



# For sale

**16 Layton Road & 85 Evans Avenue**

Fully renovated apartment portfolio  
located in Halifax, Nova Scotia

**AVISON  
YOUNG**

# The offering

Avison Young is pleased to present the opportunity to acquire a well-maintained, fully occupied, 18-unit multi-family portfolio in Halifax, Nova Scotia, offered at \$5,130,000.

The portfolio comprises two apartment buildings at 16 Layton Road and 85 Evans Avenue, each featuring high-quality finishes following comprehensive renovations completed within the last two years.

16 Layton Road complements the offering with a three-storey, six-unit building. Like Evans Avenue, the property has undergone full interior remodeling within the past two years. Both buildings present as boutique, well-kept residential assets ideal for sustained occupancy and strong rental performance.

85 Evans Avenue is a four-storey, 12-unit multi-family building currently at 100% occupancy. Recent upgrades have introduced high-end interior finishes throughout the building, elevating tenant appeal and ensuring minimal near-term capital expenditure requirements.

Positioned within mature residential pockets of Halifax, the portfolio benefits from the city's continued population expansion and enduring demand for rental housing, supported by vacancy rates that remain below long-term norms and a regional rental market that has seen consistent annual rent growth.

The properties offer residents convenient access to nearby shops, services, and daily-needs amenities, along with reliable transit connections and accessible roadway links that integrate these communities into the broader Halifax region.

This combination of strong rental fundamentals, recently upgraded building interiors, and strategically situated neighbourhood settings positions the portfolio as a compelling investment opportunity within one of Atlantic Canada's most resilient multi-family markets.

## PORTFOLIO OVERVIEW

	16 Layton Road	85 Evans Avenue
<b>PID</b>	00312629	00322115
<b>Size</b>	7,500 sf	9,000 sf
<b>Unit mix</b>	1 Bed- One, 2 Bed- Five	1 Bed- Six, 2 Bed- Six
<b>Storeys</b>	Three	Four
<b>Occupancy</b>	100%	100%

\$5,130,000

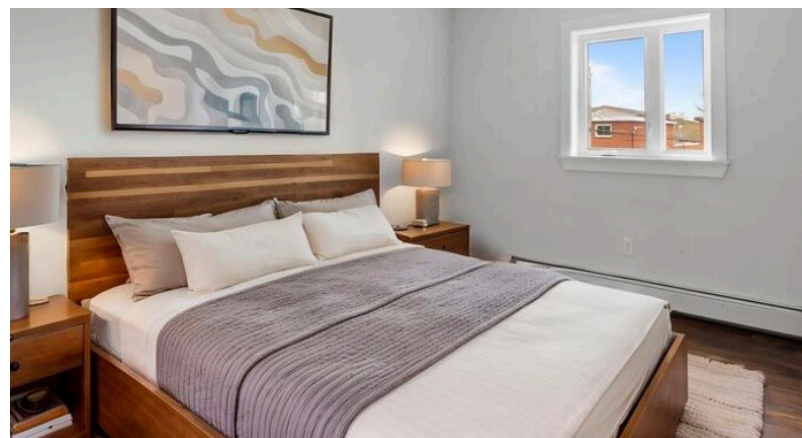
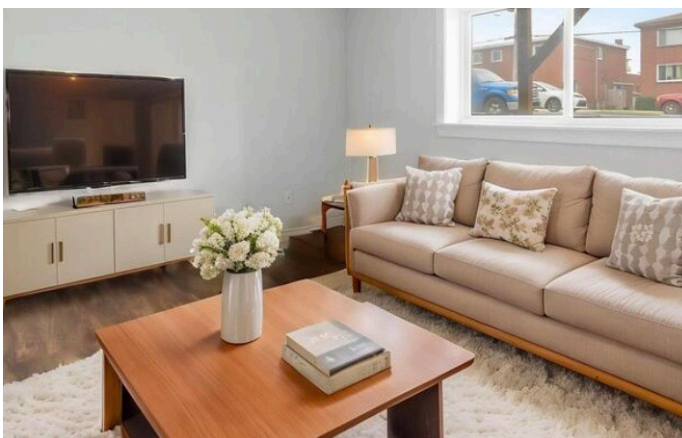
**ASKING PRICE**

6%

**CAPITALIZATION RATE**

18

**UNIT COUNT**



# Location

The properties at 16 Layton Road and 85 Evans Avenue are situated within the rapidly growing Halifax Regional Municipality, an area that surpassed 500,000 residents in 2024 and continues to attract significant in-migration driven by international newcomers, interprovincial relocations, and a strong, diversified job market. This sustained population growth has contributed to persistent demand for rental housing, with Halifax remaining one of the tightest rental markets in Canada. Even as vacancy edged up to 2.7% in 2025, it still sits below the long-term average of roughly 3.5%, reinforcing ongoing supply constraints and stable investor appeal.

Tenants benefit from excellent local connectivity, with convenient access to major road networks and reliable transit options that link the neighbourhoods to employment hubs, retail centres, educational institutions, and recreational amenities throughout the city. The surrounding area offers a wide range of desirable amenities including grocery stores, retail shops, and dining options, as well as professional services, parks, and community facilities.

Together, these factors; strong rental demand, stable population growth, proximity to essential amenities, and robust transportation access, position the Layton Road and Evans Avenue portfolio as a compelling, resilient investment opportunity within one of Atlantic Canada's most dynamic urban markets.



## STRONG DEMAND FOR RENTALS

Halifax's sustained population growth and persistently low vacancy rates continue to drive strong demand for quality rental housing in the area.



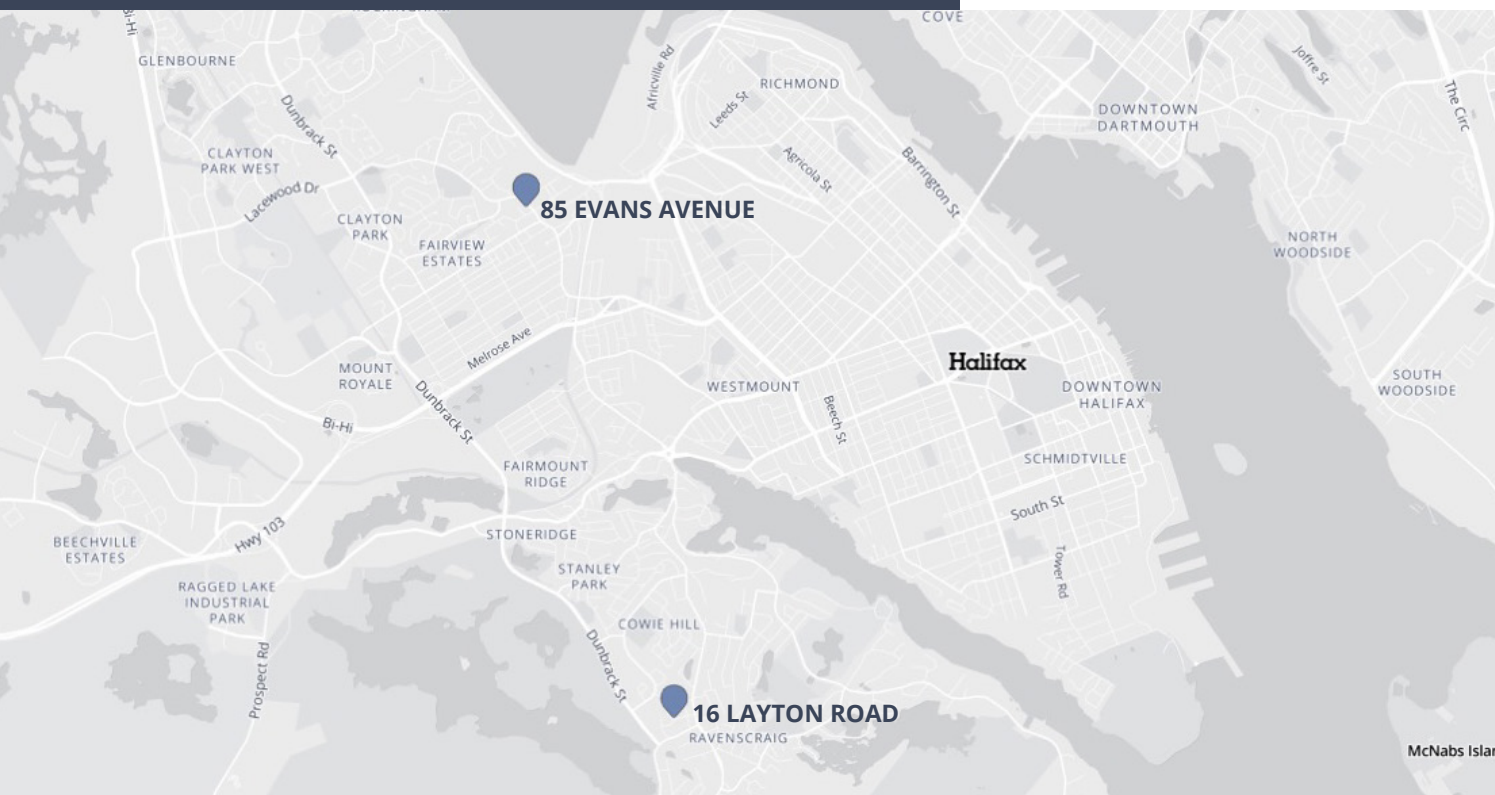
## EXCELLENT LOCAL CONNECTIVITY

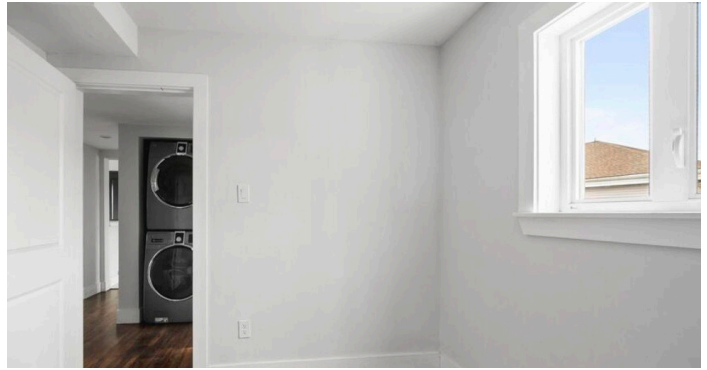
Residents benefit from well-established transportation infrastructure, with convenient access to major road networks and reliable transit options across the Halifax Regional Municipality.



## AMENITY RICH AREA

The neighbourhood offers a variety of nearby shops, services, and daily-needs, such as groceries, cafés, and essential amenities just a short walk or quick drive from home.





**BUILDING OVERVIEW**

	16 Layton Road	85 Evans Avenue
<b>Zoning</b>	R-2P [General Residential]	R-2AM [General Residential]
<b>Year built</b>	1971	1965
<b>Construction</b>	Wood frame, concrete foundation	Wood frame, concrete foundation
<b>Flooring</b>	Ceramic and laminate	Ceramic and laminate
<b>Heating</b>	Propane	Propane
<b>Roof system</b>	Asphalt single	Asphalt single
<b>Parking</b>	6 paved spaces	12 paved spaces



# AVISON YOUNG

## Get in touch

For detailed information on this offering, please contact:

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