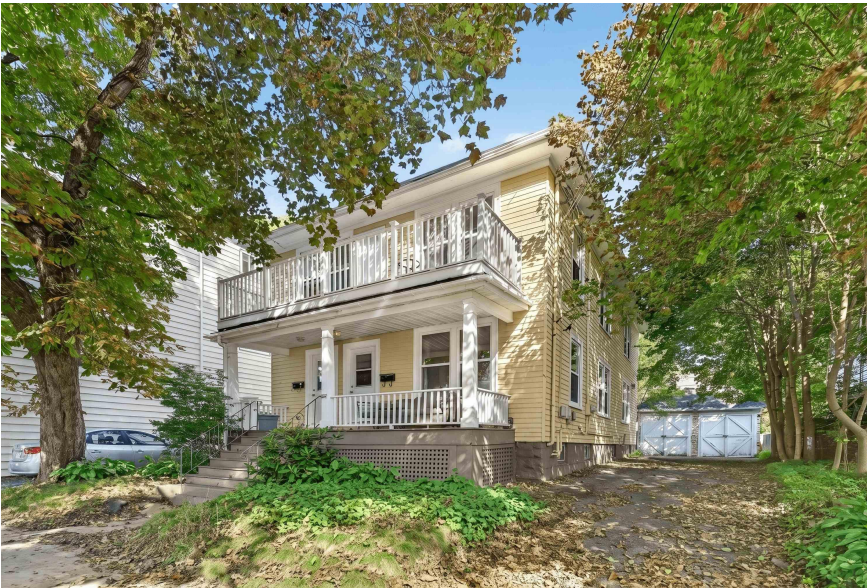


Halifax South

6195/6197 Cedar Street

\$1,075,000



Andrew Sheehan

Domus Listing Agent
andrew@domus.ca
902.717.4205

Description

Prime Peninsula Investment Opportunity! This exceptional Over & Under property at 6195/6197 Cedar Street offers a rare combination of two well-maintained units, a double car garage, private backyard, and oversized driveway. The Property has been professionally managed and maintained, with favourable tenancies already in place. It is ideally positioned in Halifax's most desirable school district, just a 5 minute walk to the QEII Hospital and surrounded by essential amenities. Each unit features independent electrical, oil, furnace, hot water, and basement storage access, making this an outstanding investment or owner occupied

opportunity. This is a must see!

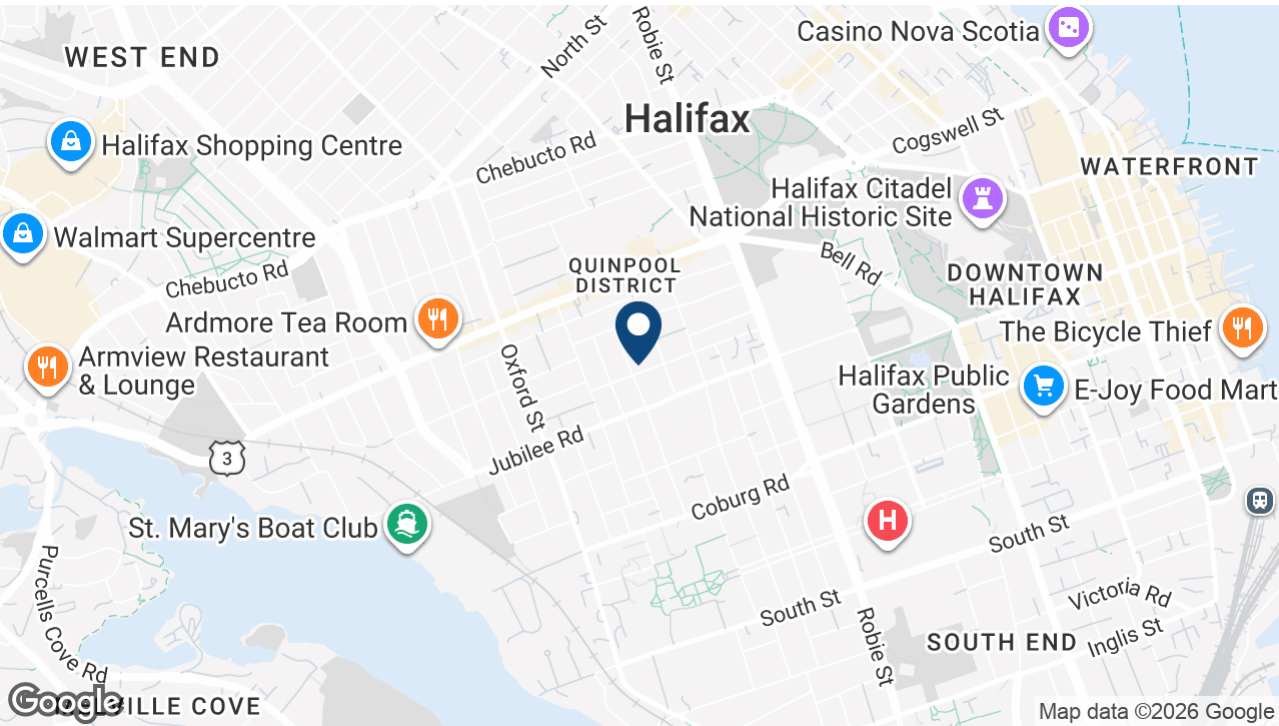
Specifications

MLS [®] Number	202622896
Class	Multi-Unit
Type	Duplex
Age	105 years old
Parking	4 car parking in driveway
Garage	Double car garage
Flooring	Hardwood,Laminate,Linoleum
Heating	Furnace,In Floor,Radiator
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

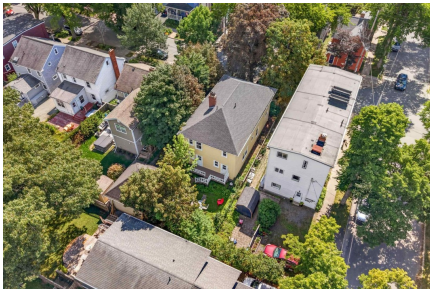
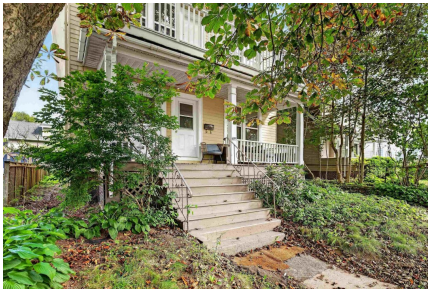
Income Information

Approx. Total Income	\$59,940
Number of Units	2
Occupied Units	2
Two Bedroom Units	2

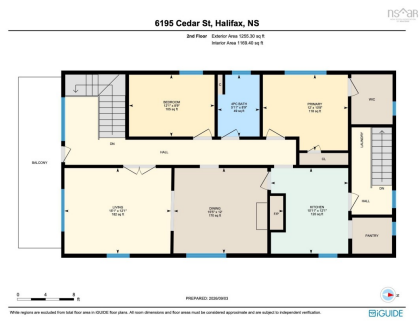
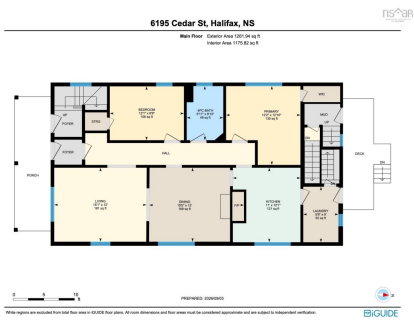
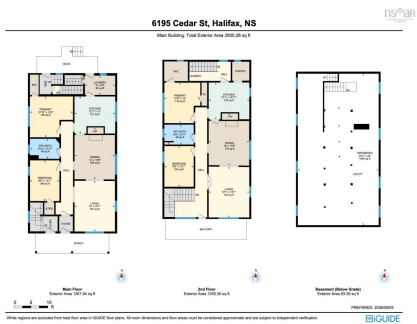
Location



Photos



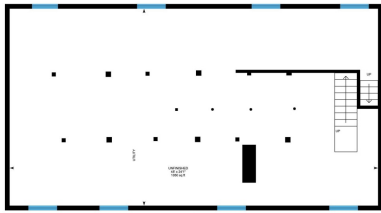




6195 Cedar St, Halifax, NS



Basement (Below Grade) Ceiling Area 81.03 sq ft
Excluded Area 190.39 sq ft



PROPOSED 2024/2025



These figures are estimates from this floor plan to BSEB. They should be used for informational purposes only and are subject to independent verification.