



5656 MORRIS STREET HALIFAX, NOVA SCOTIA

High-Quality South End Multi-Family Investment Opportunity

- Well-positioned urban location, close to all amenities
- Virtually new building, with attractive and spacious units
- Strong long-term value for an investor or owner-occupier

Partners Global is excited to present the offering of 5656 Morris Street, a standout fourplex situated in the South End of Halifax, on the block bounded by Morris, Queen, South and South Park Streets.

This three-storey wood frame, walk-up style building offers unique, two-level units with roomy and functional layouts, along with high-end kitchens, two full baths, large windows, high ceilings, in-suite laundry, air exchange units, and in-floor heat, which have historically catered to graduate students / young professionals, and attract upper range rents.

Additional property features include paved on-site parking, and minimal expenses to the landlord, with tenants paying the majority of utilities, and hardly any common areas.

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FOR SALE

\$2,145,000

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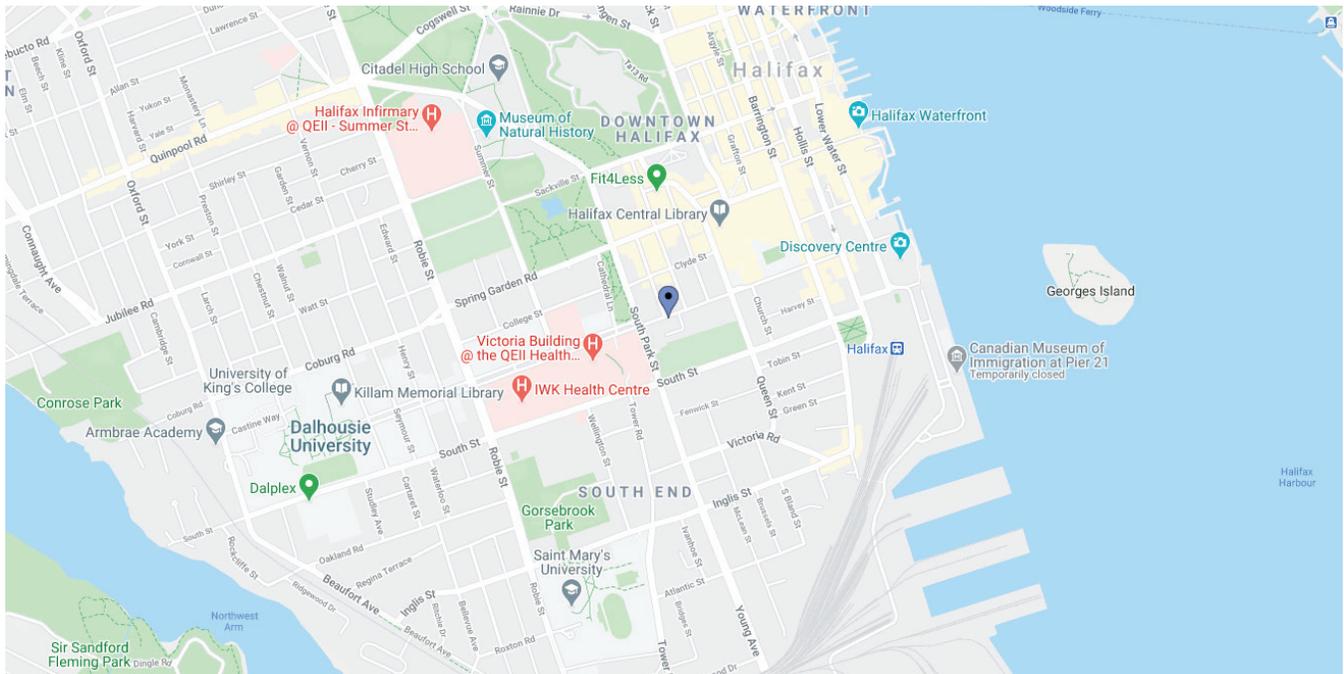
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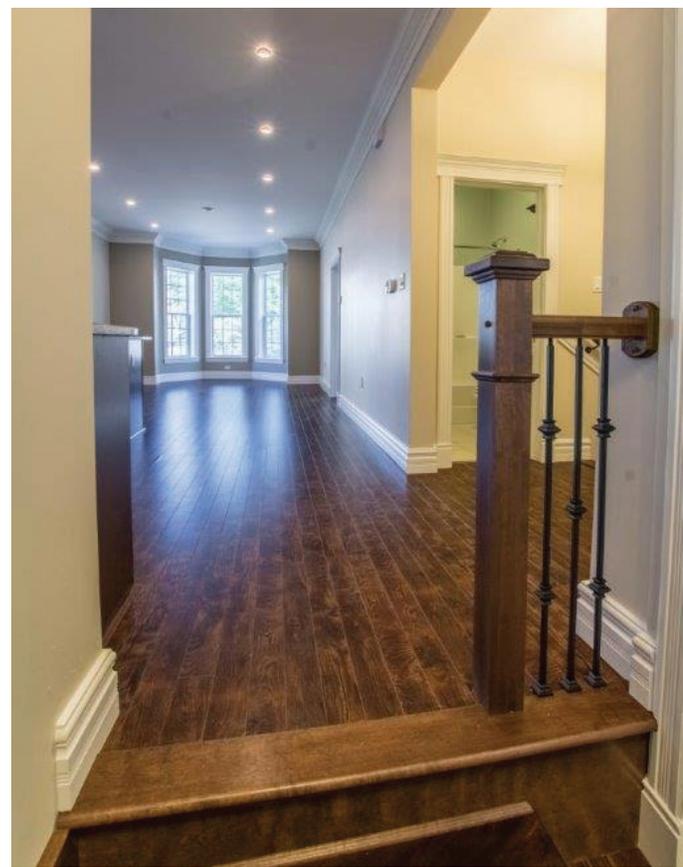
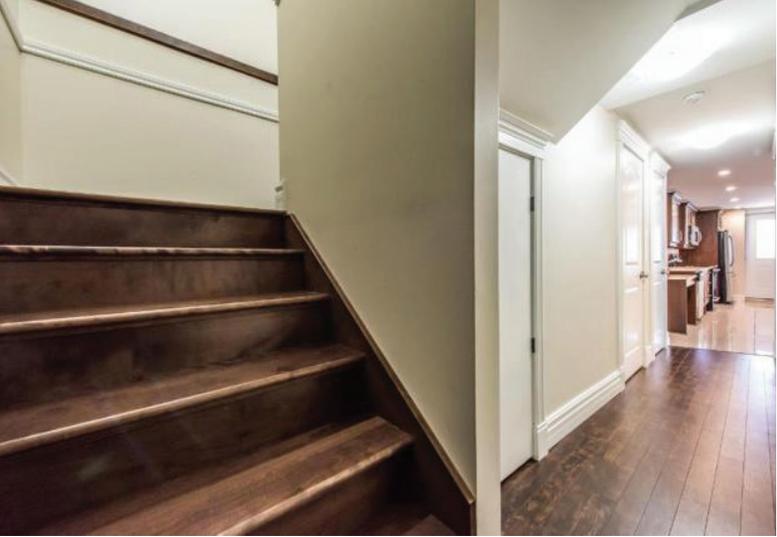


5656 Morris Street | Halifax, Nova Scotia



GENERAL FACTS

LISTING ID	10256
PROPERTY TYPE	Multi-Residential
ADDRESS	5656 Morris Street, Halifax, Nova Scotia
LOCATION	South End
PID	00093849
LOT SIZE	4,384 sf
ZONING	Schmidville Heritage Residential (SHR) Zone
NO. UNITS	Four (4)
NO. BEDROOMS	14 plus 1 den
PARKING	Four (4) on-site paved stalls to the rear, accessed by Wright Avenue
UNITS OCCUPIED	Three (3) units as of April 2021; Four (4) units as of June 1, 2021
ANNUAL RENTAL INCOME	\$129,240
OFFERING PRICE	\$2,145,000
FINANCIAL INFORMATION	Contact the listing agents for more information



UNIT BREAKDOWN

- 1 Three (3) Bedroom, Two (2) Bath
- 2 Four (4) Bedroom, Two (2) Bath
- 3 Three (3) Bedroom + Den, Two (2) Bath
- 4 Four (4) Bedroom, Two (2) Bath

BUILDING DETAILS

STRUCTURE	Wood frame
FOUNDATION	Stone/mortar, brick and reinforced poured concrete
YEAR BUILT	Extensively renovated / rebuilt and expanded on between 2015 and 2017: <ul style="list-style-type: none">▪ Addition to rear (all above-grade levels)▪ Third level added▪ New: roofing system, windows, exterior doors, decks, entire interior, and mechanical, electrical and ventilation systems
NO. STOREYS	Three (3) storeys, plus full basement
ROOF	Sloped wood frame truss system with asphalt covering
EXTERIOR FINISHES	Painted cedar shakes fronting Morris Street and vinyl siding to the remainder
WINDOWS	Vinyl frame, double-glazed single-hung
ELECTRICAL SERVICE	200 amp main entrances; separately metered
HEATING	Electric radiant in-floor heat system; hot water piping embedded in all flooring and individual electric boilers to each unit
HOT WATER	Electric hot water tanks to each unit
APPLIANCES	Six (6) per unit: <ul style="list-style-type: none">▪ Stove▪ Fridge▪ Dishwasher▪ Washer▪ Dryer▪ Over-the-range microwave
CEILING HEIGHTS	Majority between 9' and 10' (8' to 9' in basement)
INTERIOR FINISHES	<ul style="list-style-type: none">▪ Laminate and ceramic tile flooring▪ Plastered and painted drywall throughout▪ Granite countertops▪ Stainless steel kitchen appliances
MISCELLANEOUS	<ul style="list-style-type: none">▪ Tenants pay their own electricity, heat and hot water▪ Landlord pays for water▪ Multi-level decks to rear and side of building



All inquiries regarding the property should be directed to:

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