

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



