



FOR SALE

Mixed-Use Investment Opportunity

**2130 GOTTINGEN
STREET**

Halifax, Nova Scotia





DISCLAIMER

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This Offering Memorandum (“Memorandum”) is being given to you for the sole purpose of evaluating the possible investment in 2130 Gottingen 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.



ABOUT THE GLUBES LOFTS

Ideally situated halfway between Halifax's historic North End and the bustling downtown core, Glubes Lofts stands as a beacon of modern urban living. Comprising 12 units, this mixed-use property seamlessly integrates residential suites, and ground floor commercial space, offering a dynamic lifestyle experience.

With sleek, contemporary designs and amenities, each suite provides comfortable living. Surrounded by a diverse array of cafes, boutiques, and cultural venues along Gottingen Street, Glubes lofts invites residents to immerse themselves in Halifax's vibrant community and enjoy the convenience of city living at its finest





INVESTMENT OVERVIEW

Residential Unit Count: 11 Studio

Commercial Space: 400 sf approx.

NOI: \$177,836

Site Area: 4,251 sf

PID#: 41460817

Zoning: CEN-2

Designed for students or young professionals, and are low maintenance.

Low risk and high return with 100% occupancy and high demand.

Strong ROI with supply of this type of housing not meeting current market demands

Stabilized Income with significant opportunity for annual rent escalations



PROPERTY HIGHLIGHTS



BOUTIQUE STUDIO UNIT

The charming studio apartment comprises around 440 sf, offering a snug and inviting living environment. It is thoughtfully designed to encompass essential living spaces, featuring a well-appointed kitchen, an airy living area, a cozy bedroom, and a complete four-piece bathroom.



TWO LEVEL STUDIO UNIT

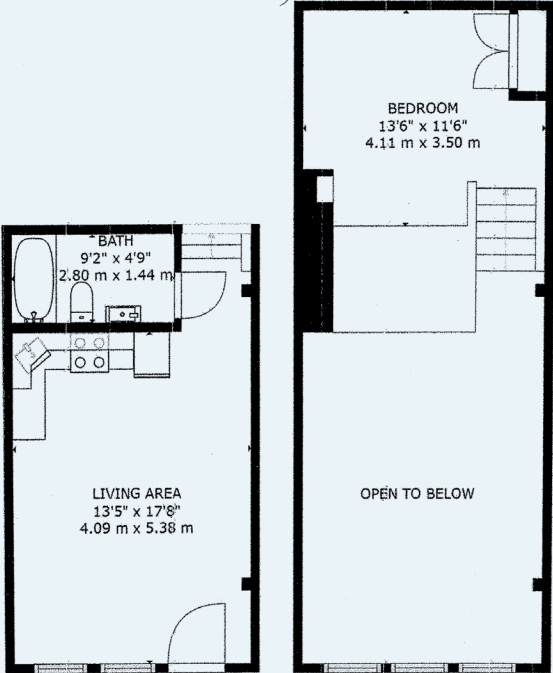
The duplex studio units are 680 sf plus a 140 sf top balcony, and are meticulously crafted to encompass all necessary living spaces. Each unit features a fully equipped kitchen, a spacious living room, a second-floor bedroom, and a complete four-piece bathroom.



THREE BEDROOM UNIT

The three-bedroom unit spans approximately 887 square feet across two levels, carefully designed to cater to all necessary living requirements. On the first floor, you'll find a fully equipped kitchen, a dining area adjacent to it, a complete four-piece bathroom, and the master and guest bedrooms positioned at opposite ends of the unit. The second floor features a generously sized second master bedroom, and a large 600 sf top balcony.

BOUTIQUE STUDIO



FLOOR 1

FLOOR 2

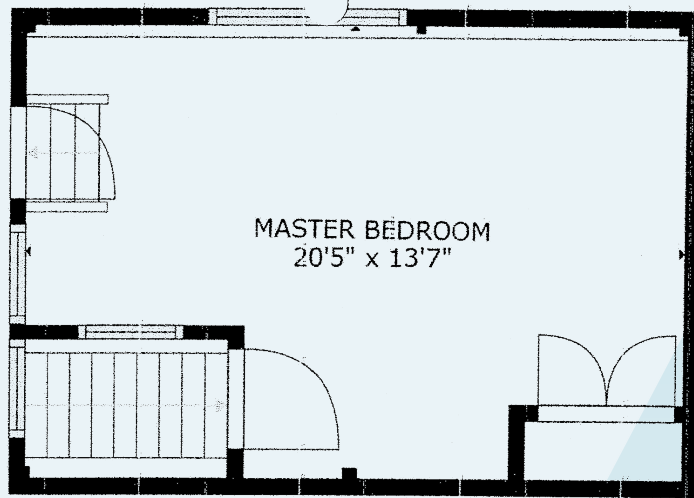
TWO-LEVEL STUDIO



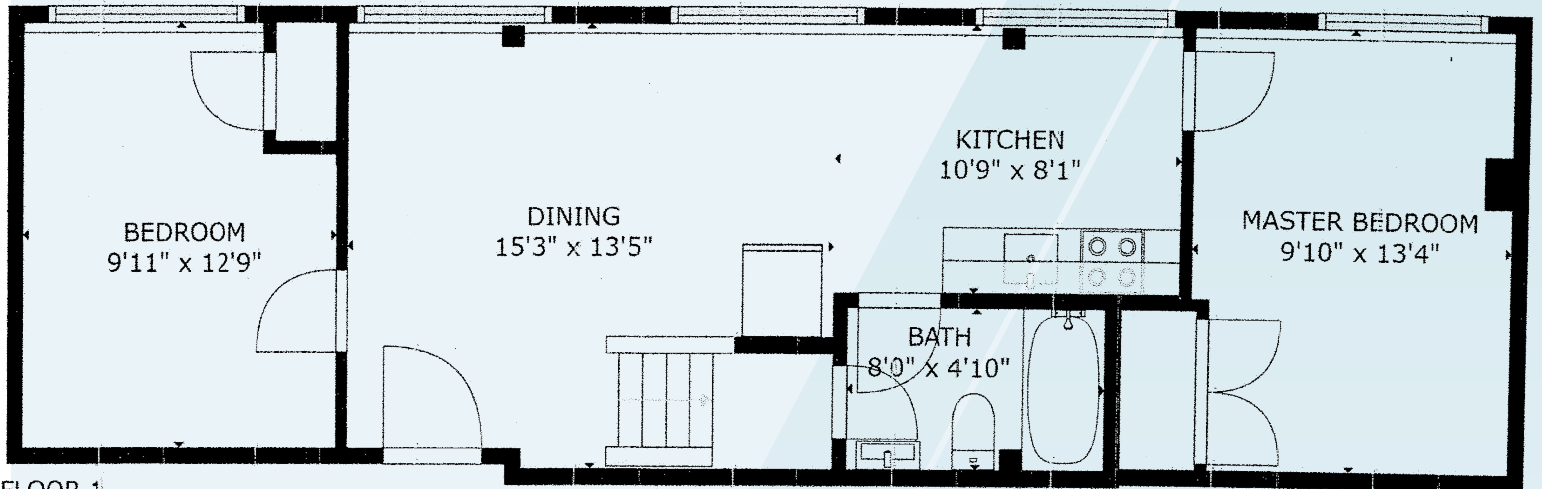
FLOOR 1

FLOOR 2

THREE-BEDROOM UNIT



FLOOR 2



FLOOR 1



LOCATION HIGHLIGHTS

Situated on Gottingen Street, near downtown Halifax, this investment property boasts an advantageous location in the bustling and vibrant North End neighborhood. Positioned within one of Halifax's most coveted areas, this property presents a remarkable opportunity for multifamily investment. The North End community, nestled within Halifax, is undergoing significant growth, fueled by a surge of diverse businesses, residents, and tourists. It has emerged as a hub for entrepreneurs, professionals, and innovators seeking both opportunities and a high standard of living. This expansion has heightened demand for amenities and infrastructure, making it an attractive investment destination to contribute to the area's ongoing development.

FURTHER INFORMATION

This property stands out due to its placement within a vibrant cultural center. Within this locale, a diverse selection of restaurants awaits, spanning from cozy local pubs and breweries to upscale dining experiences. Whether craving a casual coffee or seeking a refined culinary adventure, the community offers options to suit every palate. Additionally, the area boasts boutique shops, recreational facilities, music venues, and performance spaces, enhancing its cultural richness. Recent revitalization efforts have brought significant improvements to infrastructure, public spaces, and retail and service establishments, further enhancing the appeal of this area for both residents and visitors alike.



DEMOGRAPHICS | 3 KM

77,948

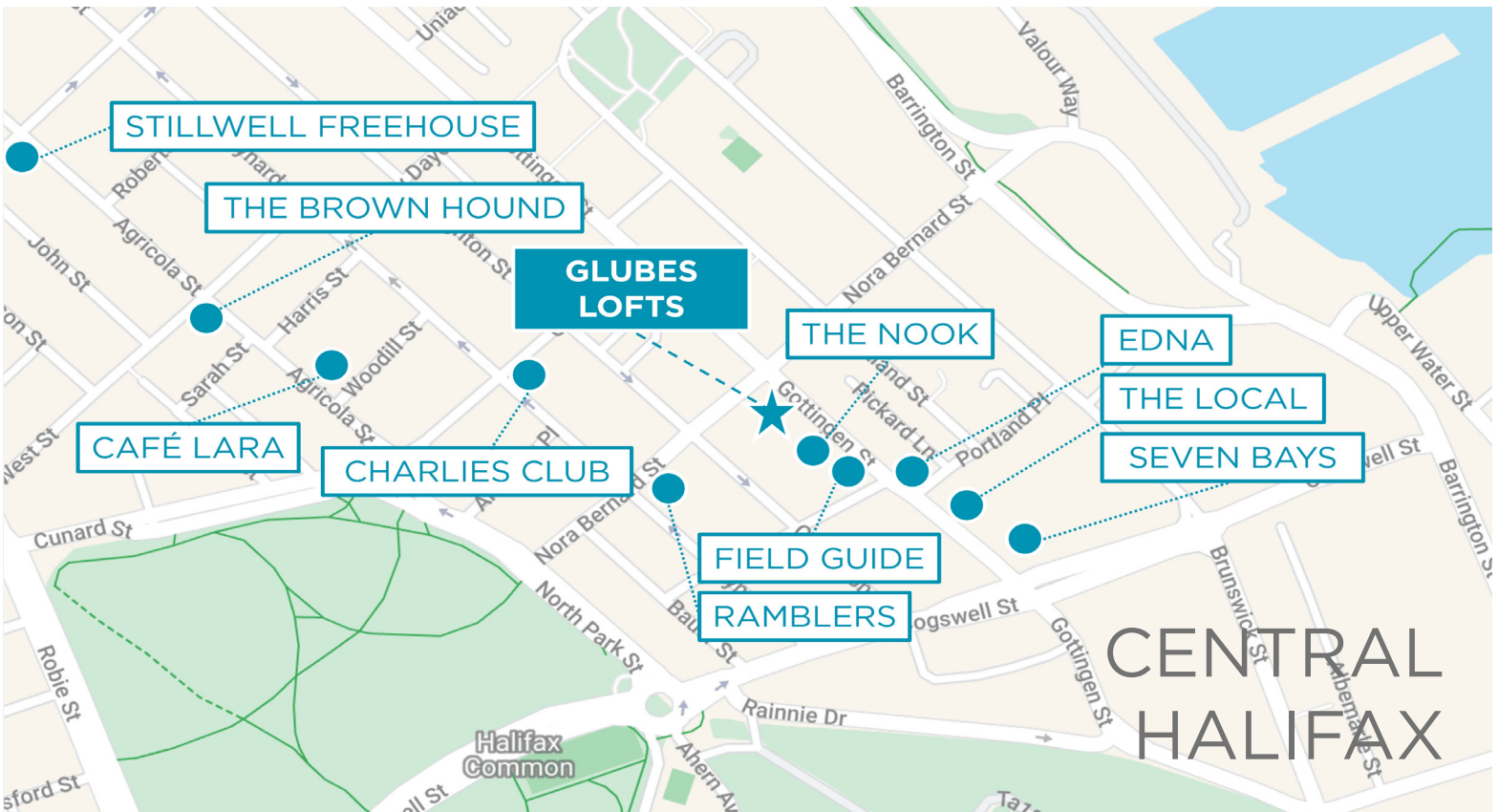
Population

\$87,071

Avg. Household Income

39

Avg. Age



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 0J2
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.



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