

\$1,215,000 - 1023 Bland Street, Halifax

MLS® #202219667

\$1,215,000

5 Bedroom, Bathroom,
Residential Income

2-A, Halifax, NS

Check out this possible development opportunity, close to universities, hospitals and downtown. Currently the property consists of 5 character-filled one bedroom units, never a vacancy due to its amazing location. There might be the possibility to increase revenue and building value (BRRR) by converting unit 3 to a two bedroom (stamped engineer beam has been designed) buyer to confirm. It also may be possible to convert the main floor into two studio/bachelor units under a heritage development agreement (buyer to confirm) for a total of 6 units, as per other similar buildings on the street. It may be possible to convert the walk-out garden level unit to 2 bedrooms too if a concrete well was dug in the front of the building like a similar building across the street (buyer to confirm). As the building is currently configured there are fixed term leases in place until December 31st, 2022 as follows: Unit 1 (1700) dog friendly with direct backyard access, unit 2 (1600), unit 3 (1600) unit 4 (1375) and unit 5 (1375). Heating and hotwater is electric all on separate meters (tenants pay). As a middle row house heating costs for tenants are reasonable and sprayfoam was added in 2020 and blown in cellulose insulation in 2021. All 5 hot water tanks are newer. Electrical upgrade (2012 & 2021) and new roof (2009) and 4 new exterior doors (2021). There is an LG Prestige heat pump in unit 1 and wires are in place for heat pumps in unit 4 & 5. Projected rent after potential conversion (buyer to confirm):



bachelor/studio (2 x \$1250) junior one bedroom (2 x \$1375) and two bedroom (\$2000) and dog friendly 2 bedroom (\$2100). It may be possible to assume sellers mortgage at 2.94% until February 2025. *** FOR MORE INFORMATION PLEASE VISIT REALTOR WEBSITE ***

Essential Information

MLS® #	202219667
Price	\$1,215,000
Bedrooms	5
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	February 3rd, 2023

Community Information

Address	1023 Bland Street
Area	Halifax - Dartmouth
District	2-Halifax South
Sub-District	2-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3H 2S8

Amenities

Utilities	Electricity Connected
Parking	None

Interior

Appliances	Stove, Refrigerator, Washer, Dryer
Heating	Baseboard
# of Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Other
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	R-2A
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Listing Details

Listing Office	INNOVATIVE REAL ESTATE LTD - A507
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Listing information last updated on October 21st, 2025 at 7:02am ADT