

\$784,900 - 49 Central Avenue, Fairview

MLS® #202421670

\$784,900

5 Bedroom, Bathroom,
Residential Income on 0.15 Acres

N/A, Fairview, NS

Welcome to your prime investment opportunity! This fully renovated CASH FLOW POSITIVE triplex offers a seamless blend of modern convenience and classic charm in a sought-after location directly across from desirable Burton Ettinger School. With a monthly NET income of \$4556 and cap rate of 6.95% this building would make a great addition to your portfolio! The tenants pay all of their own heat/electric as each unit includes a new electrical panel, new electric baseboard heaters and their own mini split heat pump! All 3 have also been updated with stylish new kitchens, new kitchen appliances, updated bathrooms, some new durable vinyl plank flooring, stylish light fixtures throughout and have ample parking in the large driveway. Laundry is made easy with new washer/dryer hookups each unit. Additional building upgrades include 3 new hot water heaters, a new back deck, driveway repairs and replacement of ten windows, ensuring energy efficiency and aesthetic appeal. All three units are occupied by great tenants on fixed term leases. Whether you're an investor or homeowner, this renovated gem offers an ideal opportunity for hassle-free living or a lucrative investment. Don't miss out and schedule a viewing today!

Built in 1950

Essential Information



MLS® #	202421670
Price	\$784,900
Bedrooms	5
Acres	0.15
Year Built	1950
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	November 29th, 2024

Community Information

Address	49 Central Avenue
Area	Halifax - Dartmouth
District	6-Fairview
Sub-District	N/A
City	Fairview
County	Halifax
Province	NS
Postal Code	B3N 2H5

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Appliances	Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer
Heating	Baseboard, Ductless
Cooling	Air Conditioning
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Burton Ettinger Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Century 21 Optimum Realty
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Listing information last updated on October 22nd, 2025 at 6:17pm ADT