

\$1,349,900 - 95 Evans Avenue, Halifax

MLS® #202307283

\$1,349,900

11 Bedroom, Bathroom,
Residential Income on 0.17 Acres

N/A, Halifax, NS

Positive cashflow investment opportunity for anyone looking to own a multi-unit with focus on capital appreciation, cash flow after debt reduction and thus additional equity. This well managed 6-unit apartment building is a rare find with great ROI and easy management. The building features onsite laundry, five 2-bedroom units and a 1- bedroom unit, each with lots of natural light and dual entrances. All 2-bedroom units have been extensively renovated with modern finishes and excellent layouts allowing for plenty of living, dining, and entertaining space. Each renovated unit has full 4 piece baths and new stainless-steel appliances. There is also a non-renovated 1-bedroom unit on the lower level occupied by the building's superintendent who is responsible for cleaning the common areas, exterior upkeep, lawn care, walkway salting and handling garbage. The property has been well maintained and cared for including recently painted exterior, maintenance, 5 full renovated units, resulting in less anticipated capital upkeep and maintenance. Situated on a level 7620 sq ft lot within the continually developing neighbourhood of Fairview. Centrally located within walking distance to shops, restaurants, main bus routes. Close proximity to the Halifax peninsula creates an ideal option for young working professionals and mature students. Convenient tenant friendly features also include paved parking for all units and a superintendent that handles the majority of the work load.



Built in 1966

Essential Information

MLS® #	202307283
Price	\$1,349,900
Bedrooms	11
Acres	0.17
Year Built	1966
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	June 19th, 2023

Community Information

Address	95 Evans Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 1C8

Amenities

Utilities	Cable Connected, Natural Gas Connected
Parking	Parking Spaces(s), Paved

Interior

Interior Features	Storage
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Microwave
Heating	Baseboard, Hot Water, Radiant
# of Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt

Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2AM
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Listing Details

Listing Office	Domus Realty Limited
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