



6319-6321 PEPPERELL STREET HALIFAX, NOVA SCOTIA

Unique Investment – Proven Earner in Record Low Vacancy Market

- Well-positioned urban location
- Steady income with room for upside
- Fully leased with strong historical occupancy

Partners Global is excited to present the offering of 6319-6321 Pepperell Street, Halifax, Nova Scotia. This exceptional multi-family investment opportunity is currently set up as two large shared and furnished housing units, catering to mature students and young professionals.

Ideally situated just south of Quinpool Road, a main arterial route through the peninsula and nearby an abundance of amenities, [The Flats at Pepperell](#) offers a new or established investor with immediate income and long-term value with its high-density zoning allocation.

More detailed information is available to qualified buyers who complete the confidentiality agreement.

partnersglobal.com

FOR SALE

\$1,750,000 / 5.16% Cap Rate

Geof Ralph

D (902) 444-3006

M (902) 877-9324

geof@partnersglobal.com

Connie Amero

D (902) 431-9967

M (902) 802-8480

connie@partnersglobal.com



6319-6321 Pepperell Street | Halifax, Nova Scotia



LISTING ID	10240
PROPERTY TYPE	Large shared dwelling
ADDRESS	6319-6321 Pepperell Street, Halifax, Nova Scotia
LOCATION	Central Halifax
PID	00165837
LOT SIZE	2,940 sf
ZONING	Centre 1 (CEN-1)
YEAR BUILT	1938, with recent capital improvements
STRUCTURE	Wood frame
NO. STOREYS	Three (3) storeys, plus basement
LIVING AREA	3,402 sf, with a fully developed basement
NO. UNITS	Two (2) large units, each with numerous bedrooms
NO. BEDROOMS	18
OCCUPANCY	100% (as of November 2020)
ASKING PRICE	\$1,750,000
CAP RATE	5.16%
FINANCIAL INFORMATION	Contact the listing agents for more information



INVESTMENT HIGHLIGHTS

- *Highly desirable, central location*
- *18 bedrooms, 2 large kitchens, 5 bathrooms and 3 common areas*
- *Gross leases including furnished bedrooms, utilities, Internet, and common area cleaning*
- *Well-maintained and managed, with historically strong occupancy*
- *Surrounded by new and planned developments*

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OFFERING CONDITIONS & SUBMISSION GUIDELINES

Based on information contained in this Memorandum and other information that may be made available upon request, interested parties are invited to submit a Letter of Intent ("LOI") that addresses the below outlined requirements. The property is being offered on a priced basis. All submissions will be reviewed and considered by the Vendor as they are received. The LOI should outline the terms for the purchase of the property, including the following information:

1. Name of proponent with address, phone and electronic contact information.
2. Clearly state:
 - i. the price being offered to purchase the property (offers without a specific price will not be considered);
 - ii. any offering conditions; and
 - iii. the proposed closing date.
3. Identification of the legal entity that will be purchasing the property, together with names and ownership interests of any and all participating parties, and person(s) authorized to sign an Agreement of Purchase and Sale. The proponent must name a representative with appropriate authority with whom the Vendor and/or its Agent may negotiate.
4. Exclusive Listing: If the purchaser is represented by an outside broker, fees payable to the purchaser's broker shall be paid by the purchaser.

All LOIs must be received by Partners Global Corporate Real Estate Inc. ("Partners Global", the "Exclusive Agent").

The Vendor is under no obligation to accept any offers submitted.

Submissions should be clearly marked **6319-6321 Pepperell Street - Request for Proposals** and directed to:

c/o Geof Ralph & Connie Amero
Partners Global Corporate Real Estate Inc.
geof@partnersglobal.com , connie@partnersglobal.com



Exclusive Advisors

The Vendor has retained Partners Global on an exclusive basis to offer for sale the property. Interested parties will be required to execute and submit the Confidentiality Agreement prior to receiving more detailed information. All inquiries should be directed to:

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Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

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