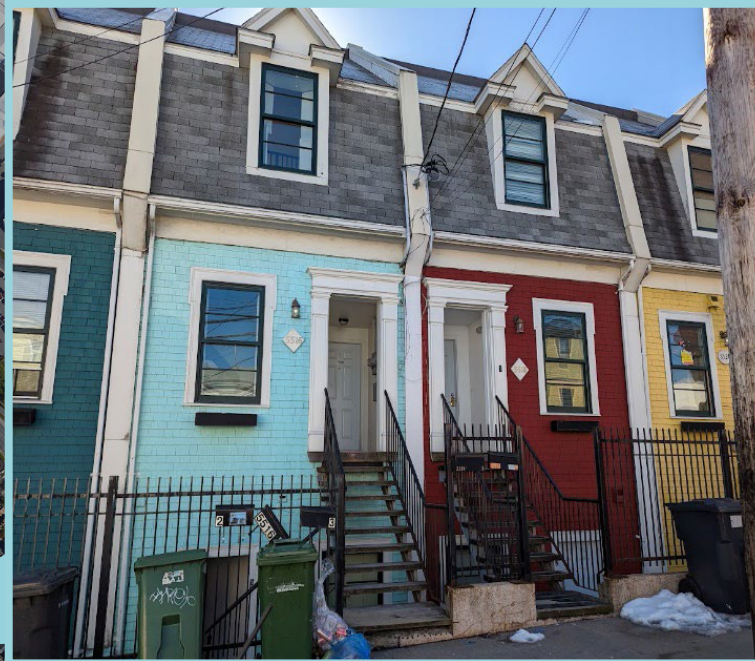


# MULTIFAMILY INVESTMENT

5516-18 Nora Bernard Street | Halifax, Nova Scotia



**CUSHMAN &  
WAKEFIELD**  
Atlantic

Woodside Farm





# DISCLAIMER

This Offering Memorandum (“Memorandum”) is being given to you for the sole purpose of evaluating the possible investment in 5516-18 Nora Bernard Street, Halifax, Nova Scotia (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Down Town Mini Storage Limited (the “Vendor”), or its exclusive broker, Cushman & Wakefield Atlantic.

The contents of this Offering Memorandum and any supporting information provided by the Vendor or Broker are for information purposes only and to be used as a guideline. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone. Prospective bidders are encouraged to complete their own review and diligence in reviewing the opportunity. The Vendor expressly reserves the right, at its sole discretion, to reject any offer or to terminate any negotiations with any party at any time with or without notice. The Vendor shall have no legal commitment or obligations to any prospective investor unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Vendor and any conditions to Vendor’s obligations thereunder have been satisfied or waived.

The Vendor has retained Cushman & Wakefield Atlantic (CWA) as its exclusive broker and will be responsible for any commission due to CWA in connection with a transaction relating to the Property. CWA is not authorized to make any representation or agreement on behalf of Vendor. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with an investment in the Property if such claims arise from acts of such prospective investor or its broker.

## SALES REPRESENTATIVE

Stephen Himmelman, MBA, CPA, CMA  
Commercial Real Estate Advisor  
Direct: +1 902 209 0768  
[shimmelman@cwatlantic.com](mailto:shimmelman@cwatlantic.com)

Cushman & Wakefield Atlantic  
1741 Lower Water Street, Suite 200  
Halifax, Nova Scotia B3J 0J2  
[cwatlantic.com](http://cwatlantic.com)



# THE OFFERING SUMMARY

On behalf of the Owner, Cushman & Wakefield Atlantic (“Exclusive Agents”) are pleased to offer for sale the multifamily investment opportunity at 5516-18 Nora Bernard in Halifax, Nova Scotia. The offering includes a 3-storey 5-unit low-rise residential home located in the south side of Nora Bernard Street in Halifax’s North End. One of six brightly candy colour homes that currently are stand out focal point of the main thoroughfare.

This investment opportunity benefits from being located within an area that has undergone significant revitalization and investment in the past 10 years. As a result, property values have risen, and the demand for better and more varied amenities and housing has increased. The area’s ongoing transformation and growth ensure that this opportunity is setup for success, with potential for long-term value and return on investment.

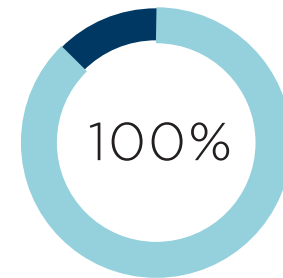
# PROPERTY HIGHLIGHTS

With its candy-colored façade, 5516-18 Nora Bernard Street is as a vibrant three-story, five-unit multifamily investment property with lots of potential nestled in Halifax's North End. Beyond its whimsical exterior lies a meticulously maintained property, with each unit offering in-suite laundry facilities, kitchens, and four-piece bathrooms.

With exterior entrances providing both privacy and convenience. The property presents a built-in upside with the potential for future rental escalations, savvy investors can capitalize on the evolving market dynamics, maximizing returns while providing quality housing in the area.

## AMENITIES

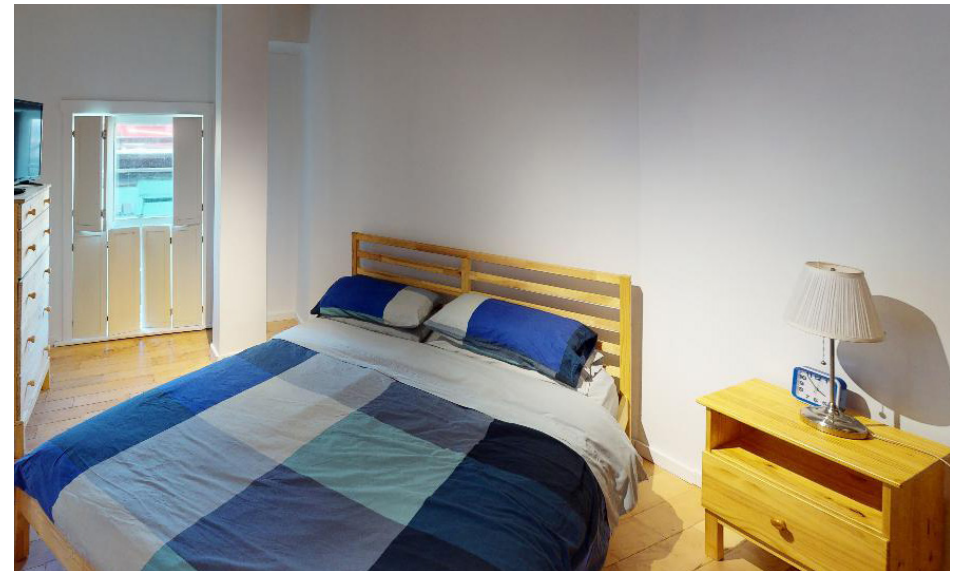
- **Low risk and high return** with each tenant paying additional utilities including including electricity, heat and hot water.
- **Favourable market conditions** for affordable housing in downtown Halifax.
- **Stabilized income** with significant opportunity for annual rent escalations.
- **Favourable suite mix** with one, two and three bedroom units.



UNITS  
**ARE FULLY  
OCCUPIED**

## KEY HIGHLIGHTS

<b>PID #</b>	41275546	<b>ZONING</b>	CEN-2
<b>LOT SIZE</b>	1,721 SF	<b>UNITS</b>	5
<b>YEAR BUILT</b>	2009	<b>LAUNDRY</b>	In-suite
<b>NO. OF STOREYS</b>	3	<b>PARKING</b>	Street Parking
<b>AVG. UNIT SIZE</b>	995 sf	<b>HEAT</b>	In-floor Radiant
<b>POWER</b>	Each unit has its own meter	<b>HOT WATER</b>	Electric
<b>SERVICES</b>	Fully Serviced	<b>SUITE MIX</b>	1, 2 and 3 bedrooms





# PROPERTY HIGHLIGHTS



## ONE BEDROOM UNIT

The one-bedroom units offer a range of space, spanning from 500 to 1,000 square feet, ensuring ample room for comfortable living. Each unit is designed to accommodate all essential living areas, including a fully equipped kitchen, a cozy living room, bedroom, and a well-appointed four-piece bathroom.

Suitable for individuals from diverse backgrounds, these units cater particularly well to the needs of mature students or working professionals.



## TWO BEDROOM UNIT

The two-bedroom unit is around 1,200 sf of space spread out across two levels. The unit is designed to accommodate all essential living areas, including a fully equipped kitchen with breakfast nook, living room and additional family room on the second level, two bedrooms, balcony space and a four-piece bathroom.

The two-bedroom units maximizes space and functionality, with an ideal layout that integrates each area, offering practicality and comfortable living.

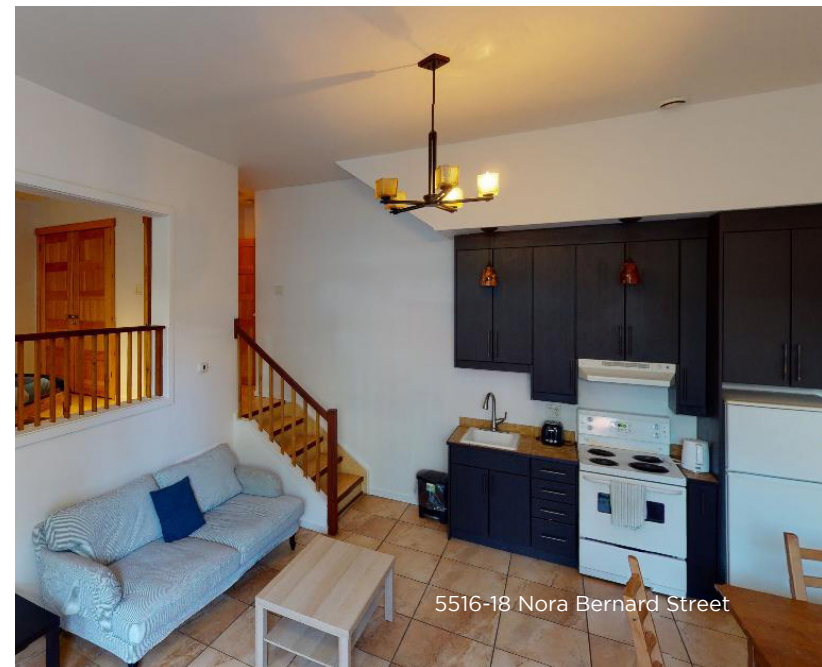


## THREE BEDROOM UNIT

The three-bedroom unit is around 1,231 sf of space spread out across three levels. The unit is designed to accommodate all essential living areas, the first floor has a large fully equipped kitchen with dining room and bedroom. The second floor has a spacious living room, bedroom and a four-piece bathroom. The third floor has a bedroom and then is open to the second level. The space is flooded with natural light and has a porch entryway.











# LOCATION HIGHLIGHTS

Located at the crossroads of Nora Bernard, Creighton and Gottingen Street in proximity to downtown Halifax, this investment property is ideally located in the densely populated and vibrant North End neighbourhood. A prime location within one of the most sought-after neighbourhoods in Halifax makes this site an exceptional multifamily investment opportunity. Nestled within the North End of Halifax this urban community is experiencing tremendous growth, driven by an influx of diverse businesses, residents and tourists. This area has become a magnet for entrepreneurs, professionals, and creative minds seeking opportunities and a high quality of life. This growth has led to increased demand for amenities and infrastructure, making it an ideal location to invest in and contribute to the area's expansion.

## ADDITIONAL INFO

What sets this property apart is its location within a cultural hub. The area is home to a wide range of restaurants, offering an array of culinary experiences from local pubs and breweries to fine dining. From small coffee shops to upscale dining establishments, the community caters to all tastes and preferences. Moreover, the presence of boutique shops, recreational centres, music venues, and performance spaces adds to the area's cultural vibrancy.

A renewed energy and demand for the area has brought forth substantial improvements in infrastructure, public spaces, retail and services providers, making it an appealing place for both residents and visitors.





### HIGHWAY ACCESS

Nearby access to highways 102 and 111



### TRANSIT ACCESS

Located along bus routes and stops



### DOWNTOWN

Quick access to downtown core



### BRIDGE ACCESS

2-10 minutes to both harbour bridges



### DINING OPTIONS

100+ diverse options within 5km radius



### WALKABILITY

Walk to downtown and retail amenities



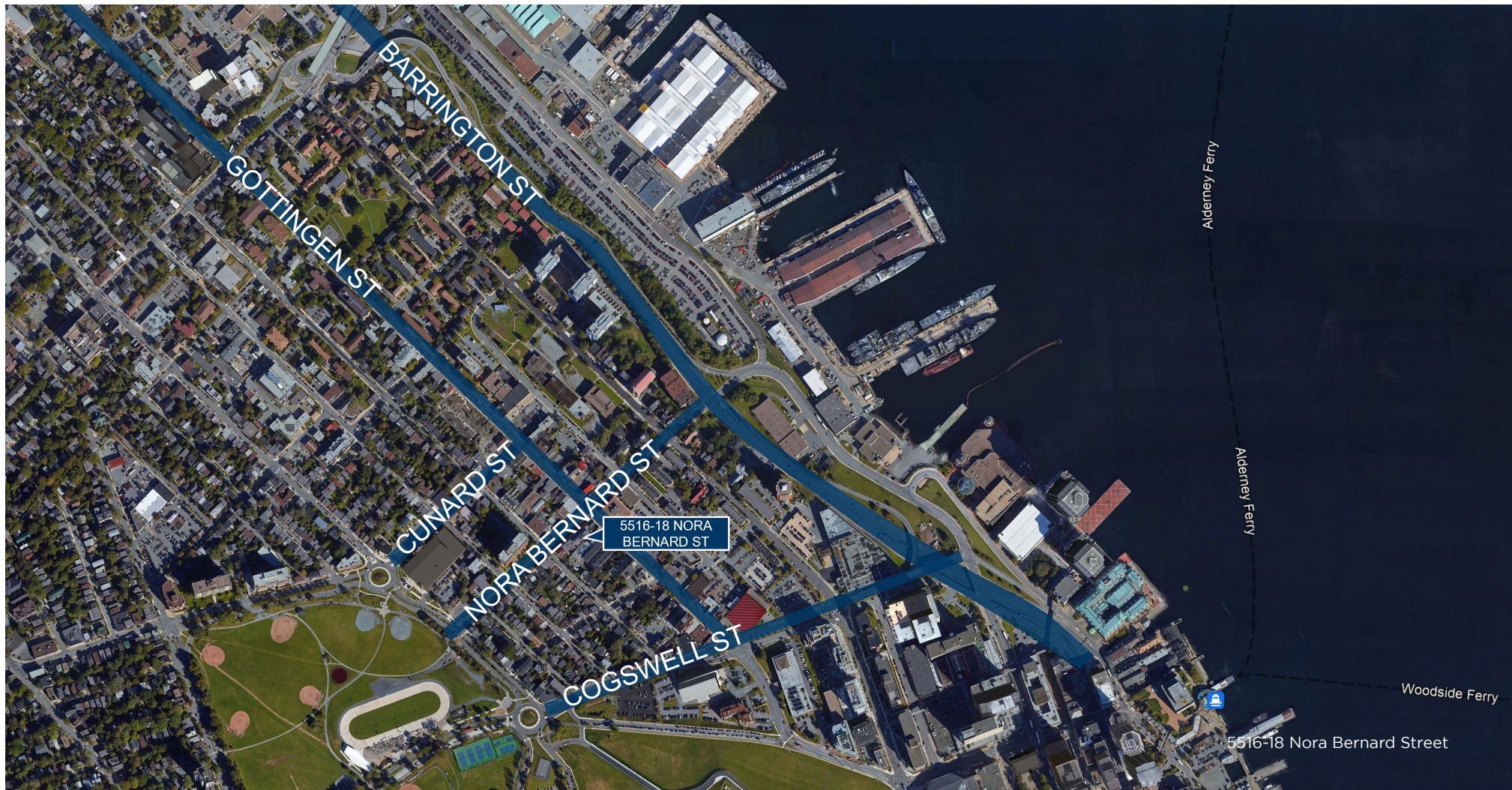
### GREEN SPACE

Ample green space in the area



### BIKE SCORE

Score: 78, located along bike lanes







# MARKET OVERVIEW

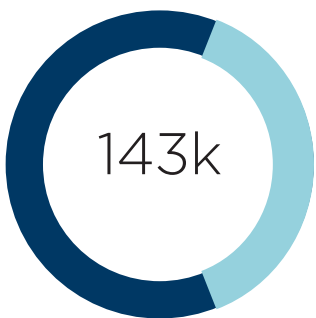
The North End Halifax area is characterized by a dense concentration of households, with an average influx of people visiting or working throughout the day. Known for its diverse ethnic composition, it stands out amidst its surrounding neighborhoods.

The housing landscape reflects a pattern of small, non-family or single households residing in relatively expensive homes. The majority of

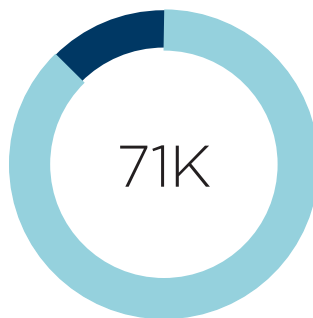
**5 KM RADIUS**

residents hold university degrees and are engaged in white-collar professions, enjoying average incomes.

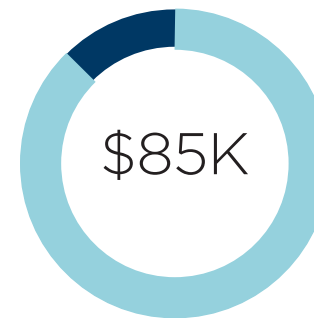
Demographically, the area is predominantly inhabited by the millennial generation, typically aged between 22 and 37 years old. Its trade area is classified as urban, contributing to a vibrant city atmosphere.



**143,197 total  
population.**



**71,088 total  
households.**



**\$85,712 average  
household income.**



## AVERAGE AGE

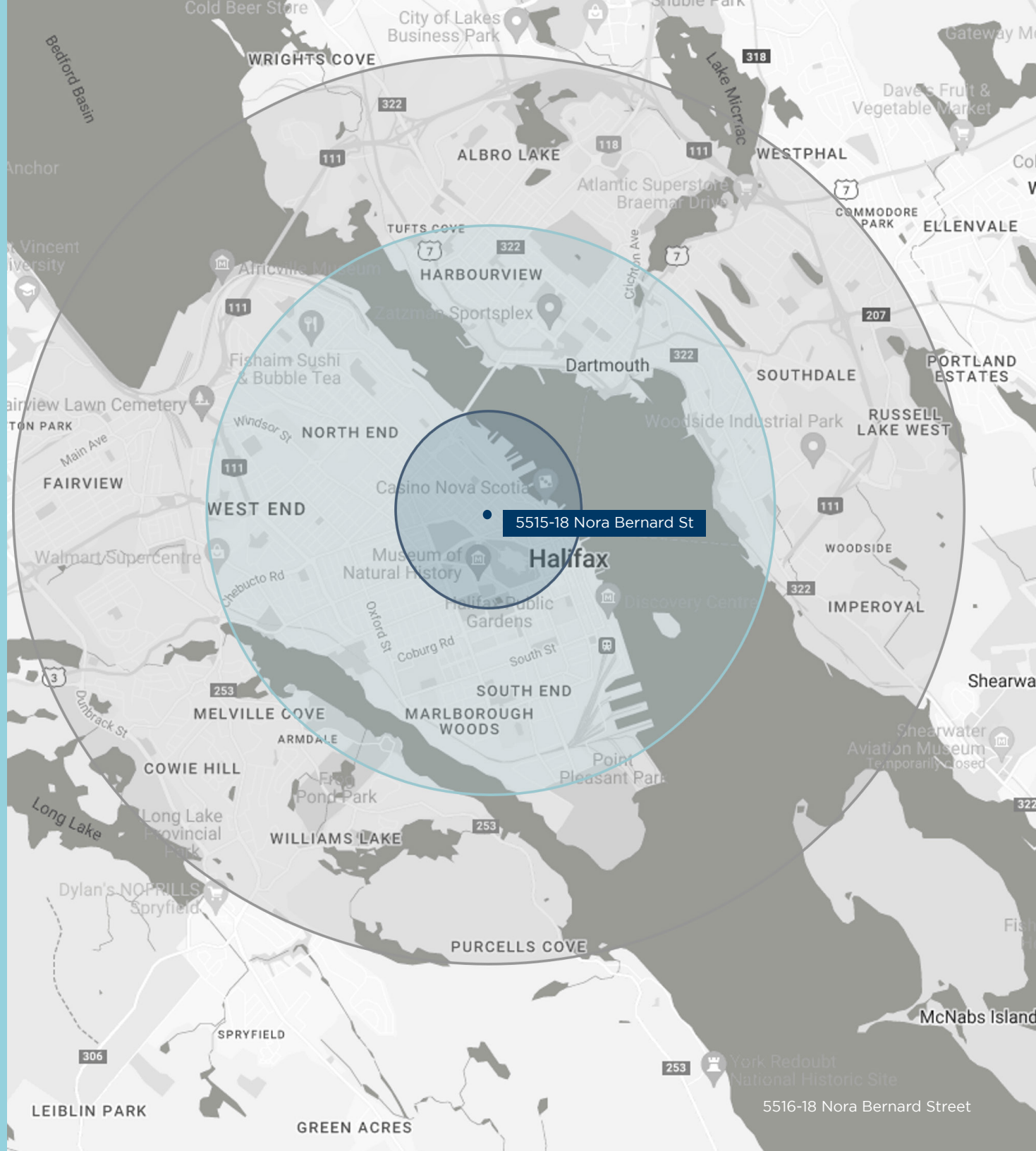
POP. POST-SECONDARY  
EDUCATION

## DAYTIME POPULATION

POP. UNIVERSITY  
EDUCATED

## POST-SECONDARY INSTITUTES

## POPULATION GROWTH 2027 TO 2032



# OFFERING PROCESS

## DATA ROOM

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Access to information contained in the data room is restricted to those who have executed a Confidentiality Agreement (CA).

## OFFERING GUIDELINES

The offering guidelines for the Property are detailed below and should include, at a minimum, the following:

- Purchase price
- Name of the Purchaser, including respective percentage interests;
- Evidence of financial ability to complete the transaction;
- Confirmation the Property will be purchased “as is, where is”;
- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and phone number for the delivery of notices to the Purchaser;

The Vendor reserves the right to alter the offering process described herein, or remove the property from the market at its sole discretion.

### **Offers should be submitted to:**

Cushman & Wakefield Atlantic  
200-1741 Lower Water Street, Halifax, NS B3J 3T2  
*Attention: Stephen Himmelman*

## REVIEW OF OFFERS

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received.



Investment opportunity in the heart of Halifax's North End.



#### Contact Us

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