

Halifax South

6268 Shirley Street

\$1,150,000



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Description

Welcome to 6268 Shirley Street, a handsome character corner-lot legal duplex combining income, flexibility, and charm in one of Halifax's most desirable neighbourhoods. Positioned on a prominent corner lot, this property boasts exceptional walkability, sitting steps from Dalhousie University, within walking distance of other universities, hospitals, top-ranked schools, and just moments from downtown and the waterfront. Enjoy easy access to shopping, restaurants, and public transit in this vibrant peninsula locale. This fully rented 7-bedroom income property presents a rare opportunity for investors, owner-occupiers, or those

considering a future conversion to a spacious single-family home. The well-maintained legal duplex features two self-contained flats: a spacious 4-bedroom unit on the main level and a 3-bedroom unit on the upper level. Each unit is operationally separate with individual entrances, power meters, heating systems, and hot water tanks, ensuring simplified and efficient management. Benefit from a strong rental history with zero vacancies and fixed-term leases currently in place with excellent tenants. Inside, the home beautifully blends classic South End character with modern updates. You'll find high ceilings, original crown mouldings, high-grade laminate floors, and abundant natural light, creating a warm and inviting atmosphere. Recent major improvements mean reduced near-term capital expenditures, including: a renovated basement adding 2 additional bedrooms, new shingles on the garage, a new torch on roof: main house, a new backyard fence, a separated heating and hot water system, and an upgraded premium gutter system. Outdoors, enjoy the sunny, south-facing deck and a fenced backyard, plus a detached double-bay garage offering valuable additional parking, storage, and potential for supplementary rental income. Zoned ER-3 (Low Rise High Density) under the HRM Centre Plan, this turnkey property offers strong cash flow and future growth opportunity

Specifications

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|-------------------------|----------------------------------|
| MLS [®] Number | 202605187 |
| Class | Multi-Unit |
| Type | Duplex |
| Parking | parking for 2 cars inside garage |
| Garage | Detached garage, wired |
| Flooring | Laminate,Linoleum |
| Heating | Baseboard,Hot Water,Radiator |
| Fuel Type | Electric,Oil |
| Water Source | Municipal |
| Sewage Disposal | Municipal |

Income Information

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|------------------------|----------|
| Approx. Total Income | \$67,944 |
| Approx. Total Expenses | \$16,035 |
| Number of Units | 2 |
| Occupied Units | 2 |
| Three Bedroom Units | 1 |
| Four Bedroom Units | 1 |

Location



Photos



