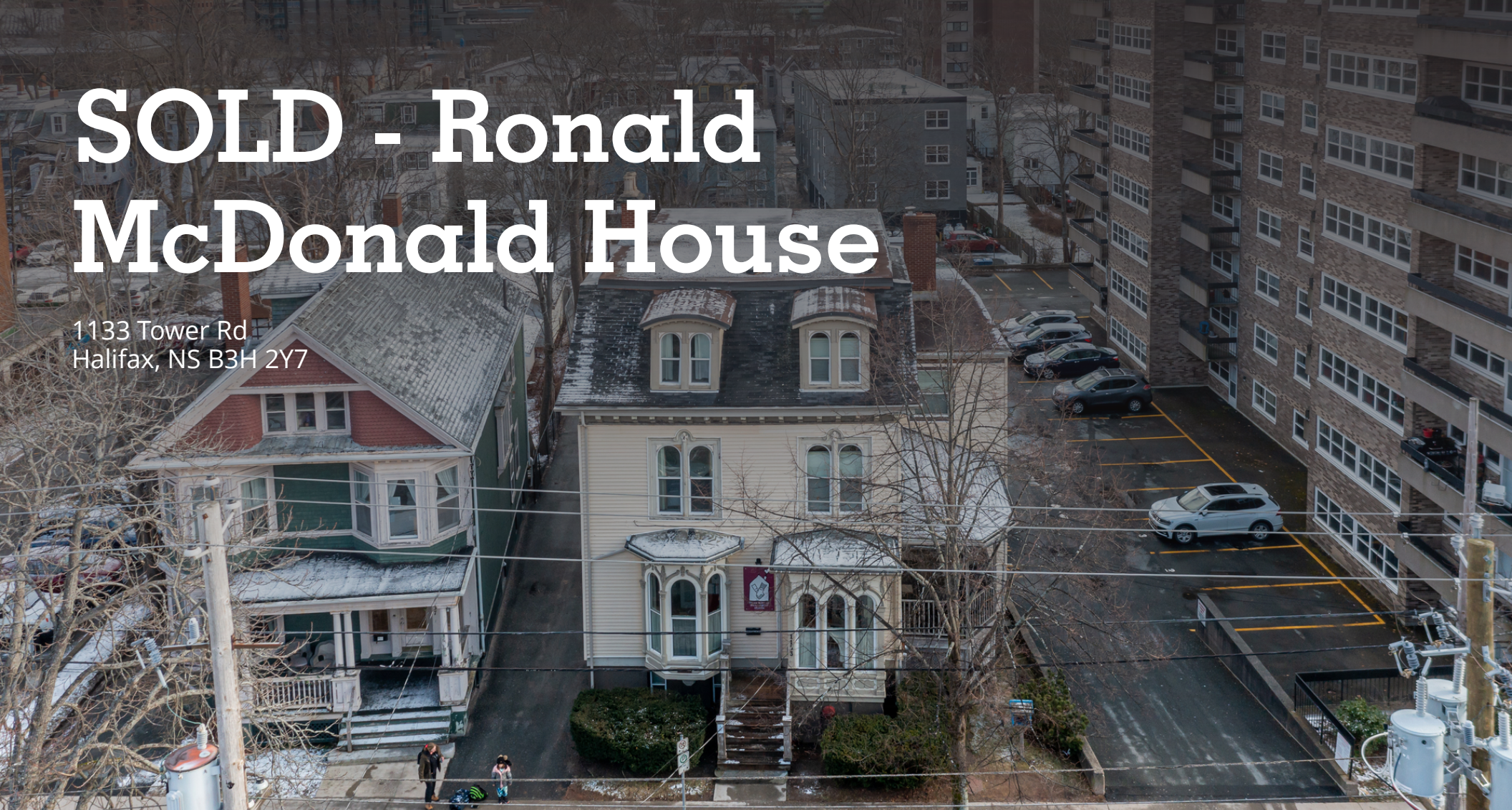


SOLD - Ronald McDonald House

1133 Tower Rd
Halifax, NS B3H 2Y7



Offering Brochure

Unique Residential Opportunity in
South End Halifax

William Hachey

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Michael Brown

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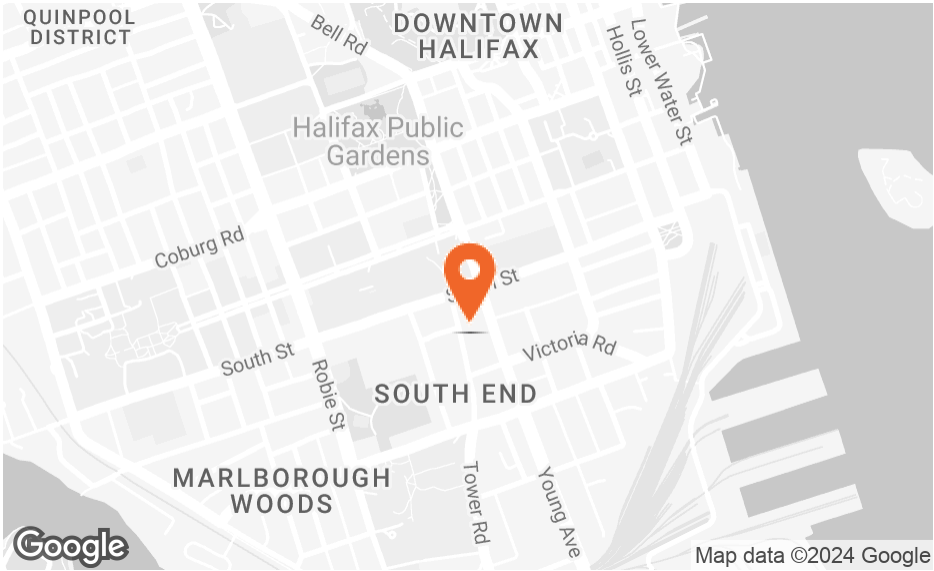


1. Property information

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1. Property information

Executive Summary



Offering Summary

Sale Price:	\$2,950,000
Building Size:	10,000 SF
Lot Size:	10,070 SF
Price / SF:	\$295.00
Zoning:	ER-1

Property Overview

Avison Young is pleased to present, on behalf of their client, an excellent redevelopment or repurpose opportunity for sale. Our client's goodwill mission is to sell this asset and finalize construction of their new Residential Housing Facility for the purposes of parental and youth assistance. We are offering this property to the public through a standard selling process. However, there will be an early 'call for offers' on Tuesday, February 28th, 2023.

Our subject is located on the Halifax Peninsula between South St. and Victoria Rd. The area is close to universities, downtown and within one block of the QEII health centre. Development in the area ranges from townhouse-style family dwellings to larger multi-family properties, single-family dwellings and commercial real estate of all types. This property is zoned ER-1 allowing for its current use, and would be best served as student housing or a boarding house, or redevelopment which can include expansion.

1. Property information

Property Description



Building Description

Our property is a large three story +/-10,000 sf dwelling in the South End currently occupied by a not-for-profit organization. The asset is a wood framed structure with a concrete foundation. This historical Victorian style home has many modern updates, including a rear two story addition added in 1981. The main floor has high ceilings and hardwood floors. The layout consists of a foyer with an ornate entry door and staircase to the second floor, office/bedroom and attached half bath, living room, dining room, and a substantial kitchen that was updated in 1998 that includes multiple fridges, two stoves, two dishwashers, and two microwaves. The kitchen also has a large island with ample counter and cabinet space, including two stainless steel sinks.

Off the kitchen, is an elevator serving two floors that leads to the basement, and a central staircase that's considered the main staircase, accessing every level of the structure. The main floor also consists of four bedrooms and a three piece bathroom at the rear of the building.

The basement consists of a full laundry room with eight modern washers and dryers, two three piece bathrooms, two storage rooms, and six bedrooms with access to the back door leading to a large playground and a generous rear nine stall parking lot.

The second level has a private two bedroom apartment with a separate kitchen, bathroom, and two entrances, one directly connected to the main staircase and a private rear exit with access to the rear parking lot. The remainder of the second level includes 7 Bedrooms, two three piece bathrooms and one 1/2 bathroom.

The top level has a seating nook, three Bedrooms, one three piece bathroom and one-half bathroom. The total potential bedroom count is 21, and the total number of full bathrooms is 6, with three 1/2 bathrooms in addition to the full separate 2-bedroom apartment.

The heating system includes an oil-fired boiler with baseboard radiators throughout the building.

1. Property information

Complete Highlights



Location Information

Building Name	SOLD - Ronald McDonald House
Street Address	1133 Tower Road
City, State, Zip	Halifax, NS B3H 2Y7
Sub Market	South End
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 102
Nearest Airport	Halifax Stanfield International Airport

Building Information

Building Size	10,000 SF
Number of Floors	3
Construction Status	Existing
Framing	Wood
Condition	Average
Roof	Asphalt Shingles
Free Standing	Yes
Number of Buildings	1
Walls	Drywall/Plaster
Ceilings	Drywall/Plaster
Floor Coverings	Hardwood/Tile/Carpet
Foundation	Concrete
Exterior Walls	Wood Siding

1. Property information

Exterior Photos



1. Property information

Interior Photos



1. Property information

Additional Photos



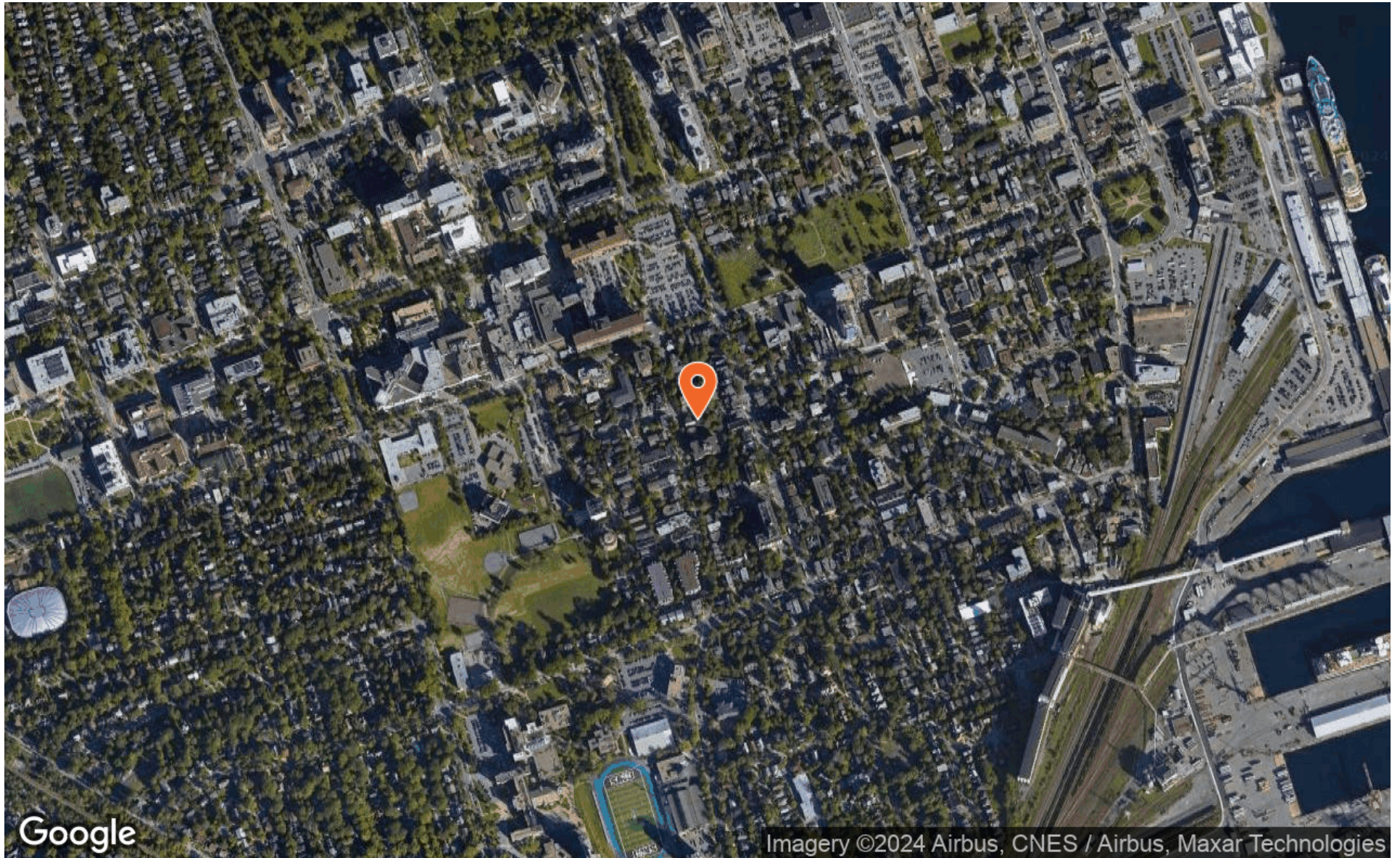


2. Location information

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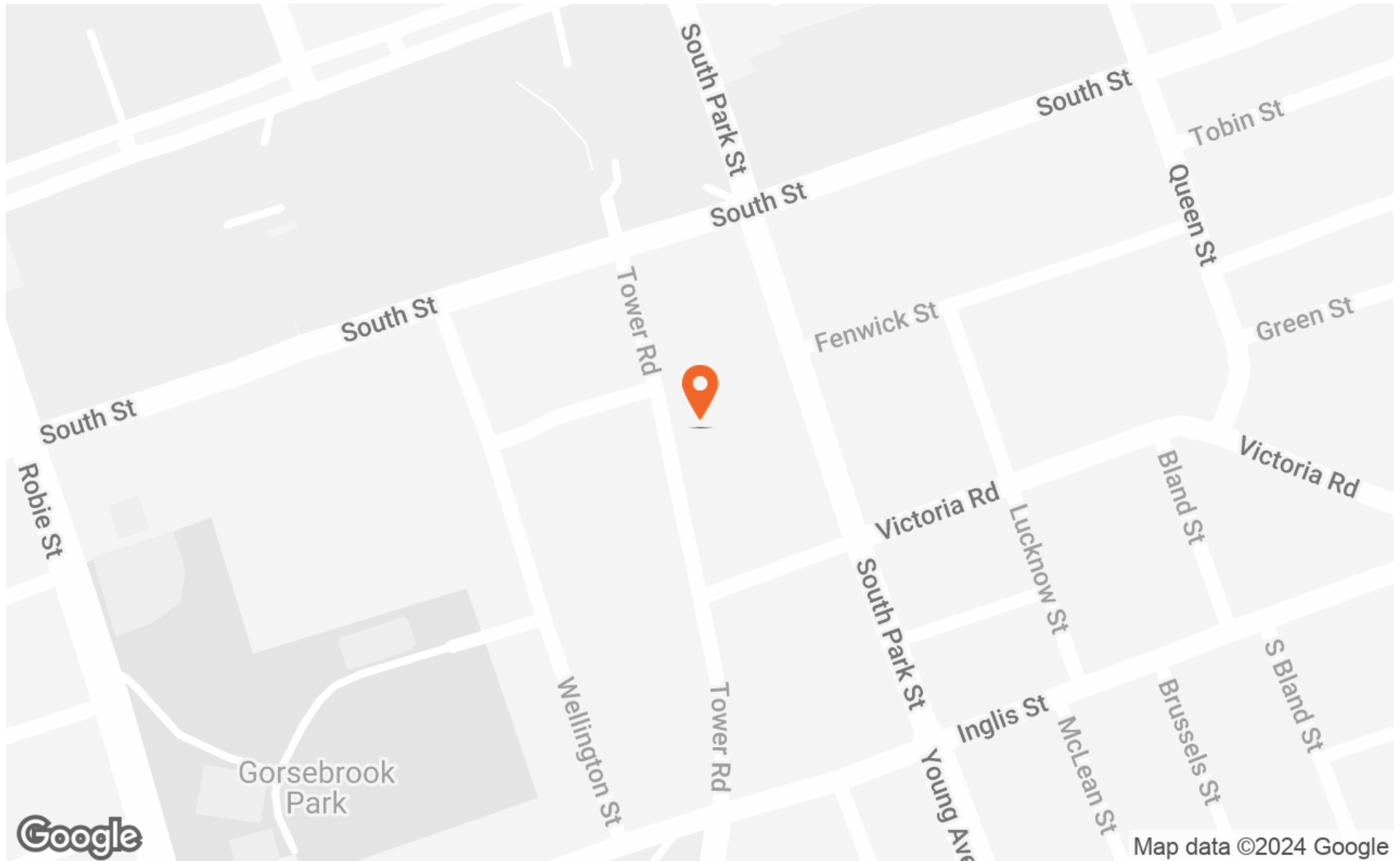
2. Location information

Aerial Map



2. Location information

Location Map



Demographics



132,991
Nearby Population (5KM)



\$62,452
Median Household Income
(5KM)



7
Nearby Bus Routes



67
Bike Score

**If you would like more
information on this offering
please get in touch.**

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Visit us online
avisonyoung.com

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