



# For sale

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**432 Herring Cove Road, Halifax**

Newly constructed 32 unit apartment building located in a high-traffic area

**AVISON  
YOUNG**

# The offering

432 Herring Cove Road presents investors with a rare opportunity to acquire a newly built, Class A multifamily asset in one of Halifax's most dynamic residential districts. Completed in 2023, this four-storey, wood-frame apartment building comprises 32 bachelor to two-bedroom units and underground parking, offering a streamlined investment ideally positioned for long-term value creation. The property is currently operating at 100% occupancy, showcasing both its desirability and the strong underlying rental demand in the surrounding market.

Designed for contemporary living, the building features high-quality construction and finishes that appeal to a broad tenant base, supported by amenities such as in-suite laundry, modern layouts, efficient heating and cooling systems, and secure building access.

Situated along the established Herring Cove Road corridor in the Spryfield community, the property

offers excellent convenience and connectivity. The location benefits from nearby commuter routes and public transit services, ensuring strong accessibility throughout the Halifax Regional Municipality. Surrounding amenities, including grocery stores, retail shops, dining options and professional services, enhance daily convenience for tenants. The area is also enriched by natural recreational destinations such as McIntosh Run Trails and Long Lake Provincial Park, contributing to its enduring residential appeal.

Halifax continues to attract residents due to its strong economic profile and high quality of life, supported by sectors such as finance, government services, education, and healthcare. As the provincial capital and home to more than two-fifths of Nova Scotia's population, Halifax remains a resilient and steadily growing urban centre with deep rental demand fundamentals.

## PORTFOLIO OVERVIEW

<b>PID</b>	00333609
<b>Building size</b>	32,000 sf
<b>Lot size</b>	22,353 sf
<b>Unit count</b>	32
<b>Storeys</b>	Four
<b>Construction</b>	Wood frame
<b>Year built</b>	2023
<b>Parking</b>	Underground
<b>Occupancy</b>	100%

\$10,500,000

ASKING PRICE

32

UNIT COUNT



# Location

Located along Halifax's well-established Herring Cove Road corridor in the Spryfield community, 432 Herring Cove Road offers investors a strategically positioned multifamily opportunity in one of the city's steadily growing residential districts. Halifax continues to expand as a major economic center with strong appeal for residents due to its blend of urban conveniences, coastal lifestyle, and high quality of life, factors that support sustained long-term rental demand. With the city accounting for more than two-fifths of Nova Scotia's total population and serving as the provincial capital, investor confidence is reinforced by consistent market stability and demographic growth trends.

The property benefits from excellent connectivity, situated just 5–10 minutes from Bayers Lake and Downtown Halifax and 10–15 minutes from Dartmouth, offering residents convenient access to major employment, entertainment, and commercial hubs. Herring Cove Road provides direct access to key commuter routes and is serviced by public transit, enhancing accessibility for residents commuting throughout the Halifax Regional Municipality.

Everyday amenities are readily accessible, with grocery stores, banks, restaurants, cafés, and schools located within close proximity, contributing to strong tenant satisfaction and walkability. The property is also only 1.3 km from the Spryfield retail district, offering convenient shopping options within minutes of home. Such amenity-rich surroundings enhance the property's appeal to a broad tenant base, including students, families, and working professionals.

Recreation is another key advantage, with residents enjoying immediate access to natural attractions such as McIntosh Run Trails, Colpitt Lake, and Long Lake Provincial Park, all located nearby for outdoor leisure and active living. Broader Halifax attractions, including the Halifax Waterfront, Public Gardens, and cultural institutions, are also easily reached, reinforcing the area's lifestyle appeal and the long-term desirability of the location within a growing and dynamic urban market.



## STRONG RENTAL DEMAND

The property is operating at 100% occupancy, reflecting the sustained demand for rental housing in Halifax, an expanding urban market supported by strong economic fundamentals and population growth.



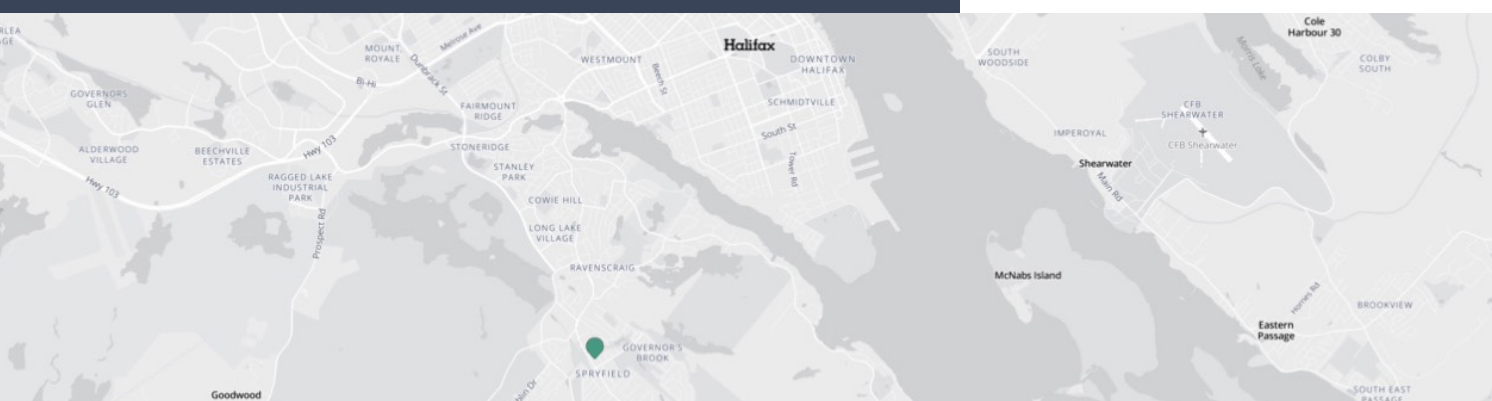
## WELL-CONNECTED LOCATION

Located minutes from Bayers Lake, Downtown Halifax, and major commuter routes, the property offers residents excellent accessibility alongside nearby retail, services, and natural recreation amenities.



## NEWLY BUILT CLASS A ASSET

Completed in 2023, this four-storey, 32-unit wood-frame building offers modern construction, high-quality finishes, and underground parking, delivering long-term durability and premium tenant appeal.







# AVISON YOUNG

## Get in touch

For detailed information on this offering, please contact:

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