FOR SALE

KW COMMERCIAL ADVISORS®
A DIVISION OF KELLER WILLIAMS SELECT REALTY

2547 ROBIE AT WILLOW STREET | HALIFAX , NOVA SCOTIA

FUTURE DEVELOPMENT SITE WITH INCOME – 4 UNITS



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EXECUTIVE SUMMARY

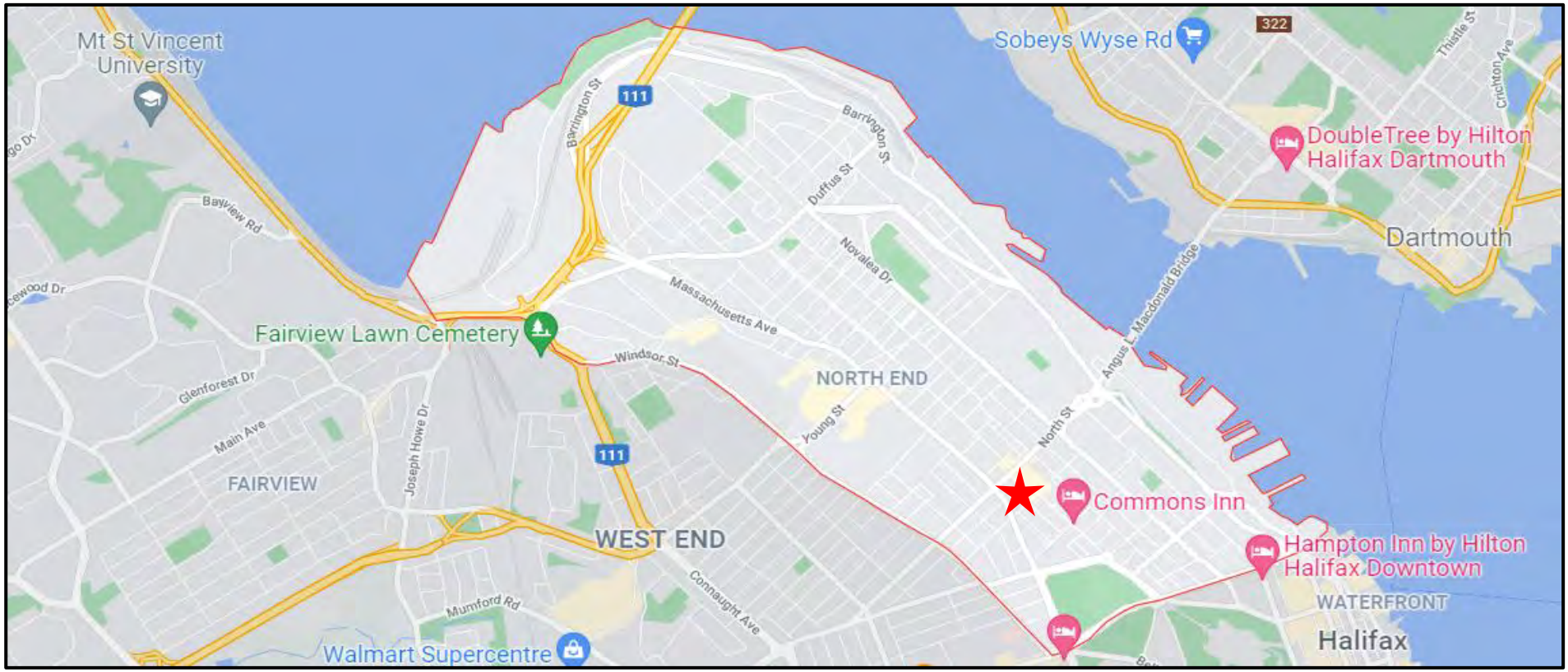
KW Commercial Advisors ("Exclusive Agent") is pleased to offer for sale a 4-unit rental property and future development site located on the on the high-profile southeast corner of Robie and Willow Streets in the North End of Halifax, Nova Scotia. Current zoning allows for construction of up to a 9-storey apartment building and therefore this property is an ideal candidate for a future land assembly.

Civic Addresses:	5748, 5750 and 5752 Willow Street 2547 Robie Street
Site Size:	3,880 sq. ft. corner lot
Zoning:	COR – Corridor
Frontage:	44 feet on Robie Street 90 feet on Willow Street
Existing Building Size:	3,670 sq. ft. - Fourplex
# Units:	4
# Storeys:	2
Tenant Leases:	2 x Annual Fixed Term Leases. 2 x Month to Month
List Price:	$1,295,000



AREA OVERVIEW – AGRICOLA AT NORTH STREET

The subject property is centered in Halifax's vibrant North End on the corner of Robie and Willow Streets. This section of Robie Street, situated one block west of Agricola Street is a trendy area known for its hipster vibes, boutiques, upscale restaurants, artisanal cafes, organic markets and antique shops, older colourful houses and lively nightlife. Students and artists frequent the local grocers, local bakeries, microbreweries and distilleries and local café's many of which showcase local art and host live bands and DJs at night. There's also a mix of indie boutiques, record shops, and vintage clothing stores. The community composition is diverse and the area has a broad range and variation of housing unit types. The North End is attracting young professionals and families with the primary age group dominated by the Millennial Generation (age 22-37).



EXISTING BUILDING

# Storeys:	2 + Basement
Current & Past Uses:	4 Unit Residential.
Year Built:	Circa 1885. Renovated throughout in recent years.
GBA:	3,670 square feet.
Construction:	Wood frame with vinyl siding.
Roof:	Replaced in 1996 with blown in insulation added. Slightly pitched, rolled on roofing.
Decks:	Upper front unit
Heating System:	Oil fired hot water baseboard in 3 units. Hot Water Radiator in 1 unit.
Hot Water Tanks:	Electric (one per unit). Tenant pays. Replaced in 2024.
Oil Tank:	1 x indoor oil tank in basement. Replaced in 2023.
Sewer Line:	Replaced / sleeved in 2025 by JustDrains.
Electrical:	100-amp breaker panel in each unit.
Water Service:	Lead line fully replaced in 2012 with new copper line.





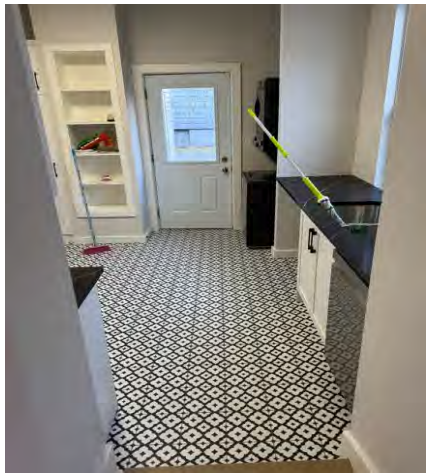


UNIT 2547 ROBIE - GROUND FLOOR 2 BEDROOM

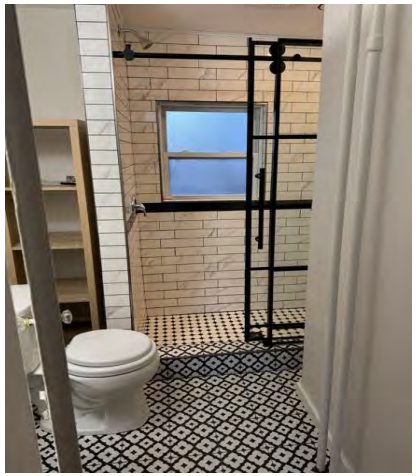
Location:	Ground floor with front entrance off Robie Street
Unit Type:	Large 2 Bedroom w/ access to basement storage and yard.
Last Renovated:	Early 2025.
Walls:	Gyproc.
Flooring:	Douglas floor, water resistant vinyl click, beautiful tile.
Kitchen & Bath:	Was gutted, spray foam insulation added and all new. Six new appliances and gorgeous quartz countertop. Custom kitchen by Fireside kitchens. Bathroom insulated with Kerdi board waterproofing.
Ceilings:	Some of the ceilings were removed and insulated between floor with roxul, resilient channel and double drywall. Trim replaced and rosette replaced.
Fireplace:	Original slate. Not functional. Chimney capped.











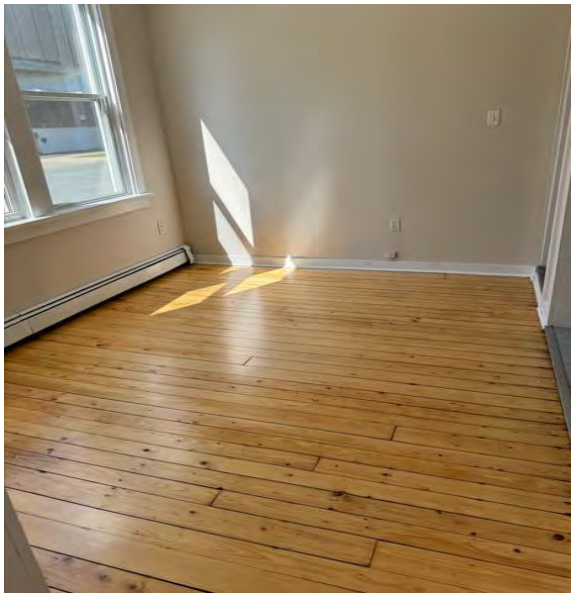
UNIT 5750 WILLOW – GROUND FLOOR

Location:	Ground floor with front entrance off Willow Street
Unit Type:	Small 1 Bedroom
Last Renovated:	Light renovation in 2023
Walls:	Gyproc.
Flooring:	Tile, water resistant vinyl click, and softwood.





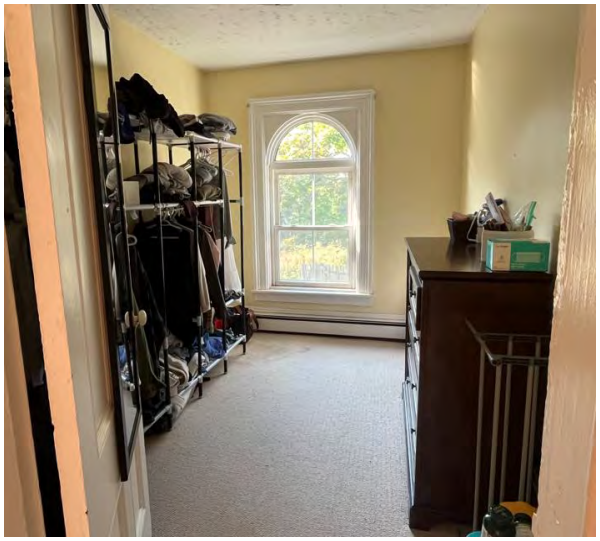




UNIT 5752 WILLOW – 2 BEDROOM UPPER

Location:	Second floor with front entrance off Willow Street
Unit Type:	Large 2 Bedroom
Last Reno:	2016
Walls:	Gyproc.
Flooring:	Tile, Douglas floor, and softwood.
Kitchen & Bath:	Was gutted, insulation added and all new.







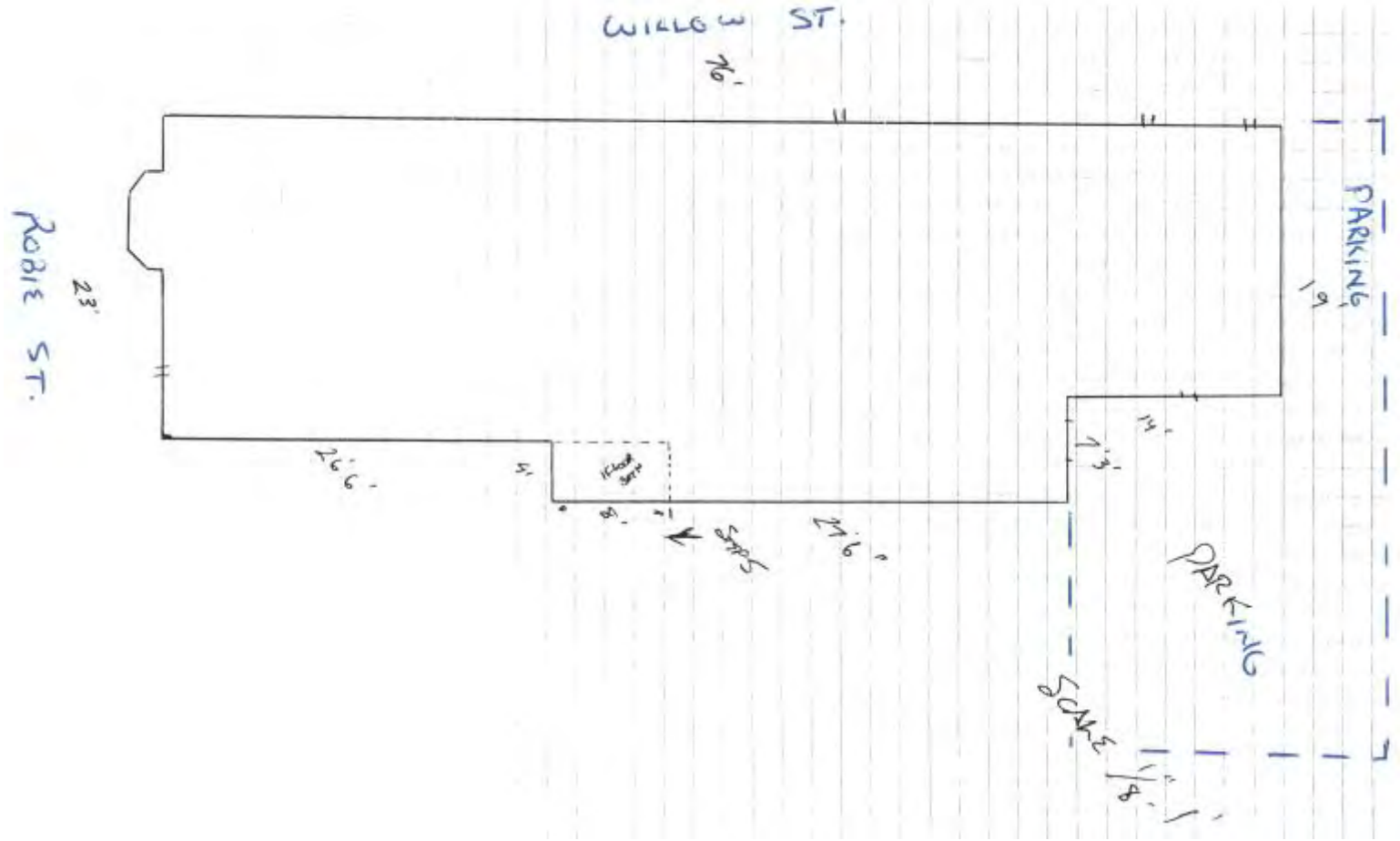


UNIT 5748 WILLOW – 1 BEDROOM UPPER

Location:	Second floor with front entrance off Willow Street
Unit Type:	Small 1 Bedroom
Last Reno:	1996
Walls:	Gyproc.
Flooring:	Douglas floor

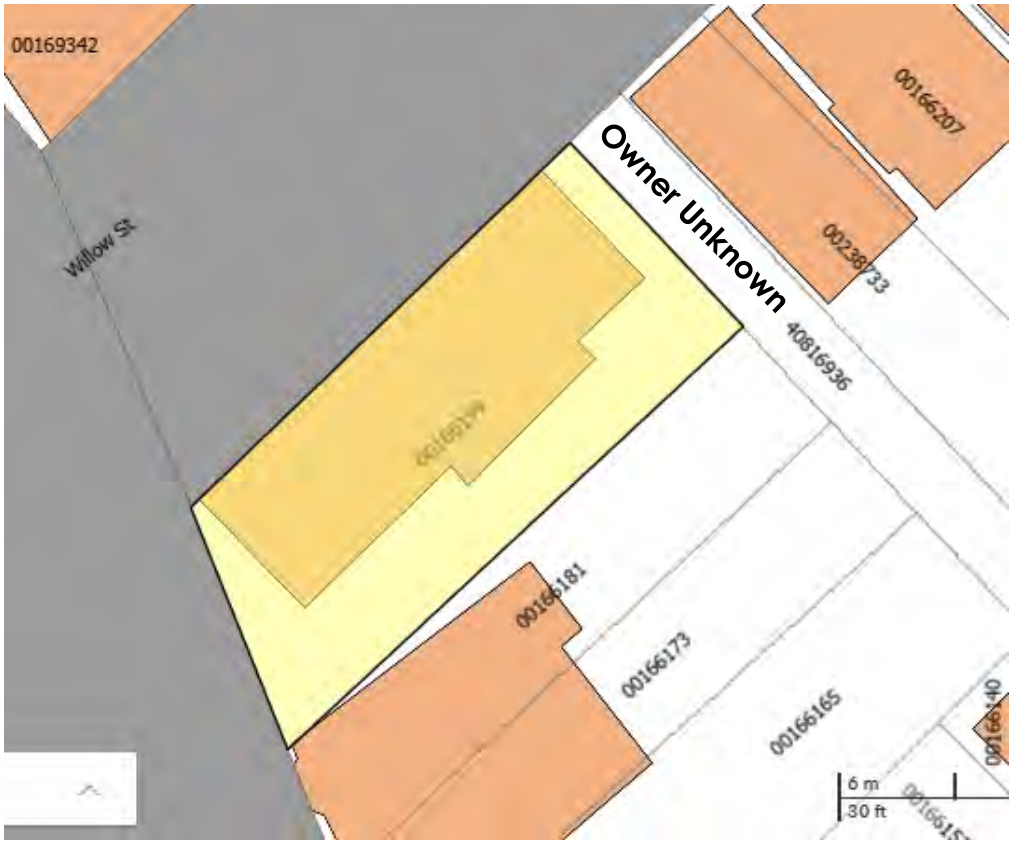
EXISTING BUILDING LAYOUT

All measurements are subject to buyers verification

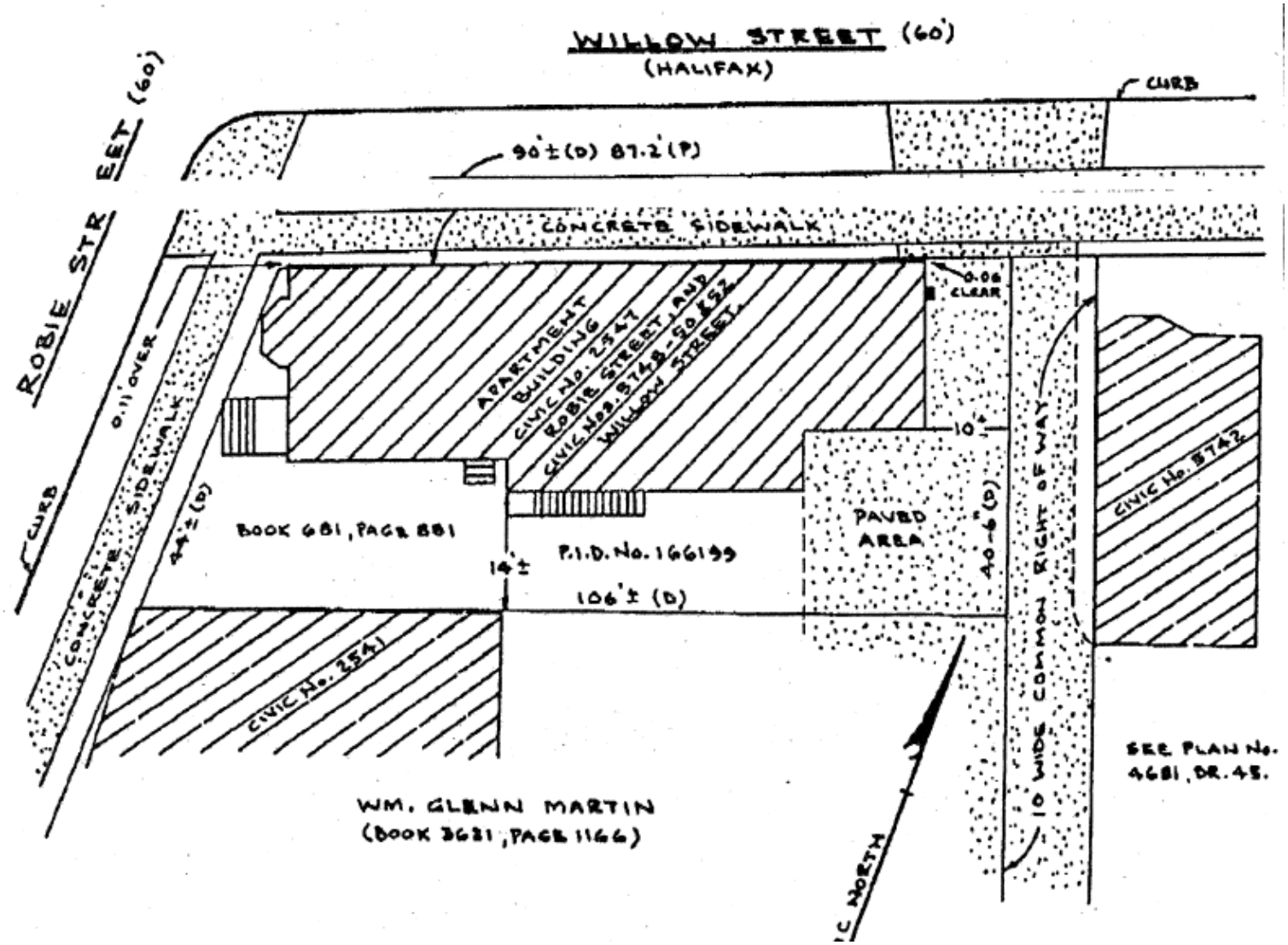


SITE SPECIFICATIONS

Lot Size:	3,880 square feet
PID:	00166199
Site Frontage:	44 feet to Robie Street 90 feet to Willow Street
Zoning:	COR – Corridor
Easements / ROWS:	N/A
Assessed Owner:	Crystal Mae Wentzell
Services:	Complete municipal services available.
Parking:	Asphalt paved for 3 cars on site.
Sewer Line:	Replaced in 2025.
2026 Municipal Assessed Value:	$659,800 (Residential Taxable)



SURVEYORS LOCATION CERTIFICATE



David R. Hiltz, N.S.L.S.
December 12, 1996

ZONING & PLANNING

The subject property is zoned **"COR" Corridor Designation** as defined by the Regional Centre Land Use Bylaw. This zoning allows for the construction of a building of up to 9 stories. See Regional Centre Land Use By-Law for further details.



INCOME AND EXPENSES – 2026 BUDGET

INCOME PRO FORMA - 2026:

Total Gross Income	$81,600
Expenses:	
Realty Taxes	$7,500
Insurance	$4,561
Power	$733.25
Scotia Fuels - Heating Oil	$8,392.37
Water	$2,007.58
Snow Removal / Yard	$2,000
Maintenance & Repair	$10,000
Total Expenses	$35,194.20
Annual Net Operating Income	$46,405.80

RENT ROLL: 2026

Unit:	Style:	Term:	Rent:	Lease Anniversary:
5748 Willow	1 Bdrm	Monthly	$1,100	
5750 Willow	1 Bdrm	Monthly	$1,300	August 1st
5752 Willow	2 Bdrm	Fixed	$1,900	January 1st
2547 Robie	2 Bdrm	Fixed	$2,500	October 1st
			$6,800/M	
			$81,600/Yr	

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CONTACT INFORMATION



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