

Halifax West

6229-6231 Allan Street

\$824,900



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Description

Located in the centre of the Halifax peninsula, 6229–6231 Allan Street is an over-under duplex well suited to both owner-occupiers and investors. Amenities, transit, universities, and downtown are all within walking distance, making it a practical long-term holding property. Each unit offers 3 bedrooms and 1 bathroom with similar layouts. The main-floor unit (6229) is vacant and available for immediate occupancy or new tenants, with projected rent of \$2,750/month plus utilities. The upper unit (6231) is currently occupied under a month-to-month tenancy at \$1,890/month. The property includes a fully owned driveway with three

parking spaces at the rear, a valuable feature for the area. A straightforward opportunity for buyers looking for a centrally located property with income potential or a flexible living arrangement.

Specifications

MLS [®] Number	202602726
Class	Multi-Unit
Type	Duplex
Age	105 years old
Parking	Three parking spaces
Garage	Three 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
Three Bedroom Units	2

Location



Photos



