

## Well located investment opportunity in upcycling neighbourhood

- Ideal renovation project in a well-populated area;
- Located within walking distance to the new J.L. Ilsley High School, Captain William Spry Community Center and Library, and Spryfield Lions Rink;
- Live-in building manager/superintendent;
- Plenty of onsite and street parking;
- Convenient access to public transit;
- Area amenities include grocery stores, retail services, banking, restaurants and more;
- Limited assets for purchase in high demand asset class;
- In-place rental rates are well below market.

### Get more information

**Michael Brown**

Managing Director & Broker  
D 902 229 6179  
michael.brown@avisonyoung.com

**William Hachey**

Sales Representative  
D 902 448 8988  
william.hachey@avisonyoung.com

# Complete Highlights

28 River Road

|                                |  |
|--------------------------------|--|
| Price                          | \$1,535,000                                    |
| Financials                     | Signature of NDA Required                      |
| Property Identification Number | 00333864                                       |
| Assessment                     | \$527,800 (2023)                               |
| Unit Count                     | 9  |
| Bed room count                 | 8 - 2 Bedroom<br>1 - 1 Bedroom                 |
| Parking Type                   | Exterior paved                                 |
| Construction Type              | Wood frame over poured concrete foundation     |
| Typical Layout                 | Living Room, Kitchen, Bedroom(s), 4 piece Bath |
| Heating, Hot Water & Laundry   | Oil fired boiler; Coin-Operated Washer & Dryer |
| Lot Size                       | 9100 SF  |
| Year Built                     | +/- 1966                                       |
| Number of Floors               | 3  |
| Roof                           | Low pitched Asphalt Shingle                    |
| Electrical                     | 10-60 Amp Breakers                             |
| Exterior Wall Finish           | Brick Veneer                                   |
| Building Size                  | 8,989 SF                                       |
| Current Zoning                 | Multiple Dwelling (R4)                         |

Spryfield is an up-and-coming neighbourhood with several amenities including Sobeys, medical clinics, dentist offices, Bowlarama, and many more! It is also the home of the Spryfield Lions Rink, an indoor ice skating facility. There are many schools and recreational facilities including the Captain William Spry Community Centre, the the Spryfield Skate Park, Spryfield Wave Pool, Long Lake Provincial Park, hiking trails, and lakes to swim and kayak.



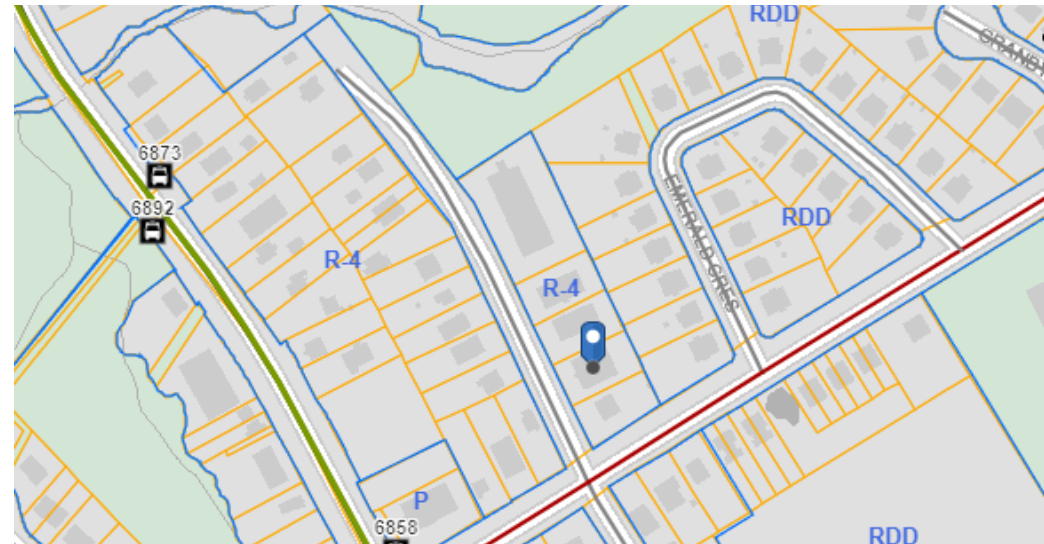
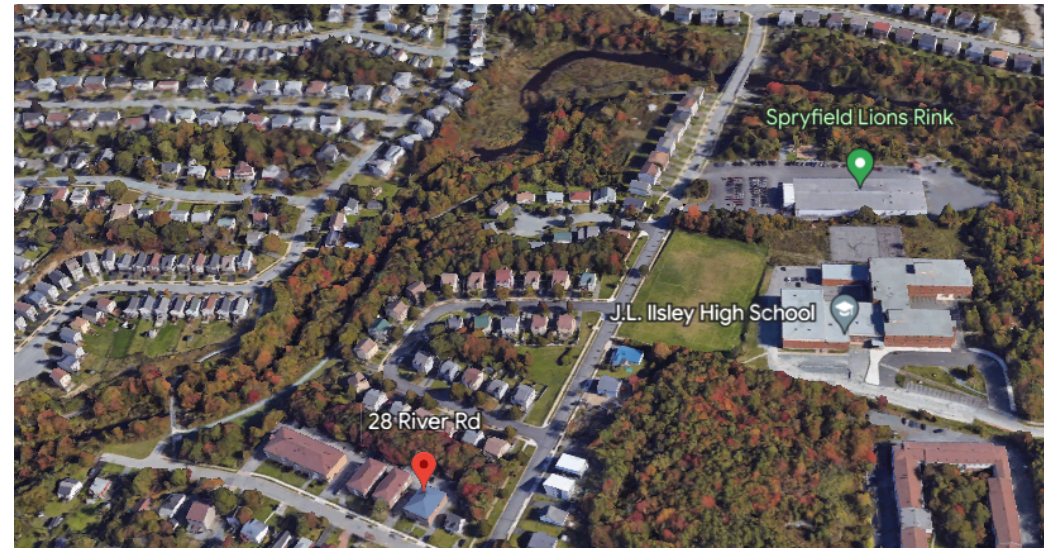
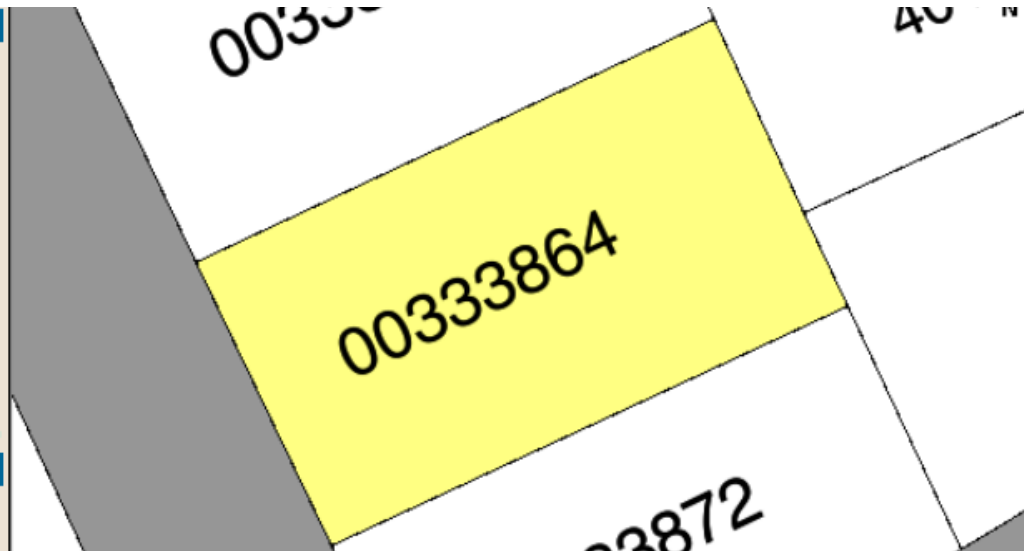
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## Aerials and Maps

28 River Road



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Avison Young - Halifax | 620 Nine Mile Drive, Unit 203 | Bedford, NS B4A0H4 | 902 454 6185

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## Interior Photos

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