

\$1,250,000 - 3121 Agricola Street, Halifax

MLS® #202301804

\$1,250,000

6 Bedroom, Bathroom,
Residential Income on 0.12 Acres

3-B, Halifax, NS

This is a golden opportunity for either a family looking for a turn-key, live-in investment or for an investor to expand their portfolio in this premier location! The 4-plex is located in the Northend, a stone's throw or a 2 minute walk from the Hydrostone Market. Featuring one massive newly vacant 3-bedroom, one 2-bedroom, one 1-bedroom, and one bachelor/studio unit. There are 5 onsite designated parking spots with a washer/ dryer in each unit, and all leases are fixed keeping market values current. The 3-bedroom unit became vacant on January 1, 2023. This allows the new buyers to move in themselves or to choose their own tenants with new lease prices and terms. The current market value of the vacant 3-bedroom unit is \$3000.

Calculating that estimate with the other 3 existing leases brings an estimated gross income of \$94,080 with a net income of \$67,492 offering a 5.4 cap rate at the list price. The long list of renovations and updates can be found in the docs on file. The 3 and 2-bedroom units have 5 appliances, the others have 4 appliances. The 3 bd unit has a private fenced in backyard space. The 2 bd unit has a lovely balcony and the 1 bedroom and the bachelor suite share another fenced in backyard space. This gem is close to amenities, shopping, medical, restaurants, bars, cafes, transit, parks, and green space. Please view the Virtual Tour to view all four units.



Essential Information

MLS® #	202301804
Price	\$1,250,000
Bedrooms	6
Acres	0.12
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	May 31st, 2023

Community Information

Address	3121 Agricola Street
Area	Halifax - Dartmouth
District	3-Halifax North
Sub-District	3-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3K 4G4

Amenities

Utilities	Cable Connected, Phone Connected, Electricity Connected, Propane
Parking	Paved

Interior

Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator, Stove, Dryer
Heating	Baseboard, Hot Water
# of Stories	2
Has Basement	Yes
Basement	Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt, Rolled/Hot Mop
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Joseph's - Alexander Mckay Elementary School
Middle	Highland Park Junior High School
High	Citadel High School

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Keller Williams Select Realty
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Listing information last updated on October 22nd, 2025 at 12:18am ADT