



# 3600 KEMPT ROAD HALIFAX NS

PROPERTY FOR SALE

## ABOUT THE PROPERTY

Two storey peninsula multi-tenant property with terrific visibility, strong leasing, central location, rental up-side and a reasonable asking price.

3600 Kempt Road is a rare chance to own in the CL-1 zone on the Halifax Peninsula.

## PROPERTY DETAILS

- LOCATION:**  
3600 KEMPT ROAD
- PROPERTY TYPE:**  
Office / Industrial
- SALE PRICE:**  
\$4,465,380
- SUGGESTED TERMS:**  
60 Days DD;  
30 Days Closing
- SIZE (SF):**  
23,500 SF

## GET IN TOUCH

[Conter@gmail.com](mailto:Conter@gmail.com)

[902 488 9550](tel:9024889550)

[www.adamconter.ca](http://www.adamconter.ca)



**902 488 9550**



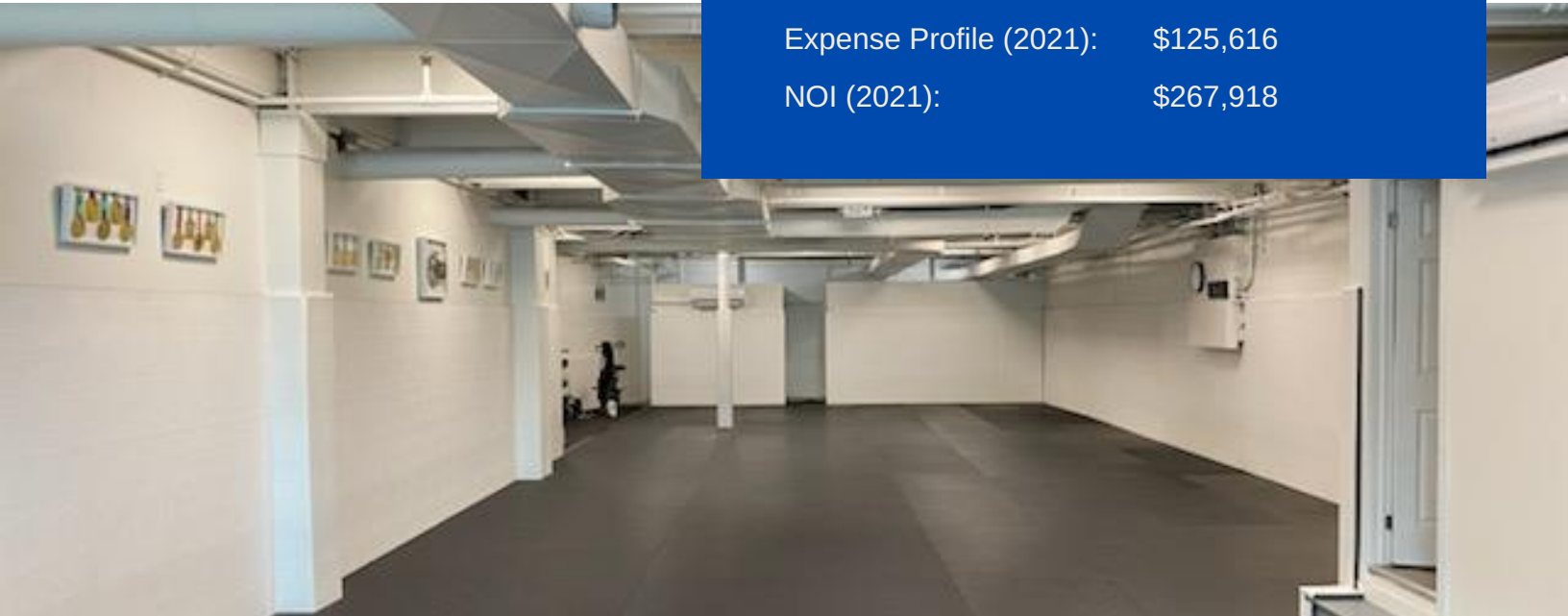
**PRIORITY 1 REAL ESTATE**

Adam Conter  
902-488-9550  
[conter@gmail.com](mailto:conter@gmail.com)  
[www.adamconter.ca](http://www.adamconter.ca)

# OVERVIEW

## 3600 KEMPT "By the Numbers"

Tenant Count:	13
Present Vacant Space:	3 Units
Percentage Occupied:	82%
Potential Rental Growth:	11-16%
Gross Revenue (2021):	\$393,585
Expense Profile (2021):	\$125,616
NOI (2021):	\$267,918



## PROPERTY FEATURES

2 Stories  
25,525 SF  
Peninsula  
CL-1 Zone

