\$4,375,000 - 3342/46/52 Westerwald Street, Halifax

MLS® #202523628

\$4,375,000

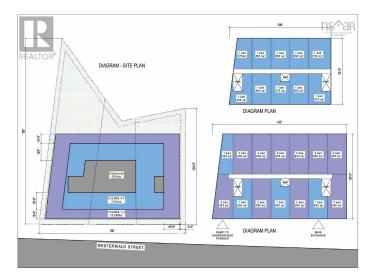
0 Bedroom, 0.00 Bathroom, Multi-family on 0.55 Acres

Halifax, Halifax, Nova Scotia

Exceptional development opportunity in Halifaxs Fairview district! 3342, 3346 & 3352 Westerwald Street comprise three contiguous parcels totaling 23,862 sq. ft., perfectly positioned just off Dutch Village Road with swift access to Highway 102, Joseph Howe Drive and the MacKay Bridge. Zoned C-2C, the site supports mixed-use or residential development up to 20 m in height and 75% lot coverage, allowing a range of building forms and future flexibility. A professional architectural capacity study confirms the potential for an 80-unit, 80,252 sq. ft. building with 52 well-proportioned one-bedroom and 28 two-bedroom layouts, plus underground parking and optional ground-floor commercial space, all thoughtfully designed within current code and zoning parameters. Each parcel is improved with a single-family home, offering immediate rental income while developers prepare permit applications, finalize designs, or pursue financing and partnerships. Priced at \$4,375,000approximately \$183.50 per sq. ft. of land and \$54.50 per buildable sq. ft.this opportunity is attractively positioned below recent C-2C and COR land sales along Bayers Road and Dutch Village Road, several of which lacked architectural studies or evidence of true feasibility. Westerwald Street offers a quieter residential setting just steps from an area undergoing significant revitalization, including upgraded streetscapes, active-transportation corridors, new retail and mixed-use investmentall enhancing long-term







rental and condominium demand. For developers or investors seeking scale, verified buildability, interim cash flow and exceptional upside in one of Halifaxs most dynamic urban growth corridors, 33423352 Westerwald Street is a rare chance to secure a high-confidence project with both near-term holding income and outstanding future potential. (id:6289)

Built in 2025

Essential Information

Listing # 202523628 Price \$4,375,000

Bathrooms 0.00 Acres 0.55 Year Built 2025

Type Multi-family Sub-Type Freehold

Community Information

Address 3342/46/52 Westerwald Street

Subdivision Halifax
City Halifax

Province Nova Scotia

Postal Code B3N2R7

Amenities

Amenities Golf Course, Park, Playground, Public Transit, Shopping

Parking Other

Exterior

Foundation Unknown

Listing Details

Listing Office Century 21 Optimum Realty





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