



the
SHUFFLE

FOR SALE

65 King Street, Dartmouth

**86 UNIT APARTMENT BUILDING IN THE
HEART OF DOWNTOWN DARTMOUTH**

**AVISON
YOUNG**

The offering

On behalf of the owner, Avison Young is pleased to offer for sale The Shuffle, an 86 unit mixed-use building located at 65 King Street in the heart of Downtown Dartmouth. This offering provides an exceptionally re-developed building with 81 residential suites and five commercial units. With the final of the two development phases nearly completion, the building is almost fully leased, with strong demand in an area that continues to see low vacancy rates.

Previously a long-term-stay hotel, The Shuffle has been completely re-imagined as a modern New York-inspired apartment building, located in a desirable location. The transformation of the building

includes a restoration of the facade, adding a stunning six-story mural, rooftop greenhouse bar, and a vibrant ground floor retail level, in addition to the creation of the rental units that offer a mix of studio, one bedroom and two bedroom suites.

Its location on King Street positions the property in the middle of the vibrant downtown core, steps away from a number of thriving local businesses, including award winning restaurants, breweries, local boutiques, that contribute to the unique fabric of the community.

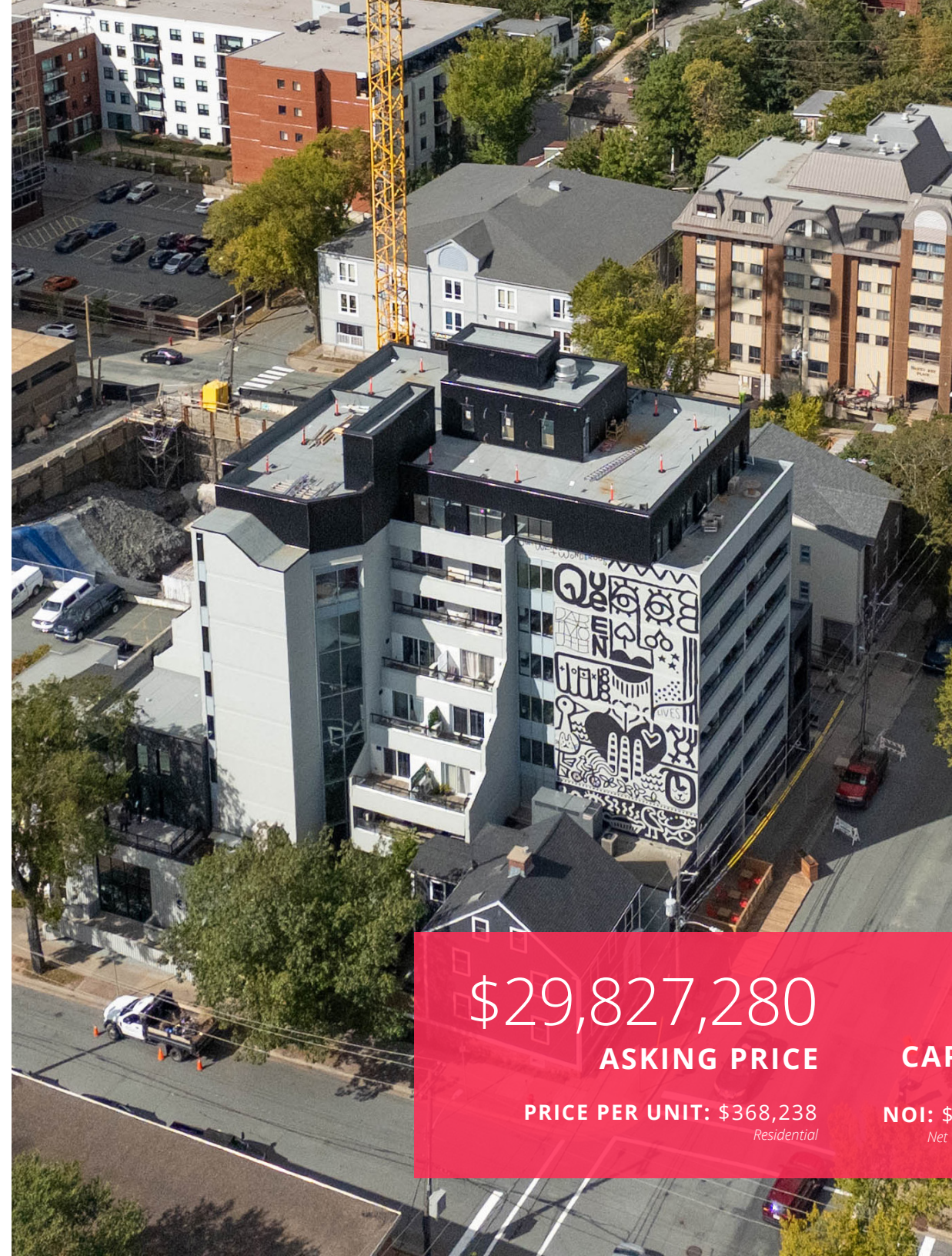
The Shuffle offers investors an excellent opportunity to add a prominent, well-performing asset to their portfolio.

FINANCIAL CONDITIONS OF PURCHASE

As part of the acquisition process, the Purchaser must assume the in place CMHC insured mortgage. Details of the mortgage as follows:

Mortgage holder	First National
Current balance	\$23,089,076
Maturity date	February 28, 2030
Interest rate	August 2025 market rate
Amortization period	50 years

Note: There is potential for a second CMHC insured mortgage, subject to lender review.



\$29,827,280
ASKING PRICE

PRICE PER UNIT: \$368,238
Residential

5%
CAP. RATE

NOI: \$1,491,364
Net Operating Income

The Shuffle

Located at 65 King Street, The Shuffle is a fully renovated one-of-a-kind building that sits at seven storeys in the heart of Downtown Dartmouth.

Once a long-term stay hotel, the building's unique features and excellent bones were recognized by the developer who chose to revitalize the building by thoroughly modernizing the interior while adding a stunning six-storey mural to the exterior, and a vibrant ground floor retail level.

Now a modern and vivid fixture on King Street, the property is home to five commercial units and 81 residential suites surrounded by some of the city's best restaurants, bars, cafés, shops, and transit.

PROPERTY OVERVIEW

Building size	82,820 sf
Lot size	7,866 sf
PID	41040973
Year built	1975 with full renovation completed in 2024/2025
Zoning	DD - Downtown Dartmouth
Unit count	81 + 11,395 sf of commercial space
Unit mix	2 Bedroom - 21 1 Bedroom - 8 Bachelor - 52 Commercial - 5
Occupancy	100% on Phase 1 74% - Overall
Floors	Nine
Parking	27 underground stalls



VIBRANT DESIGN

Leaning into the vibrant energy of its downtown location, the property boasts original artwork, a large-scale mural and exposed concrete.

ADAPTIVE REUSE FOCUS

With a focus on maintaining the integrity of the pre-existing structure, the property was renovated extensively to lower the environmental impact of the redevelopment.

URBAN LIVING

Nestled in the centre of Downtown Dartmouth, the vibrant community offers a plethora of walkable amenities, including a ground floor retail level within the building.

UNIQUE LAYOUTS

With a focus on the intentional use of every square foot, tenants enjoy unique layouts that allow them to live large regardless of size.

100%
OCCUPANCY
Phase 1

\$1,580
AVERAGE RENT
Residential

Building overview

The Shuffle is an 86 unit mixed-use apartment building housing studio, one bedroom and two bedroom suites featuring exposed concrete walls and large windows facing the city or harbour. In addition to the 81 residential units, the building contains five commercial units ranging in size from 1,501 - 3,171 sf for a total of 11,395 sf of commercial space.

With original artwork throughout, a stunning multi-storey mural, rooftop greenhouse bar, and a vibrant ground floor retail level, the re-imagined building was designed and built to fit the needs of discerning tenants looking for high-quality finishes and **reasonable monthly rents**.

Completed in two phases, with Phase 1 achieving full occupancy quickly, Phase 2 is approaching completion and 74% leased with a select few units remaining available.



CONSTRUCTION

Roof type	New torch on roof [2025]
Exterior	Clad primarily with cast-in-place concrete walls. any new additions have new cool panel cladding. All exterior patio walls have new glazing and sliding glass door systems.
Interior	Painted drywall
Foundation	Concrete
Framing	Steel frame
Heating & cooling	Residential - Individual through-wall HVAC units Commercial - Electric baseboard and central HVAC systems
Electrical supply	Separate metres for all suites
Elevator	Two full-service 9 passenger elevators



Location

Located at 65 King Street, The Shuffle is a short drive or ferry ride across the harbour from Halifax in Downtown Dartmouth, a vibrant community, with a diverse mix of local businesses, including cafés, craft breweries, boutique shops, and acclaimed restaurants. A recent revitalization of the core has led to low vacancy rates and increased demand for rental units in the area, which has garnered the moniker of 'New Brooklyn' due to its unique culture.

Situated between Queen Street and Ochterloney Street and steps away from Portland Street and Alderney Drive, this location also offers access to amenities like scenic waterfront parks and community spaces. Offering excellent local accessibility, commuters can reach Halifax in minutes via the ferry or nearby bridges, while transit options and bike-friendly routes make getting around simple.

With its strong sense of community, growing cultural scene, and proximity to both nature and city life, this location offers an attractive lifestyle for urban dwellers and a compelling opportunity for investors.

Downtown Dartmouth



WALKABLE AMENITIES

The immediate area is home to a plethora of desirable amenities including shops and services, dining, and parks, all within a reasonable walking distance.



THRIVING LOCAL ECONOMY

An extraordinary number of local businesses call Downtown Dartmouth home, from globally recognized restaurants to boutique shops, and more.



CONVENIENT ACCESSIBILITY

With quick access to the harbour bridges and major roadways that connect to 100 series highways, the area offers convenient local access.



STRONG RENTAL DEMAND

The popularity of Downtown Dartmouth has led to a surge in demand for multi-family rental units and commercial spaces.

72,444

Population

Within 3km

37

Median age

\$80,364

Avg. household income





Get in touch

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