

Halifax West

## 6229-6231 Allan Street

\$824,900



### Andrew Sheehan

Domus Listing Agent

[andrew@domus.ca](mailto:andrew@domus.ca)

902.717.4205

### 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.

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## Specifications

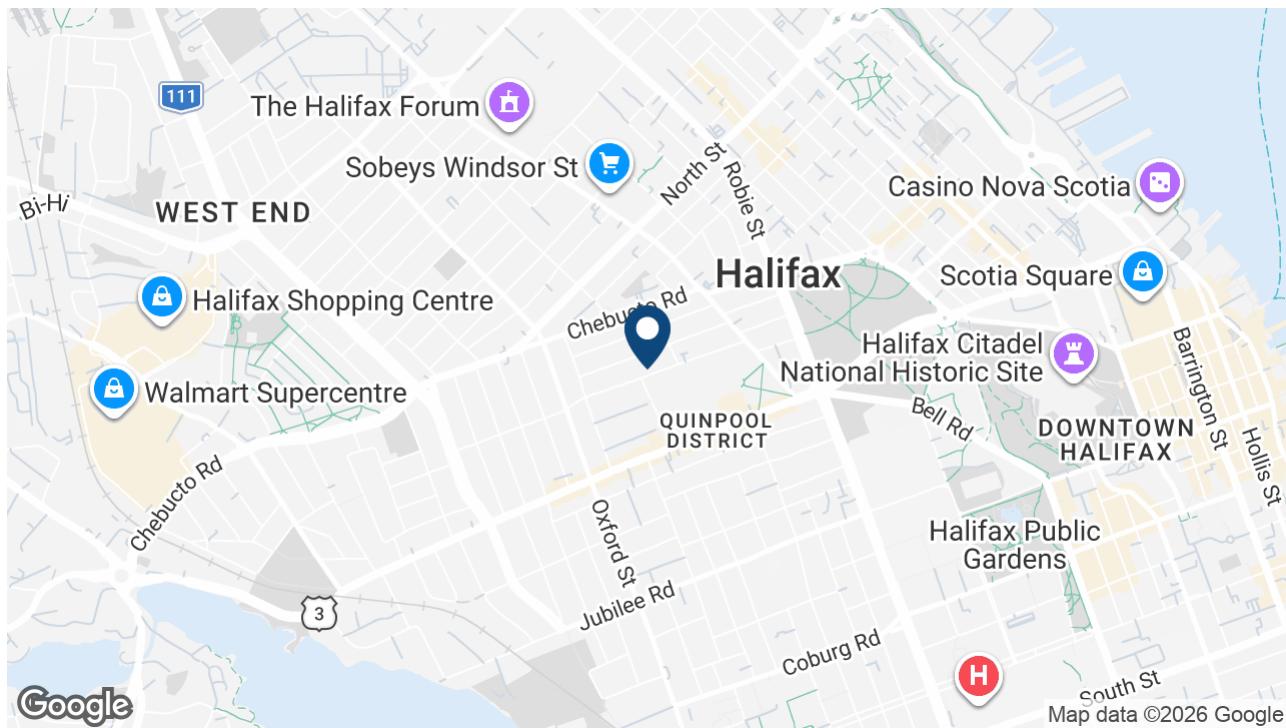
MLS <sup>®</sup> Number	202602726
Class	Multi-Unit
Type	Duplex
Age	105 years old
Parking	Three parking spaces
Garage	Three Parking Spaces
Flooring	Hardwood,Laminate
Heating	Forced Air
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

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## 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

