

# \$299,900 - 45a Brookside Avenue, Dartmouth

MLS® #202323673

**\$299,900**

Bedroom, Bathroom,  
Land on 0.09 Acres

10-C, Dartmouth, NS

Approved development opportunity in a prime location in Dartmouth, corner of Windmill Rd and Brookside Ave with HRM Development Permit approvals in place. Lot is zoned ER-3 and approved for 4 units, 3-3 bedroom apartments with balconies and 1-1 bedroom apartment. Adjoining Lot PID (41497058) is also listed on MLS and has the same zoning and building approvals.



## Essential Information

|           |                     |
|-----------|---------------------|
| MLS® #    | 202323673           |
| Price     | \$299,900           |
| Acres     | 0.09                |
| Type      | Land                |
| Sub-Type  | Unimproved Land     |
| Status    | Closed              |
| Date Sold | February 16th, 2024 |

## Community Information

|              |                                   |
|--------------|-----------------------------------|
| Address      | 45a Brookside Avenue              |
| Area         | Halifax - Dartmouth               |
| District     | 10-Dartmouth Downtown to Burnside |
| Sub-District | 10-C                              |
| City         | Dartmouth                         |
| County       | Halifax                           |
| Province     | NS                                |
| Postal Code  | B3A 3B5                           |

## Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, High Speed Internet, Phone Connected, Other |
| Parking   | Gravel                                                                              |

## **Exterior**

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Cleared, Level, Under 0.5 Acres |
|-----------------|---------------------------------|

## **School Information**

|            |                                |
|------------|--------------------------------|
| Elementary | Harbour View Elementary School |
| Middle     | John Martin Junior High School |
| High       | Dartmouth High School          |

## **Additional Information**

|        |      |
|--------|------|
| Zoning | ER-3 |
|--------|------|

## **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Pied A Terre Realty Inc. |
|----------------|--------------------------|

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Listing information last updated on October 13th, 2025 at 8:02pm ADT