



# For Sale

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**58 BEDFORD HIGHWAY, HALIFAX**

High exposure multi-family asset with  
stunning views of the Bedford Basin

**AVISON  
YOUNG**



## The offering

On behalf of the owner, Avison Young is pleased to offer 58 Bedford Highway for sale, a modern five unit multi-residential asset with stunning views of the Bedford Basin. This upgraded investment property offers a prime opportunity for buyers seeking a stable, income-generating asset in Halifax's thriving rental market.

Strategically located along the Bedford Highway, the property benefits from high visibility and excellent access to key transit routes. The asset is minutes from downtown Halifax, Bedford, and

the MacKay Bridge, with public transportation directly accessible. The surrounding area is well-served by retail, dining, and waterfront amenities, making it a highly desirable location for tenants.

With strong rental demand, modern infrastructure, and a central location, this asset presents a compelling opportunity for investors looking to expand their portfolio in one of Halifax's most dynamic urban corridors.

### PROPERTY SUMMARY

<b>Property type</b>	Low-rise multi-family
<b>Building size</b>	7,888 sf
<b>Lot size</b>	11,250 sf
<b>Unit count</b>	Five
<b>PID</b>	00294975
<b>Zoning</b>	C-2B Highway Commercial [R-3 compliant]
<b>Occupancy</b>	100%

**\$2,250,000**

**ASKING PRICE**

**\$114,859**

**NET OPERATING INCOME**

**5%**

**CAP RATE**

## BUILDING SUMMARY

<b>Construction</b>	Wood frame
<b>Roof</b>	Upgraded in 2019
<b>Electrical</b>	100-125 amps [tenant responsibility]
<b>Heating</b>	Electric [heat pump + supplementary electric baseboard]
<b>Parking</b>	11 paved stalls
<b>Unit mix</b>	1 - Two bedroom unit 3 - Three bedroom units 1 - Four bedroom unit

## AMENITIES

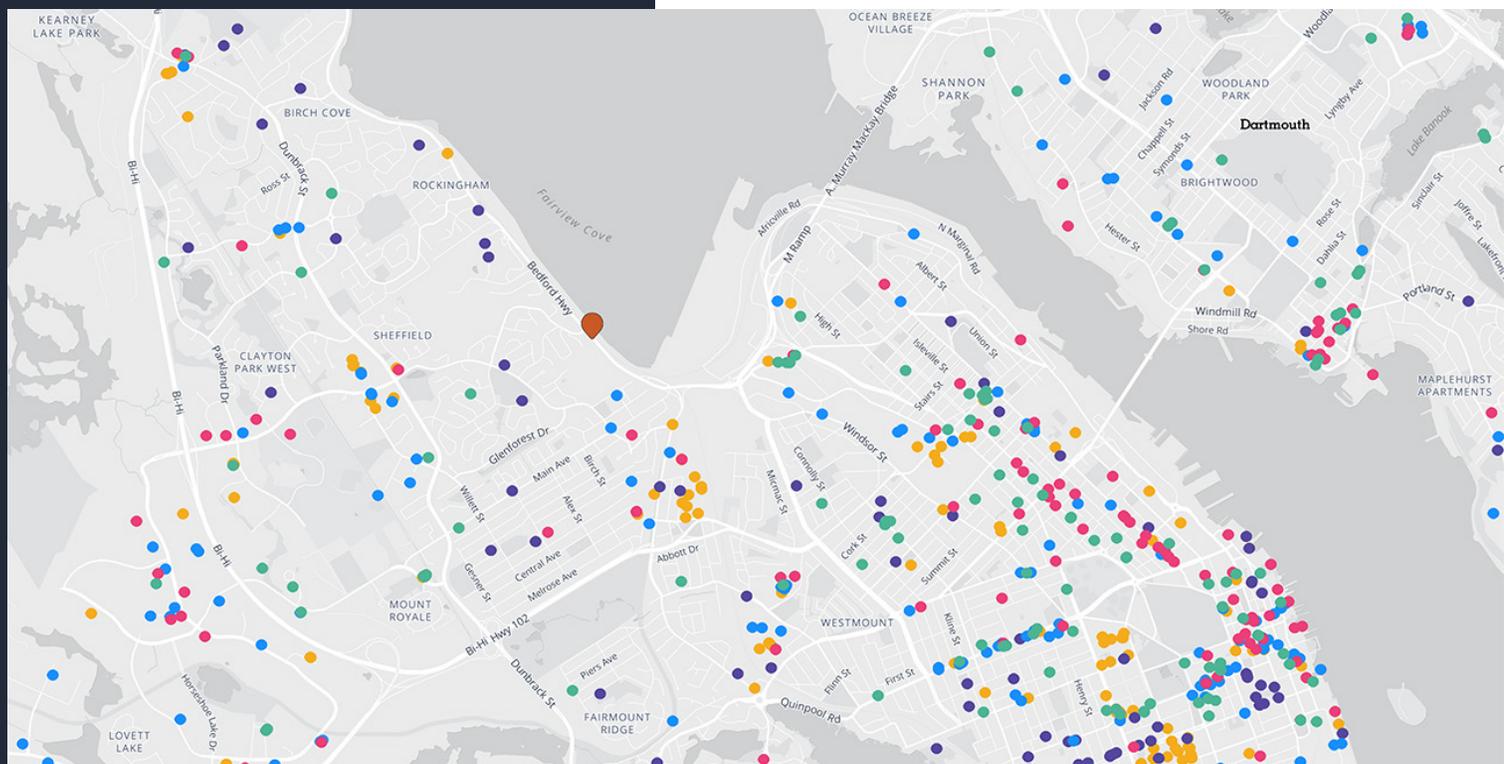
- Healthcare
- Education
- Retail
- Dining and food establishments
- Personal services

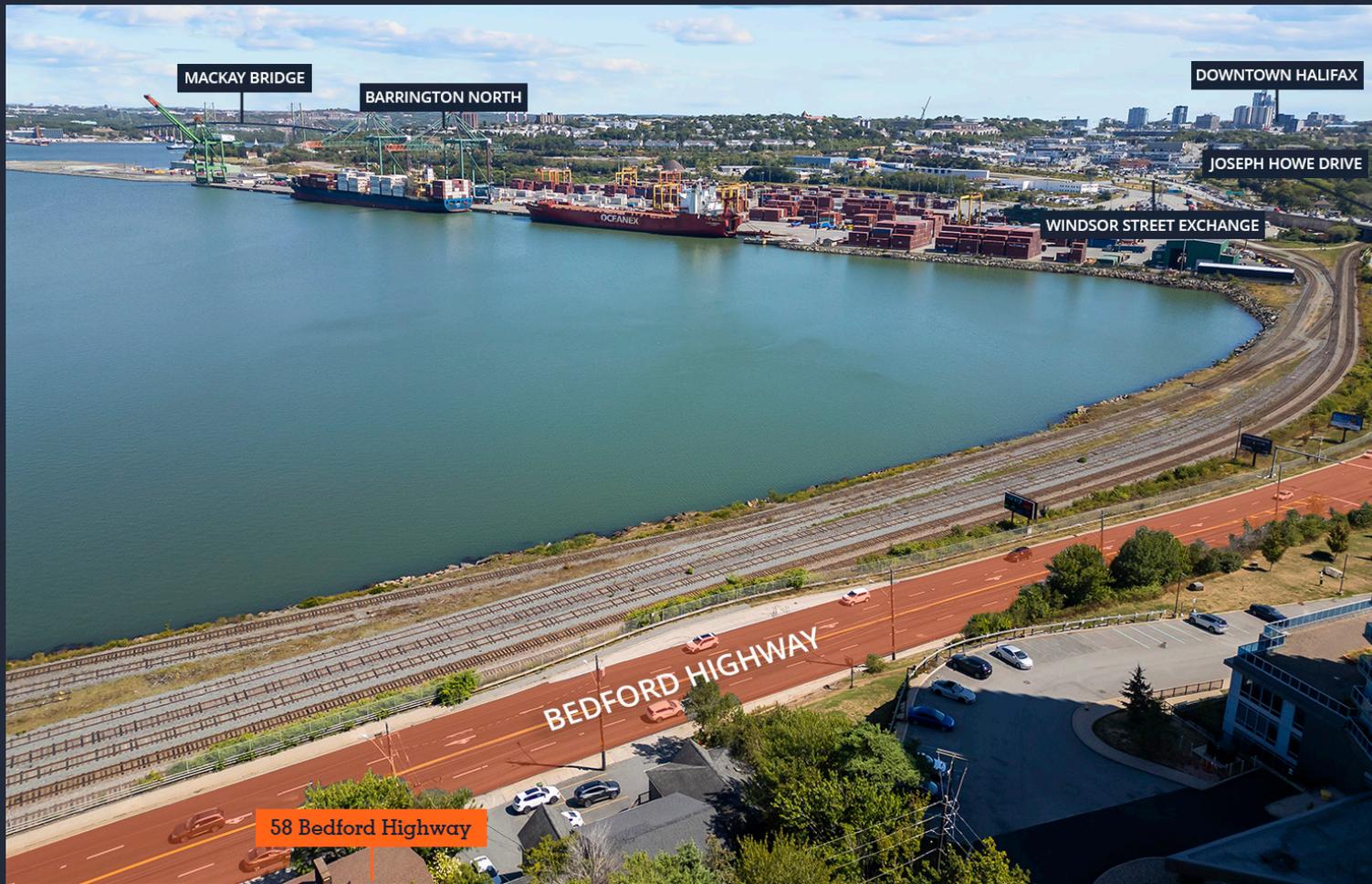
# 58 Bedford Highway

58 Bedford Highway is a recently renovated low-rise building featuring five residential units. Each suite is fully equipped with appliances and modern heating systems, including heat pumps and supplementary electric baseboards.

The building itself spans approximately 7,888 sf on a generous 11,250 sf lot, with current lot coverage at 20%. Recent capital improvements, including a new roof structure in 2019 and comprehensive interior renovations, contribute to the property's low net effective age and long-term durability. Eleven paved parking stalls add further value, supporting tenant convenience and maximizing rental appeal.

Zoned C2-B and R-3 compliant, the property offers flexibility for future development or repositioning.





# Location

Positioned along one of Halifax’s most prominent thoroughfares, 58 Bedford Highway offers exceptional connectivity and visibility in a high-demand corridor. The property is ideally situated between downtown Halifax and Bedford area and surrounding communities, providing direct access to both urban centres via major roadways and public transit. The MacKay Bridge is just moments away, linking the Halifax Peninsula to the broader HRM region.

The surrounding area is rich in amenities, including grocery stores, restaurants, cafés, fitness centres, Mount Saint Vincent University, and other public spaces and parks.

The property’s proximity to educational institutions, healthcare facilities, and employment hubs further enhances its appeal to a wide tenant demographic, from professionals to families.

Public transportation is readily accessible, with multiple bus routes running directly along Bedford Highway, offering seamless travel to downtown Halifax and beyond. The area also benefits from ongoing infrastructure improvements and urban development, supporting long-term property value growth and sustained rental demand.



## STRONG RENTAL DEMAND

Population growth in the area has led to strong demand for rental units



## AMENITY RICH AREA

Surrounded by a variety of amenities from retail shops, services, dining, and more



## CONVENIENT ACCESSIBILITY

Prime location offers easy access to many major areas of Halifax



## RAPID LOCAL GROWTH

The surrounding area has seen continuously high levels of growth and development



**AVISON  
YOUNG**

**Get in touch**

For detailed information on this offering, please contact:

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