

MULTI-FAMILY / INVESTMENT FOR SALE

1011 Burgess Crescent

Multi-Family - For Sale

1011 Burgess Crescent, Windsor, NS B0N 2T0

kw COMMERCIAL
ADVISORS[®]

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1011 BURGESS CRESCENT

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Nova Scotia

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KW COMMERCIAL ADVISORS

1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

EXECUTIVE SUMMARY

1011 BURGESS CRESCENT



OFFERING SUMMARY

Property Type:	Multi-Family / Investment
PID #:	45055191
Unit Mix:	19 x 2-Bedrooms 5 x 1-Bedroom
Lot Size:	0.93 Acres
Parking:	30 Paved Parking Available
Assessed Owner:	AMK Barrett Investments Inc.
Assessed Value:	\$2,409,600 (Residential Taxable 2026)
List Price:	\$3,950,000

PROPERTY OVERVIEW

Well-located 24-unit apartment building in the growing community of Windsor. The subject property features a strong mix of 19 two-bedroom units and 5 one-bedroom units, appealing to a broad tenant base and providing stable rental demand. Four units have recently been renovated, presenting an opportunity for a new owner to continue upgrading suites and increasing rental income over time. The building features an older, long-term tenant base, with residents who maintain their units in above-average condition. Onsite building manager takes excellent care of the property, and keeps all common areas clean. 2 laundry rooms onsite on both the 1st and 3rd floor of the building, using Coinmatic machines. Non-smoking building and only cats allowed.

LOCATION OVERVIEW

Situated in a quiet residential area with convenient access to local amenities, services, and Highway 101. Windsor continues to experience steady growth and strong demand for quality rental housing, making this an attractive opportunity for investors seeking both stable cash flow and long-term upside potential. Building is right beside the Windsor Regional Hospital.

PROPERTY PHOTOS

1011 BURGESS CRESCENT



Original Units



PROPERTY PHOTOS

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Renovated Units

PROPERTY PHOTOS

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Common Areas



PROPERTY PHOTOS

1011 BURGESS CRESCENT



BUILDING OVERVIEW

1011 BURGESS CRESCENT

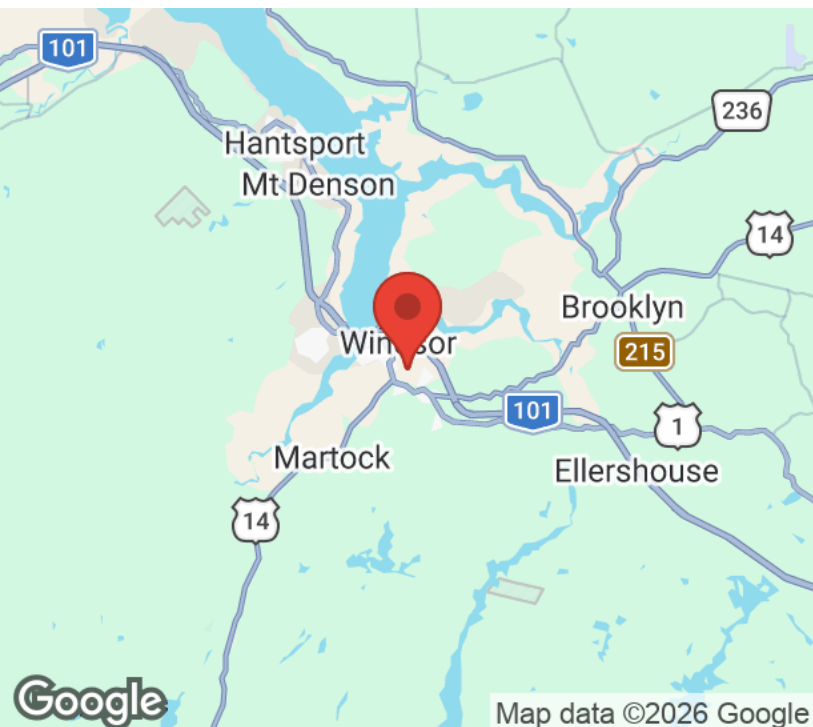


BUILDING SPECIFICATIONS

Property Type:	Multi-Family / Investment
Unit Mix:	19 x 2-Bedrooms 5 x 1-Bedroom
Construction Type:	Brick Exterior
Foundation:	Concrete
Roof Type:	Asphalt Shingle
Year Built:	1973
Fuel Type:	Propane
Heating & Cooling:	Baseboard Hot Water
Appliances:	Electric Range, Electric Dryer, Washer, Refrigerator
Lot Size:	0.93 Acres
Parking:	30 Paved Parking Available
Water & Sewer:	Municipal
Property Features:	4 Units Recently Renovated Older, Long-Term Tenant Base Onsite Building Manager Laundry on Both 1st and 3rd Floors
List Price:	\$3,950,000

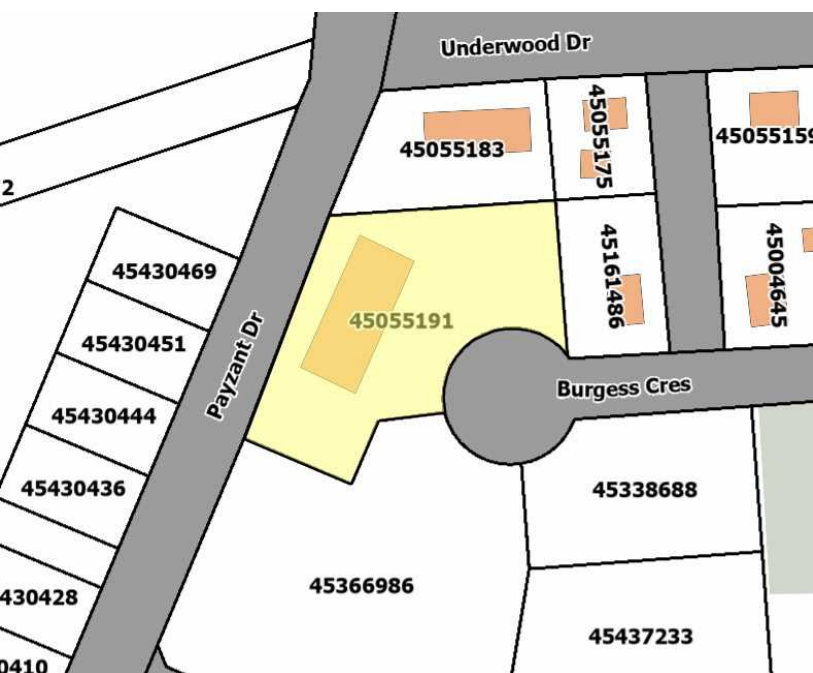
LOCATION & HIGHLIGHTS

1011 BURGESS CRESCENT



Strategically located in the growing community of Windsor, 1011 Burgess Crescent offers immediate proximity to the nearby Windsor Regional Hospital, as well as shopping, services, and everyday amenities. The property is situated within an established residential neighbourhood experiencing steady population growth and increasing demand for rental housing, supporting long-term tenancy and investment stability.

Positioned just minutes from Highway 101, the property benefits from excellent regional connectivity—approximately 45 minutes to Halifax, 20 minutes to Lower Sackville, and under an hour to Wolfville and the broader Annapolis Valley. This accessibility enhances its appeal for commuters and supports continued residential growth as more residents seek affordable housing options outside the Halifax core.



LOCATION MAPS

1011 BURGESS CRESCENT



DISCLAIMER

1011 BURGESS CRESCENT

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