

\$810,000 - 3709 Barrington Street, Halifax

MLS® #202523019

\$810,000

4 Bedroom, 2.00 Bathroom, 1,863 sqft
Single Family on 0.22 Acres

Halifax, Halifax, Nova Scotia


Zoning Change in Progress Exceptional Investment Opportunity. This unique property consists of two PIDs currently zoned Harbor Related Industrial (HRI), with a letter of rationale submitted to transition both to Commercial Light Industrial (CLI). The city's principal planner has indicated that the rezoning process will be a smooth transition, opening the door to a wide range of future development opportunities. PID #00019281 is grandfathered for residential use, providing added flexibility. Two on-site billboards generate over \$8,000 annually in income, offering immediate revenue. Under CLI zoning, the property has the potential to build up to 30 meters in height, creating exceptional long-term value for investors and developers. Whether you're looking for an income-generating asset today or envisioning a large-scale development tomorrow, this property offers both stability and growth potential in a prime location. Documents available upon request. (id:6289)

Built in 1957

Essential Information

Listing #	202523019
Price	\$810,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,863






PLANAPP 2025-01327

Proposed in your neighbourhood

ADDRESS
3709 BARRINGTON STREET, HALIFAX

APPLICATION TO REZONE THE PROPERTIES 3709 BARRINGTON (PIDS 00019281 AND 00019299) FROM HARBOUR-RELATED INDUSTRIAL (HRI) ZONE TO COMMERCIAL LIGHT INDUSTRIAL (CLI) ZONE.



HALIFAX

Questions?
<https://www.halifax.ca/planning/>
Project Planner (902)-478-3245
email isabelle.ouellette@halifax.ca



Acres	0.22
Year Built	1957
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3709 Barrington Street
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3K2Y3

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Features	Treed, Balcony
Parking	Paved Yard
View	Harbour

Interior

Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Professional Realty
----------------	----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 9:31am MDT