

\$874,900 - 3176/78/80 Stanford Street, Halifax Peninsula

MLS® #202322713

\$874,900

6 Bedroom, Bathroom,
Residential Income on 0.12 Acres

4-C, Halifax Peninsula, NS

Welcome to the desirable West End of Halifax, where an exceptional investment opportunity awaits you. This freshly updated triplex is not only a fantastic income property but also offers the potential for a comfortable owner-occupied lifestyle. With an estimated gross revenue of \$60,600 and an impressive cap rate of 5.02%, this property promises a rewarding return on investment. Highlights: Live-in and Earn: The triplex layout allows you to occupy one of the spacious 2-bedroom units while renting out the others or to help you expand your real estate portfolio. Freshly Updated: Every unit in the building has been thoughtfully updated, ensuring a modern and comfortable living experience. New kitchens in each unit provide both functionality and aesthetics. Propane Hot Water Baseboard Heating: Enjoy efficient and reliable heating, a valuable feature for both owners and tenants, ensuring warmth during Halifax's winters. Exterior Upgrades: freshly paved upper driveway, a new back deck for the middle unit, and new gutters. Prime Location: This triplex is ideally situated in the West End of Halifax, offering close proximity to schools, shopping centers, both bridges, Highway 103, and convenient bus routes. . Current Rent: Upper/Lower Unit: \$1,500/month, increasing to \$1,575 starting Feb 1, 2024. Middle Unit: Vacant: Estimated rent of \$1,900/month. Don't miss the chance to explore this investment gem further! This is your opportunity to see the property in person, envision the possibilities, and secure a prime



piece of Halifax real estate. Make your mark in the West End, where the future is bright and the potential is limitless.

Built in 1956

Essential Information

MLS® #	202322713
Price	\$874,900
Bedrooms	6
Acres	0.12
Year Built	1956
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	March 1st, 2024

Community Information

Address	3176/78/80 Stanford Street
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-C
City	Halifax Peninsula
County	Halifax
Province	NS
Postal Code	B3L 4E1

Amenities

Utilities	Cable Connected, Power, Electricity Connected, Propane
Parking	Driveway, Paved

Interior

Interior Features	Secondary Suite
Appliances	Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Baseboard, Hot Water
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Westmount Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-2
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Listing Details

Listing Office	Blue List Realty Canada
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