

Halifax West

6229-6231 Allan Street

\$849,900





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Description

Nestled in the heart of Halifax's sought-after peninsula, 6229–6231 Allan Street presents a rare opportunity to own a well-maintained over-under duplex with two spacious 3 bedroom flats. This classic property has seen numerous updates and has been meticulously cared for by its current owners, making it equally appealing as an investment property or an owner-occupied home. The main-floor unit (6229) is vacant and ready for new tenants (proposed rental income of \$2,750 + all utilities) or immediate occupancy, while the upper flat (6231) is rented month-to-month at \$1,890/month, offering flexibility for buyers to renew, adjust terms, or move in

themselves. Conveniently located just steps from everyday essentials — Shoppers Drug Mart, NSLC, Canadian Tire, and groceries all within two blocks — and moments from the Halifax Commons, Emera Oval, Dalhousie University, hospitals, schools, cafés, and downtown Halifax. Whether you're looking for a turnkey rental or a home with strong income potential, 6229–6231 Allan Street delivers an ideal combination of location, flexibility, and long-term value all in one of Halifax's most vibrant and walkable neighbourhoods.

Specifications

MLS[®] Number 202527764

Class Multi-Unit

Type Duplex

Age 105 years old

Parking Two parking pads + room for an additional space

Garage Two Parking Spaces
Flooring Hardwood, Laminate

Heating Forced Air

Fuel Type Oil

Water Source Municipal
Sewage Disposal Municipal

Income Information

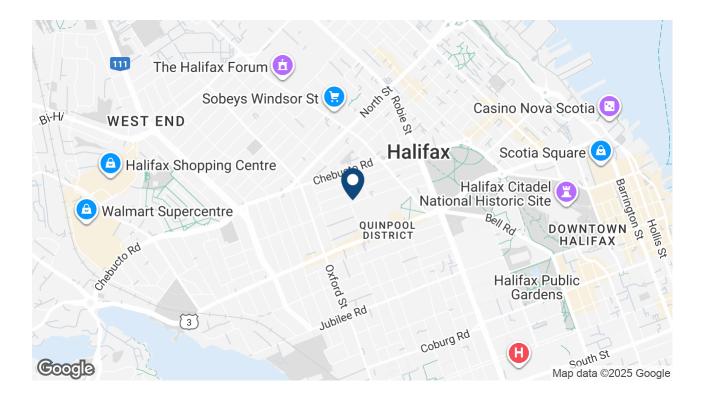
Approx. Total Income \$55,680

Approx. Total Expenses \$10,616

Number of Units 2

Occupied Units 1

Location



Photos









