

\$899,000 - 16 Birches Drive, Halifax

MLS® #202511594

\$899,000

9 Bedroom, Bathroom,
Residential Income on 0.17 Acres

8-A, Halifax, NS

Opportunity to own a positive, cash flowing, building located in a convenient location in Armdale! Walk to Chocolate Lake for a swim. Bus routes to Bayers Lake & Downtown right at your feet. With \$96,000 plus of income, this is a great long term hold. 2, 3, and 4 bedroom units with a garage and lots of parking. NOI \$77,058 and a cap rate @ 8.5%. Current lease are \$1900 uper 2 bedroom periodic lease, lower 2+den 2700 Fixed expires Aug 30, \$3400 main floor 4 bedroom Lower Den does not have a window and does not meet egress.



Built in 1936

Essential Information

MLS® #	202511594
Price	\$899,000
Bedrooms	9
Acres	0.17
Year Built	1936
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	August 15th, 2025

Community Information

Address	16 Birches Drive
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove

Sub-District	8-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3N 1J1

Amenities

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

Interior

Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Exit Realty Metro
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Listing information last updated on October 20th, 2025 at 5:47pm ADT