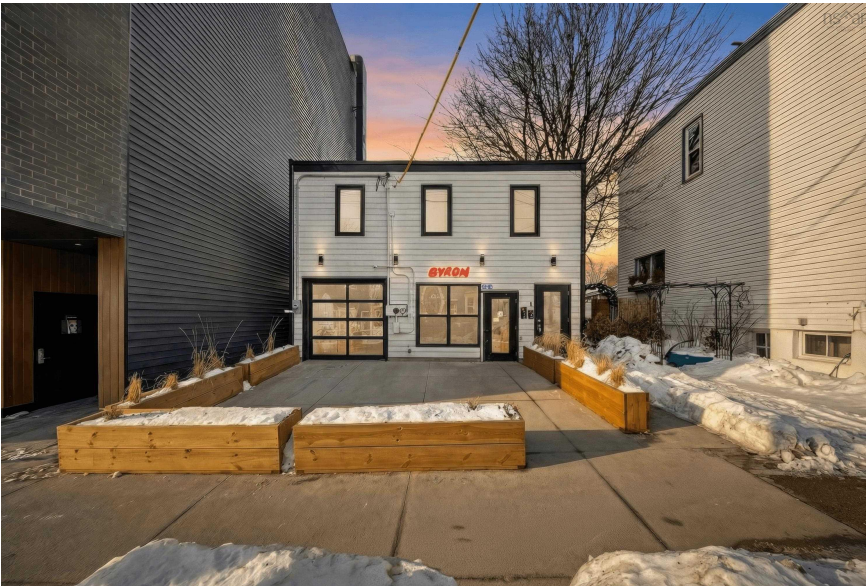


Halifax Central

2456 Agricola Street

\$1,139,000



Jeremy Snider, FRI

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Description

Prime Mixed-Use Investment opportunity, a high-exposure mixed-use property in the heart of Halifax's thriving North End on sought-after Agricola Street. This well-located and well maintained building features a fully leased main-level commercial space, home to Café Byron, providing immediate and stable rental income, plus a bright and spacious two-bedroom apartment above. Positioned within one of the most favourable Corridor zoning designations on Agricola Street, the property allows for a maximum building height of up to five levels, offering significant long-term redevelopment potential. As Agricola continues to experience rapid

growth, revitalization, and increasing density, this site is ideally situated for future expansion or a larger mixed-use development project. The upper-level two-bedroom unit presents excellent flexibility and income optimization potential. Under the current zoning it allows for legal short-term rental (Airbnb), allowing an investor to increase cash flow in one of Halifax’s most desirable rental locations. Surrounded by established restaurants, boutiques, breweries, and residential developments, this property benefits from strong pedestrian traffic, excellent visibility, and proximity to downtown Halifax. A rare opportunity with exceptional future development potential in one of Halifax’s most dynamic neighbourhoods.

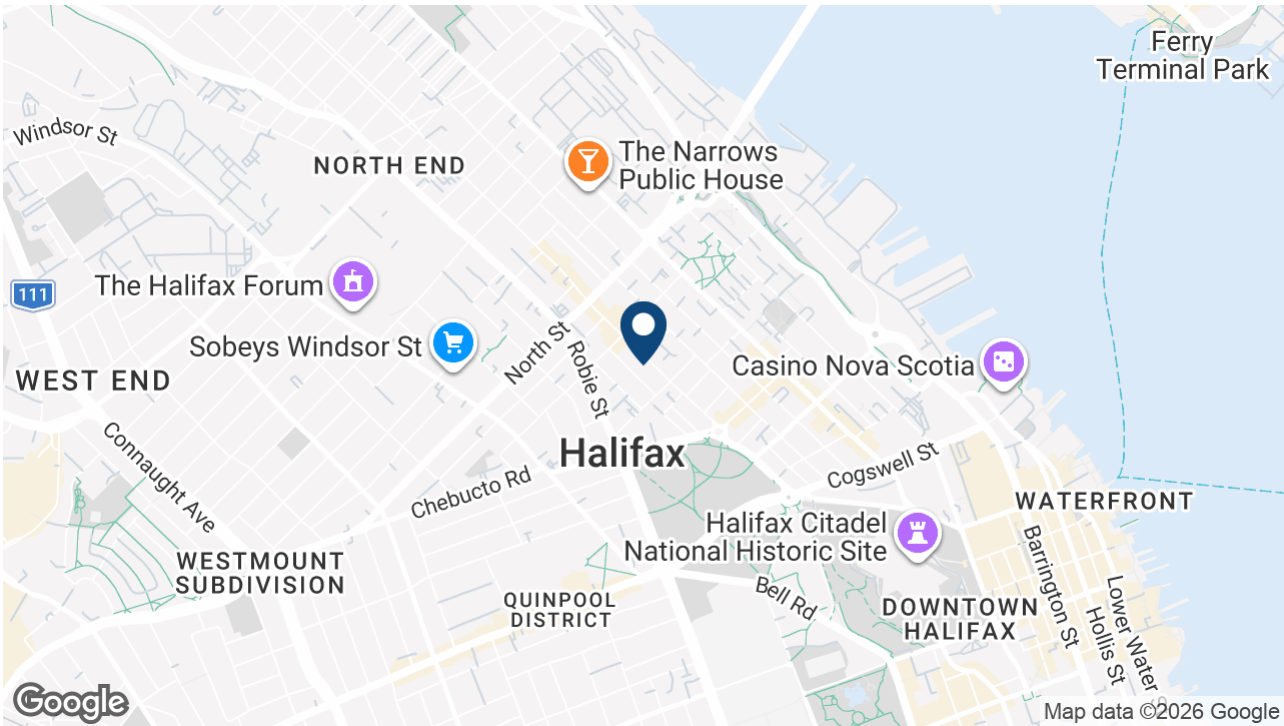
Specifications

MLS [®] Number	202602657
Class	Commercial
Type	Commercial Retail
Main Living Area	1,937 sq. ft.
Total Living Area	1,937 sq. ft.
Age	58 years old
Parking	Parking lot subject
Flooring	Concrete,Other
Heating	Baseboard
Fuel Type	Electric
Water Source	Municipal

Income Information

Rental Income	Yes
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Location



Photos

