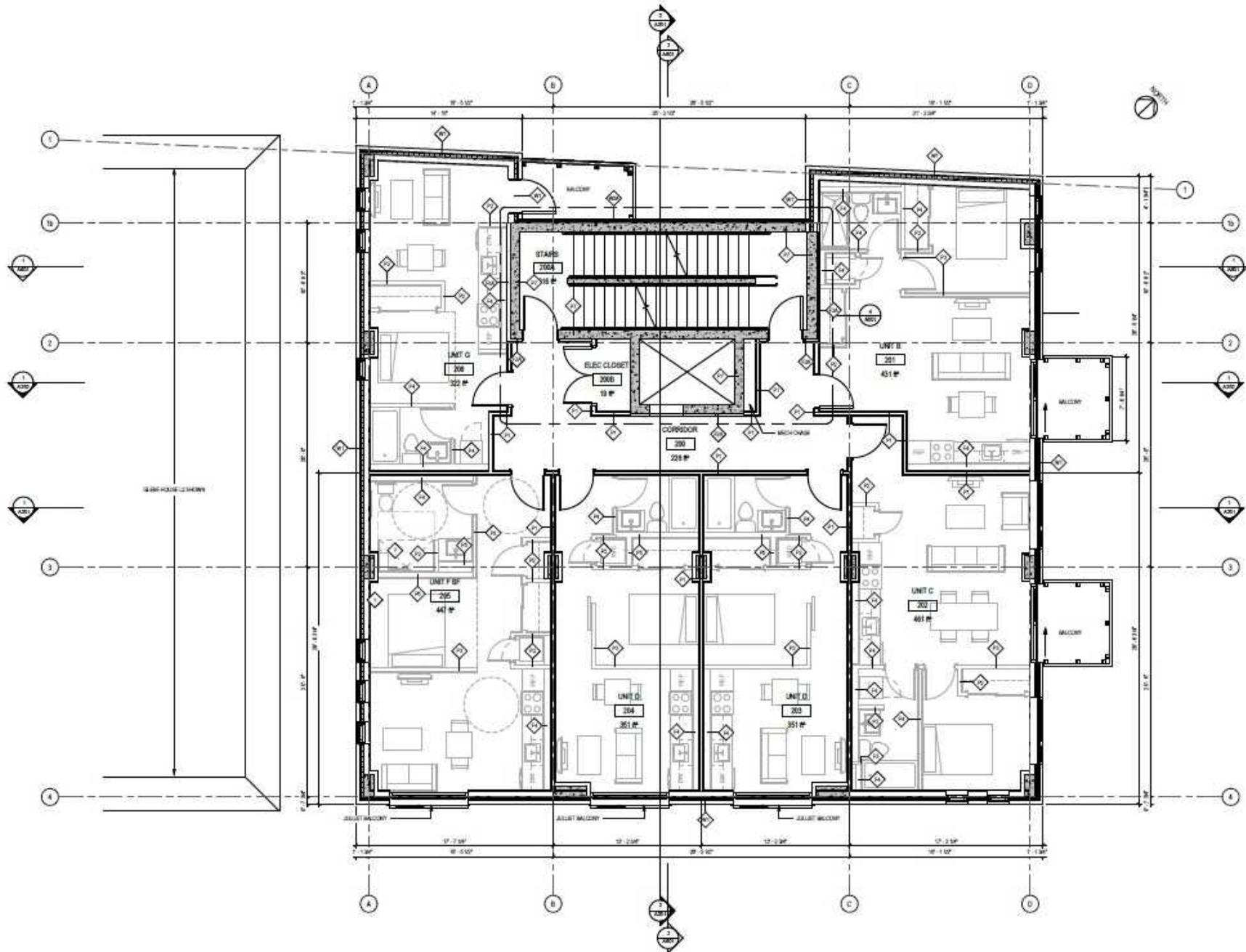
ST. PAT'S APARTMENTS RENDERINGS

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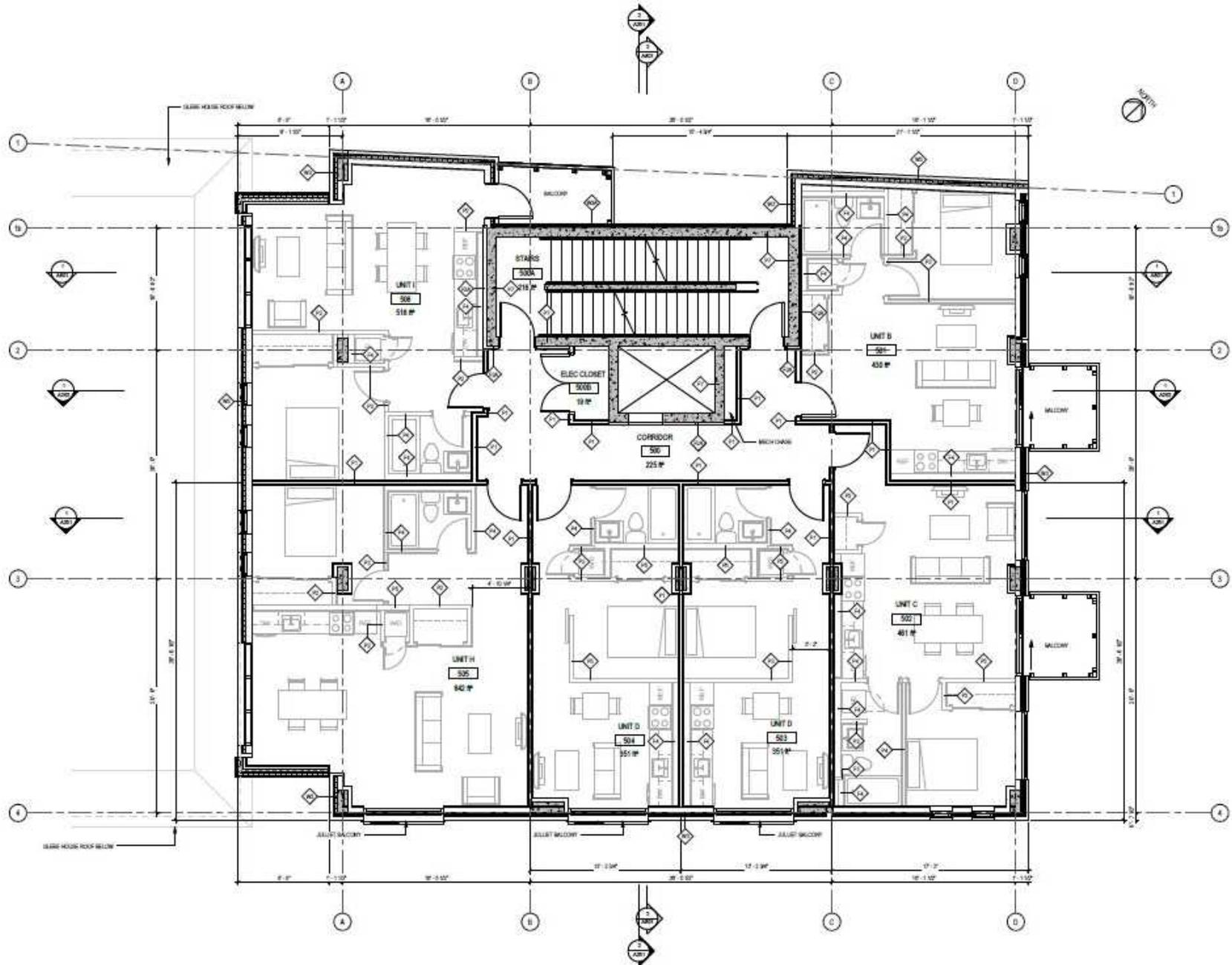
FLOOR PLAN - LEVEL 2-4

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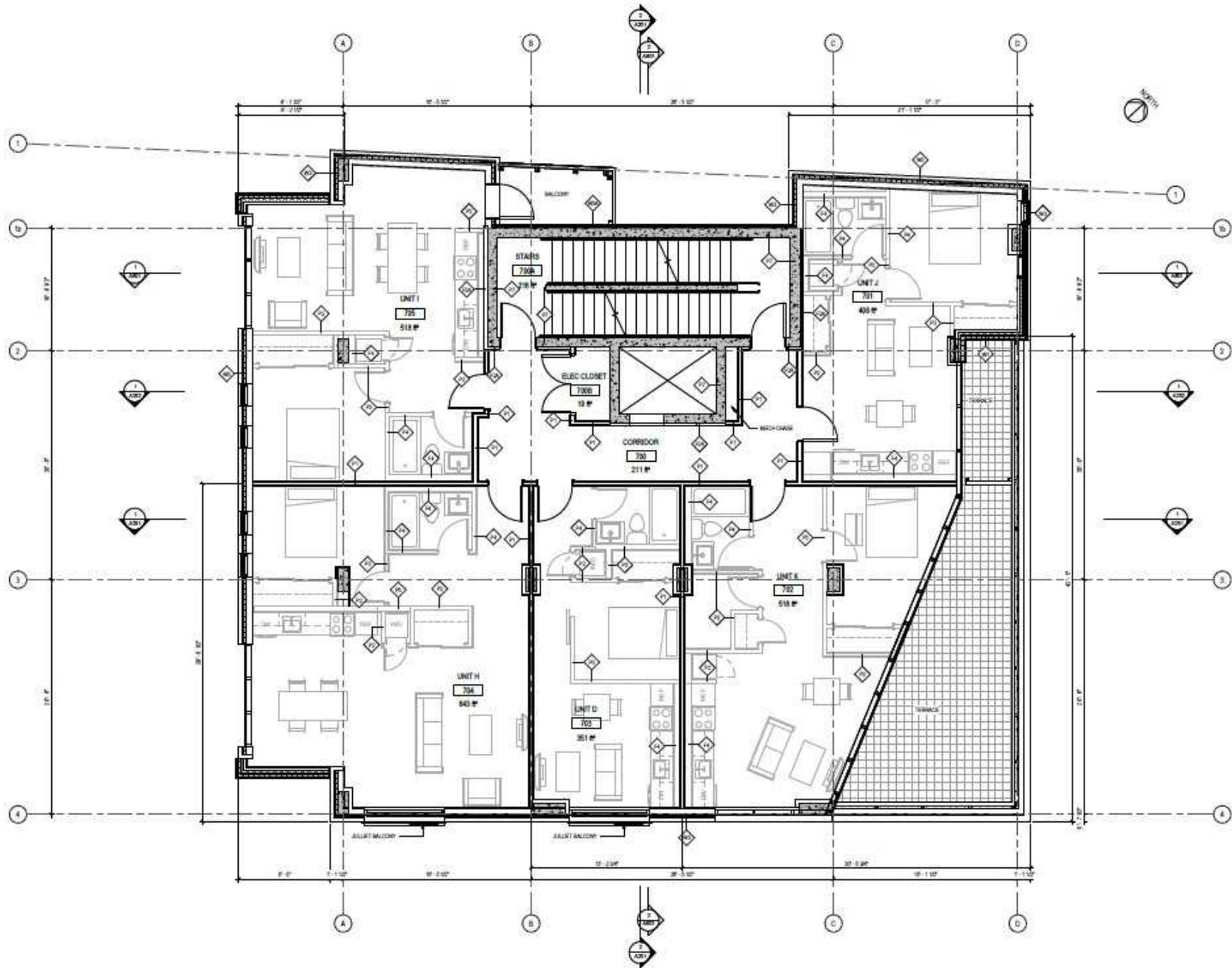
FLOOR PLAN - LEVEL 5-6

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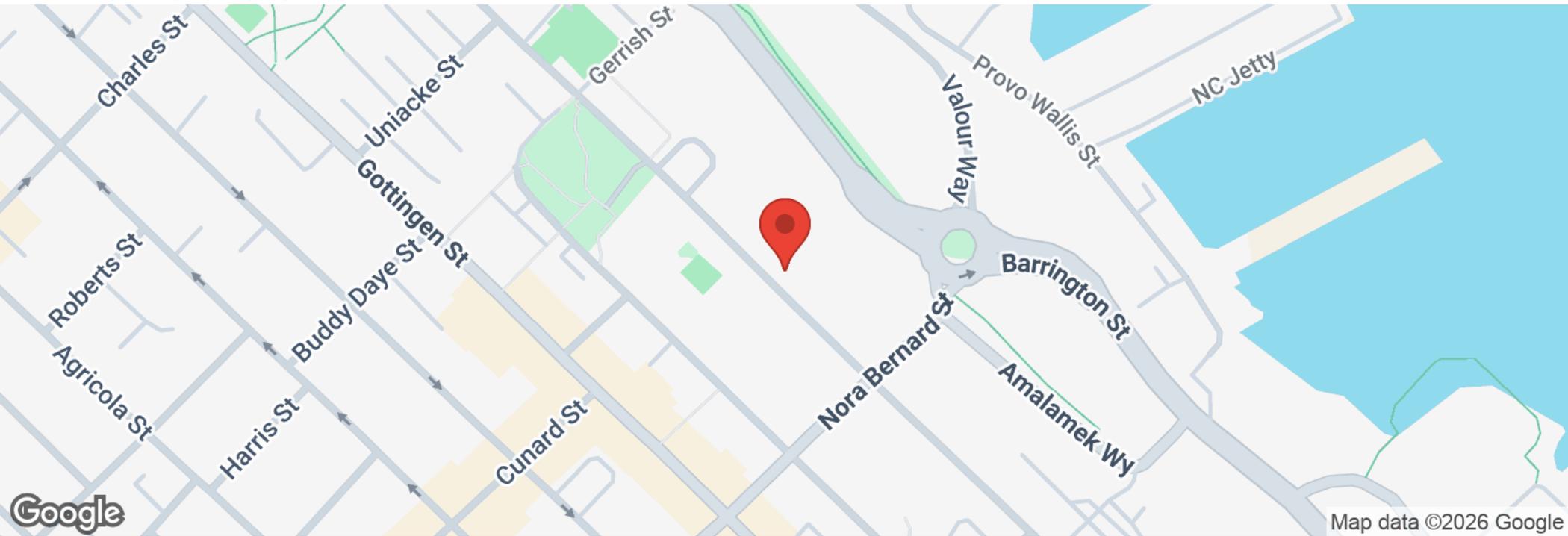
FLOOR PLAN - LEVEL 7

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LOCATION MAPS

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DISCLAIMER

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