

MULTI-FAMILY / INVESTMENT FOR SALE

4 Units - West End, Halifax, Nova Scotia

Multi-Family / Investment - For Sale

2596 Poplar Street, Halifax, NS B3L 2Y8

kW COMMERCIAL
ADVISORS®

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2596 POPLAR STREET

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SECTION I PROPERTY OVERVIEW



EXECUTIVE SUMMARY

2596 POPLAR STREET



OFFERING SUMMARY

NUMBER OF UNITS:	4
BUILDING SIZE:	Approx. 2,800 SF
CONSTRUCTION TYPE:	Wood Frame
YEAR BUILT:	1969
HEATING:	Oil-fired furnace
LOT SIZE:	3,383 SF
PARKING:	Surface
ZONING:	ER-3
ASSESSED OWNER:	Ming & Sons Investments Limited
ASSESSED VALUE:	\$529,100 (Residential Taxable 2024)
LIST PRICE:	\$1,200,000
PRICE PER UNIT:	\$300,000

PROPERTY OVERVIEW

The subject property is a 2-storey wood-framed walk-up legal fourplex built in 1969. Unit mix includes 3 x 1 Bedroom and 1 x 3 Bedroom averaging 750 SF with a living room, kitchen, 1 bathroom, and 2 appliances (fridge and stove). Each unit has its own civic address, as well as its own entrance. Windows were replaced in 2004. Hot water heaters were replaced in 2017, 2021, and 2023 (x2). Furnace was replaced in 2009, and the oil tank was replaced in 2023. There is 100 amps servicing each unit. The building is oil heated with hot water baseboards and is currently 100% vacant which gives a new owner the opportunity to renovate units and set their own rents.

LOCATION OVERVIEW

The West End is a neighbourhood of Halifax Regional Municipality on the western half of the Halifax Peninsula. The West End is predominantly single family homes, however, it is also home to many students and small low rent units, as well as increasing apartment development. The West End is served by easy access to Halifax Transit, and is within walking distance to many amenities including parks, services, the Quinpool shopping district, and the Halifax Shopping Centre located just off Chebucto Road. There is also easy access to Highway 102.

PROPERTY DESCRIPTION

2596 POPLAR STREET



BUILDING SPECIFICATIONS

The property is a legal fouxplex with 4 distinct civic addresses: 2594 Poplar Street, 2596 Poplar Street, 6550 Chebucto Road, and 6556 Chebucto Road. Unit mix is 3 x 1 bedroom and 1 x 3 bedrooms. All units are separately metered for power, and each unit has their own independant entrance.

# Stories:	2
Year Built:	1969
Exterior:	Vinyl Siding
Roof:	Asphalt shingle
Interior Walls & Ceiling:	Painted Drywall
Flooring:	Units: Hardwood or Vinyl plank in living rooms and bedrooms, ceramic tile in kitchens, laminate or ceramic tile in bathrooms.
Heating:	Oil-fired hot water baseboard
Domestic Water Supply:	Municipal Water
Unit Appliances:	4 x Fridges 4 x Stoves

PROPERTY PHOTOS

2596 POPLAR STREET



PROPERTY PHOTOS

2596 POPLAR STREET



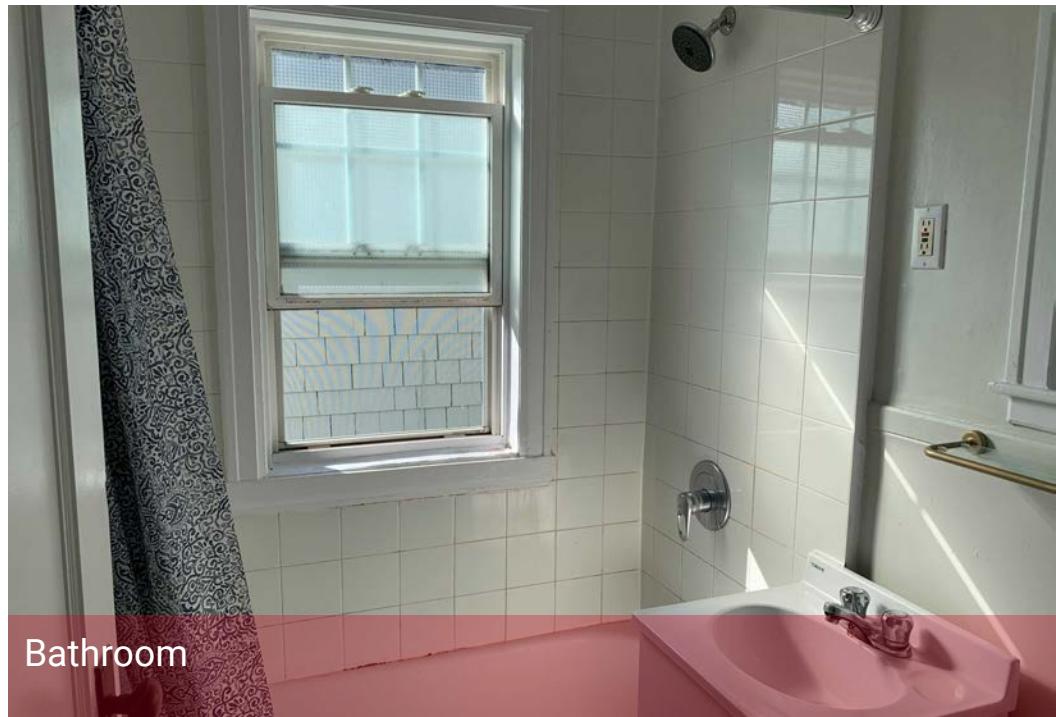
2594 Poplar - Kitchen



Living Room



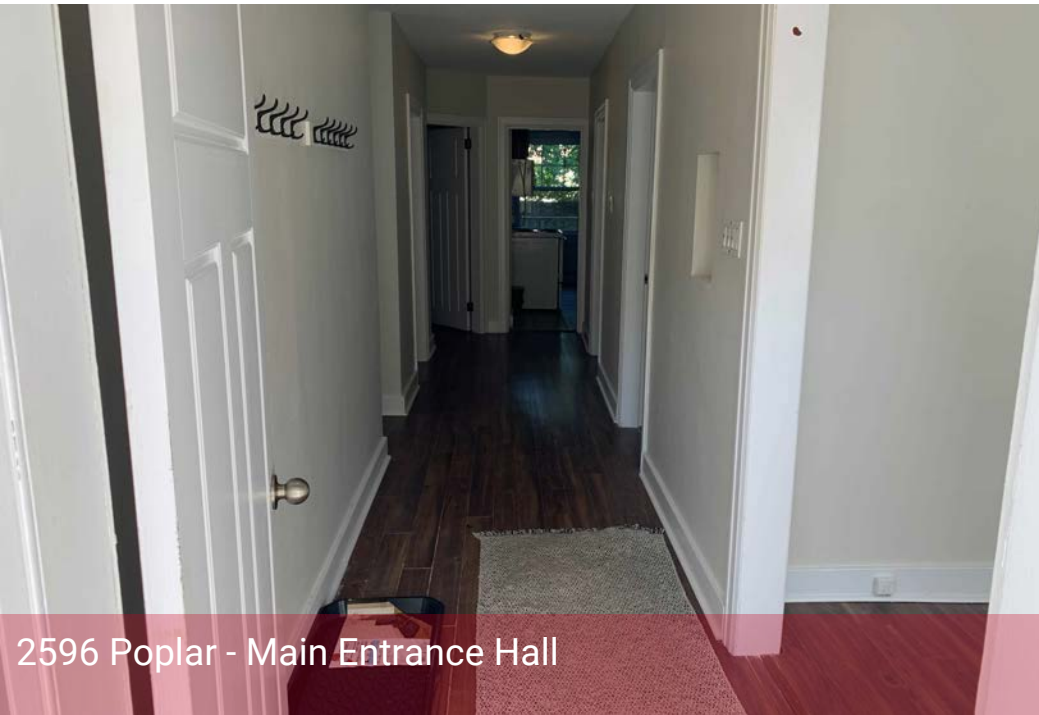
Hallway



Bathroom

PROPERTY PHOTOS

2596 POPLAR STREET



2596 Poplar - Main Entrance Hall



Kitchen



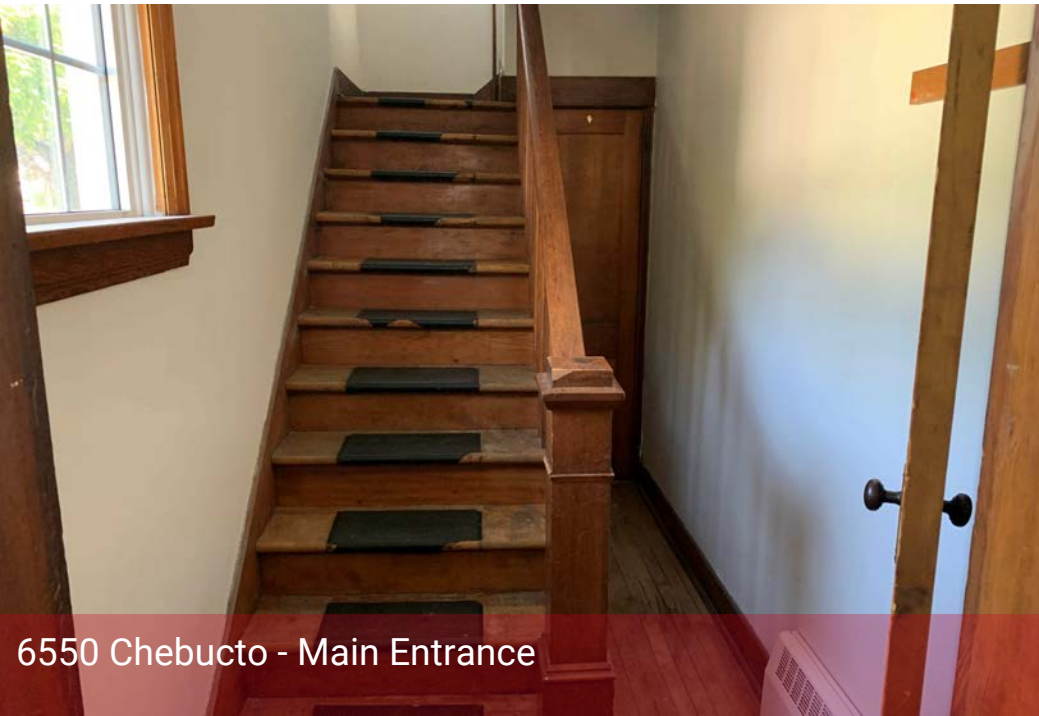
Living Room



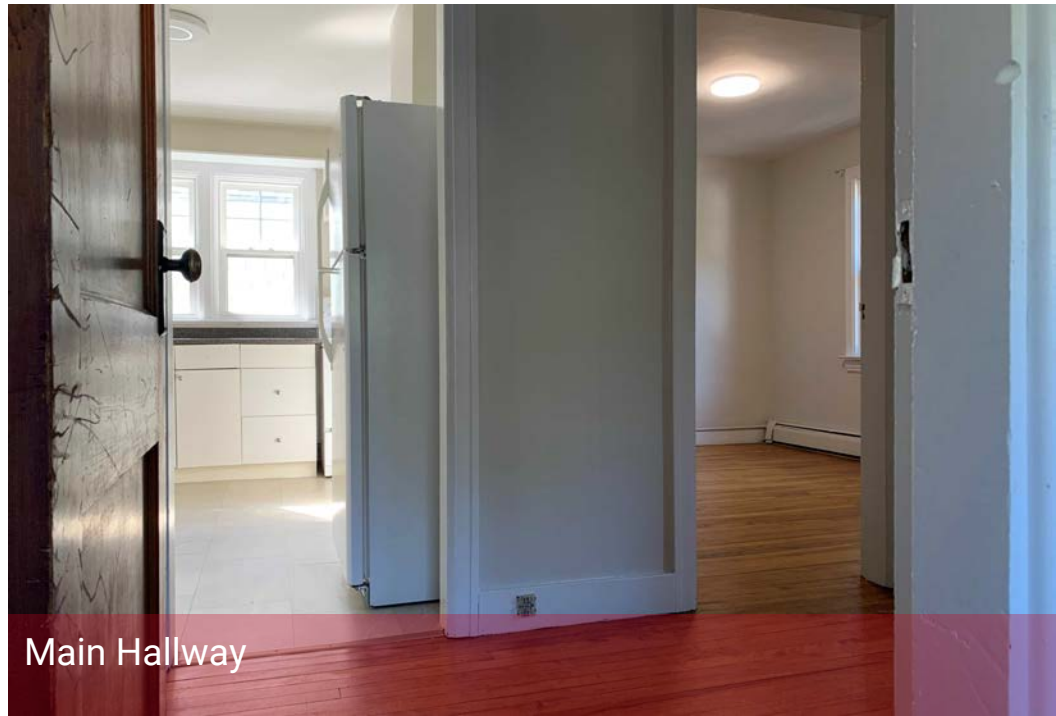
Bedroom

PROPERTY PHOTOS

2596 POPLAR STREET



6550 Chebucto - Main Entrance



Main Hallway



Kitchen



Bathroom

PROPERTY PHOTOS

2596 POPLAR STREET



6556 Chebucto - Kitchen



Bedroom



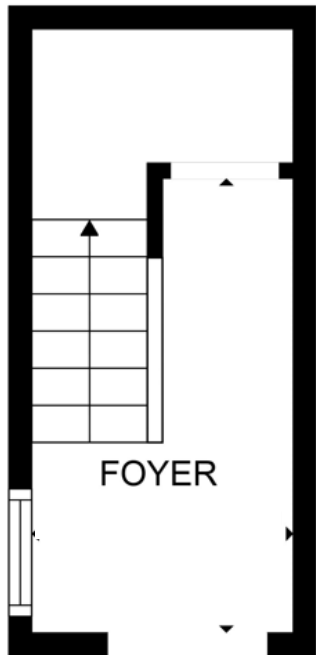
Living Room



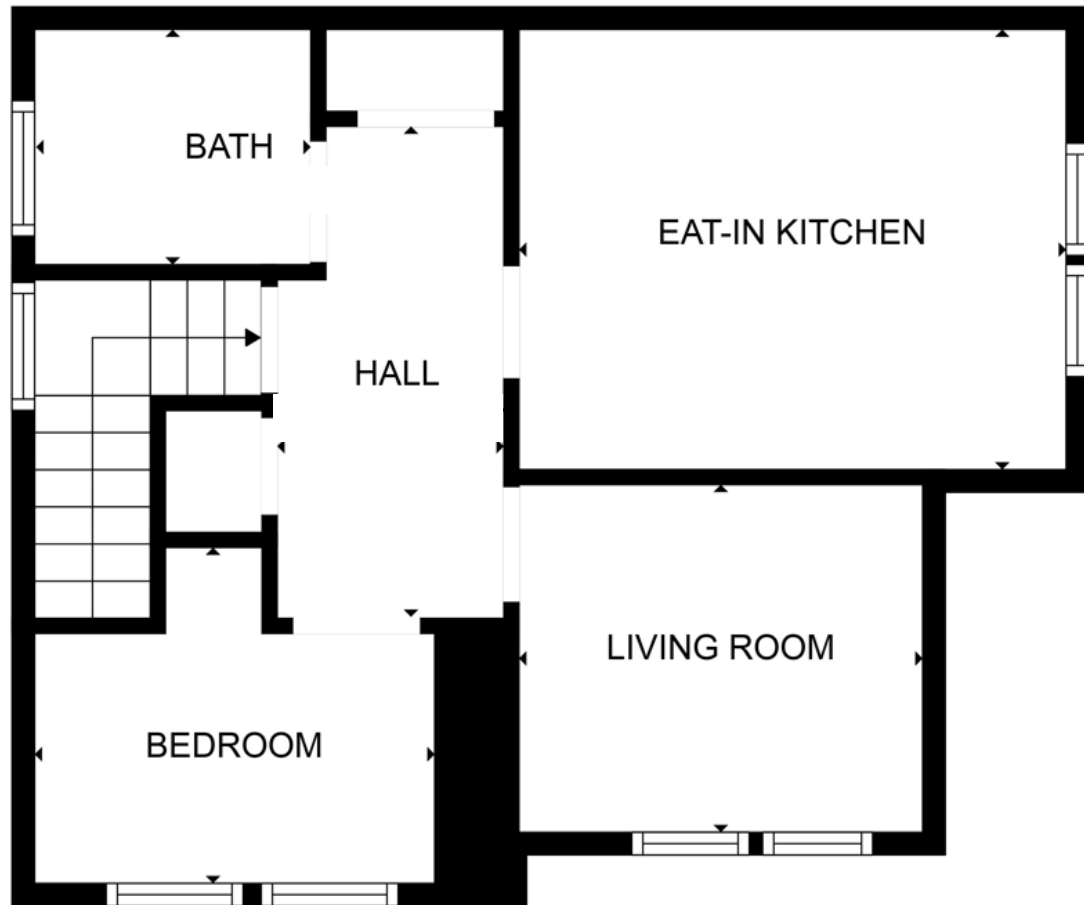
Bathroom

1-BEDROOM FLOOR PLAN

2596 POPLAR STREET



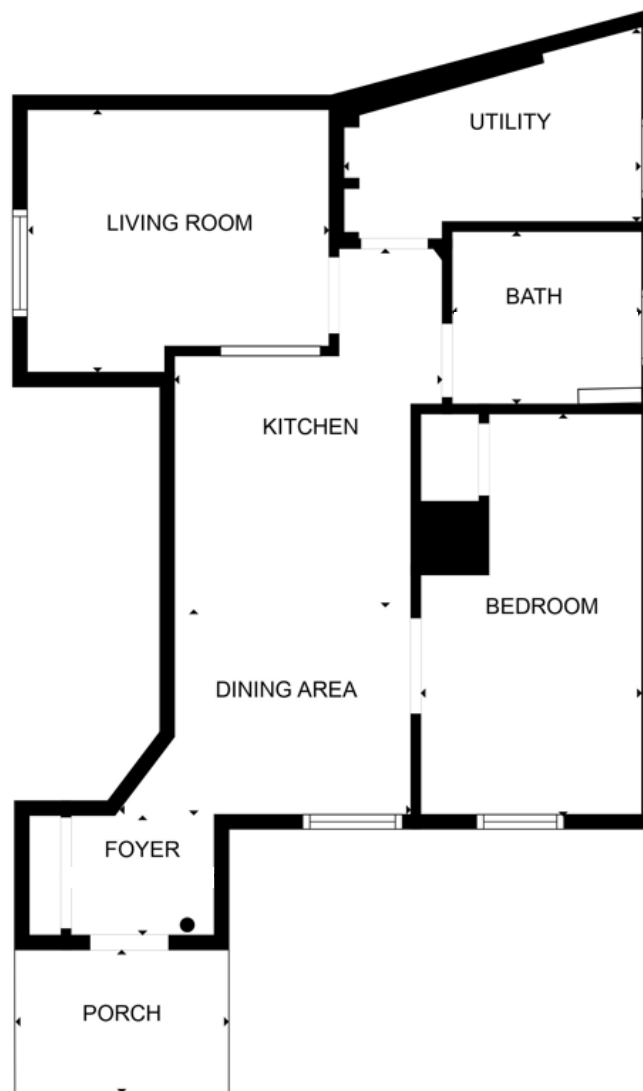
FLOOR 1



FLOOR 2

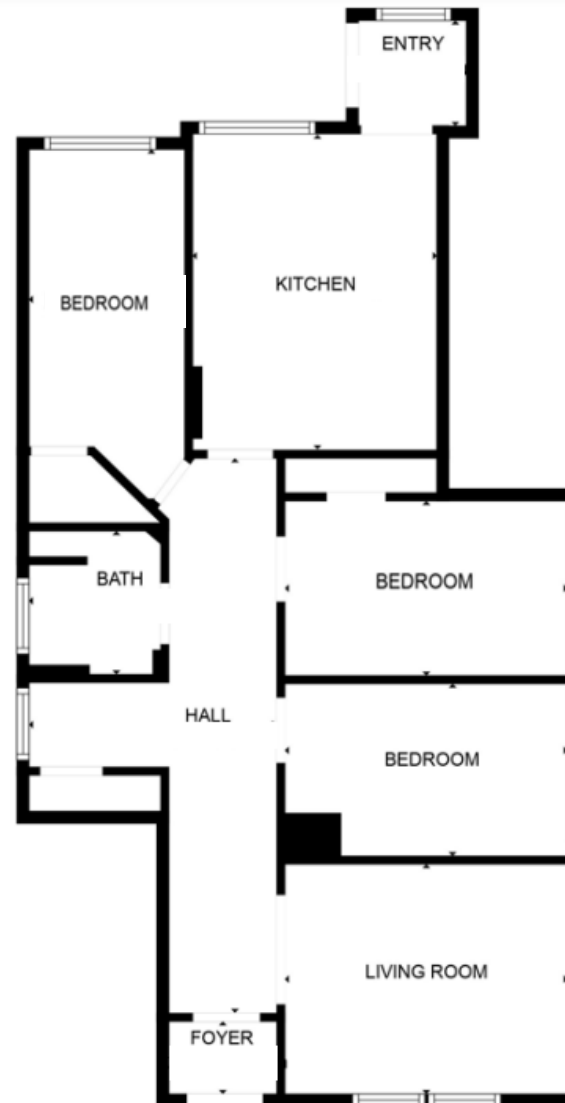
1-BEDROOM FLOOR PLAN

2596 POPLAR STREET



3-BEDROOM FLOOR PLAN

2596 POPLAR STREET





SECTION II LOCATION OVERVIEW

SITE SPECIFICATIONS

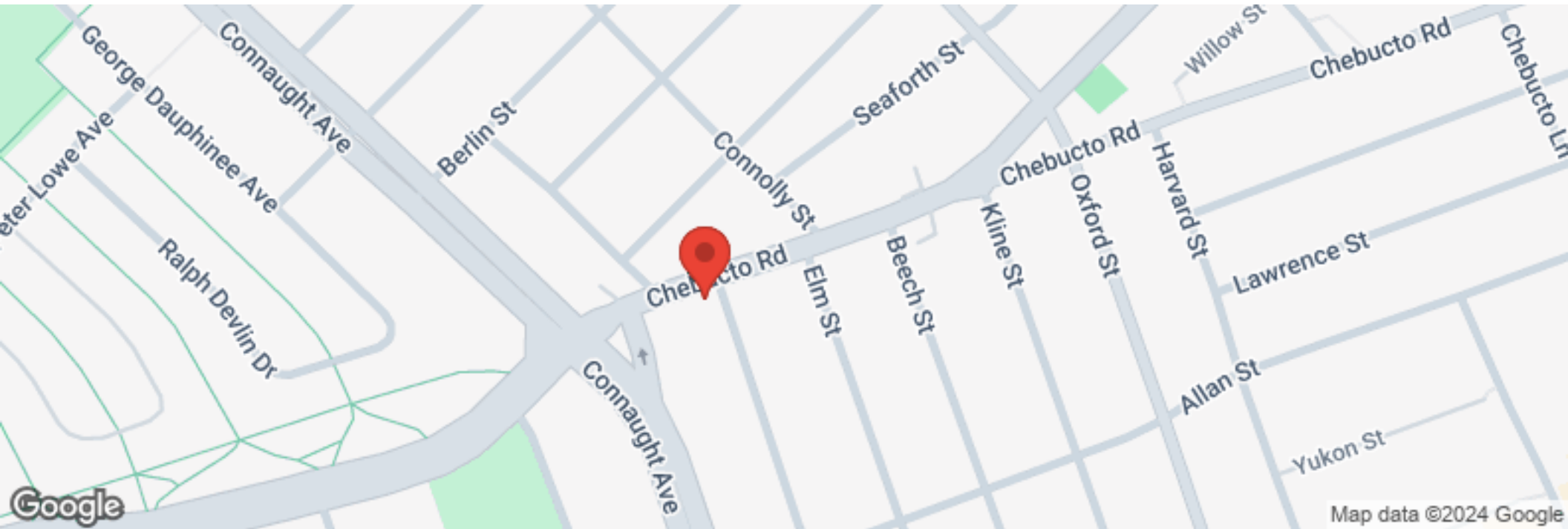
2596 POPLAR STREET

PID#:	00020214
Lot Size:	3,383 SF
Site Configuration:	Rectangular with slope towards back of lot
Site Improvements:	Garage
Parking:	1 gravel surface
Municipal Services:	Water and sewer
Landscaping:	Trees and lawn
Zoning:	ER-3



LOCATION MAPS

2596 POPLAR STREET





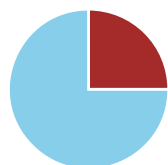
SECTION III FINANCIAL OVERVIEW

UNIT MIX REPORT

2596 POPLAR STREET

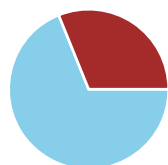
Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
3	1 Bedroom 1 Bath	650	\$0	\$0	\$1,500	\$4,500
1	3 Bedroom 1 Bath	850	\$0	\$0	\$3,000	\$3,000
4		2,800		\$0		\$7,500

UNIT MIX



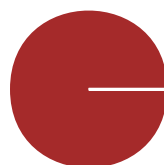
- 1 Bedroom 1 Bath
- 3 Bedroom 1 Bath

UNIT MIX SQUARE FEET



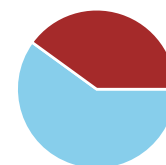
- 1 Bedroom 1 Bath
- 3 Bedroom 1 Bath

UNIT MIX INCOME



- 1 Bedroom 1 Bath
- 3 Bedroom 1 Bath

UNIT MIX MARKET INCOME



- 1 Bedroom 1 Bath
- 3 Bedroom 1 Bath

DISCLAIMER

2596 POPLAR STREET

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