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For Sale

# 24-Unit Multi-Family Investment Opportunity

Situated in Eastern Passage, these two fully leased multi-family properties constructed in 2023 and 2025 offer an attractive investment opportunity.

**111 & 386 Cow Bay Road, Eastern Passage, NS**

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# Salient Facts

## Address

111 & 386 Cow Bay Road,  
Eastern Passage, NS

## PID

40081945 & 40082265

## Property Type

2 x two-storey 12-unit walk-up  
multi-family buildings

## Building Area

9,642 SF (111 Cow Bay)  
10,531 SF (386 Cow Bay)

\*all measurements to be verified

## Vacancy

Fully Leased

## Year Built

2023 & 2025

## Asking Price

\$8,100,000 / 5% Cap Rate



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# Opportunity

Constructed in 2023 and 2025, these fully leased multi-family properties offer contemporary design and quality finishes throughout. Suites feature private balconies, ductless heat pumps, and in-suite laundry, with a mix of one- and two-bedroom layouts, including select units with dens. Paid parking and on-site storage provide additional income potential. Located in Eastern Passage, the properties benefit from a strong rental market characterized by sustained demand and limited supply.



## Location

Located in the beautiful coastal community of Eastern Passage, the immediate area is a harmonious mixture of residential and commercial uses. Within a short distance of the properties are a variety of amenities including restaurants, a pharmacy, NSLC, gas station, convenience store, and grocery store. Additional amenities are a short commute away - Highway 111 (8 minutes), Woodside Ferry Terminal (11 minutes), Dartmouth General Hospital (12 minutes), Mic Mac Mall (13 minutes), and a quick 30-minute drive to Downtown Halifax. Nearby you'll also find scenic beaches, popular surf spots, and a rapidly growing community.

## Process

Interested parties are asked to contact **Aaron Ferguson** or **Matthew Graham** to receive an NDA. Upon receipt of a signed NDA, you will be provided with a copy of the full confidential marketing package, and access to a dataroom containing financials, and due diligence materials for the property.

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