# \$1,375,000 - 3352 Westerwald Street, Halifax

MLS® #202523631

### \$1,375,000

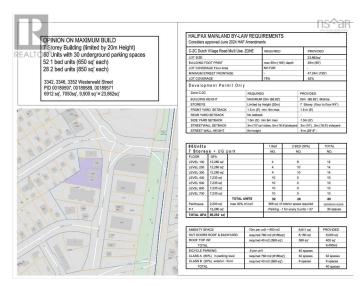
4 Bedroom, 2.00 Bathroom, 1,466 sqft Single Family on 0.16 Acres

Halifax, Halifax, Nova Scotia

Well-kept single-family home on a 7,900 sq. ft. lot in Halifaxs Fairview area, just off Dutch Village Road and minutes to downtown. This 3-bedroom residence features bright living areas, hardwood floors, an efficient kitchen, and a private yardperfect as a rental or comfortable home while planning redevelopment. 3352 is one of three parcels (with 3342 & 3346 Westerwald) forming a 23,862 sq. ft. site under C-2C zoning, positioned on a quiet street with fast access to Hwy 102, Joseph Howe Drive and the MacKay Bridge. A professional capacity study confirms the potential for an 80-unit, 80,252 sq. ft. building across the assembled lands, with 52 one-bed and 28 two-bed layouts, underground parking and optional commercial spaceall designed within current zoning and code. Listed individually to demonstrate rentability and holding strength, 3352 will be conveyed as part of the full package priced at \$4,375,000 (approx. \$183.50 per sq. ft. of land and \$54.50 per buildable sq. ft.). The Westerwald corridor benefits from Dutch Village Roads revitalizationupgraded streetscapes, active-transportation links and new retail investmentsupporting strong rental and condo demand. Whether held as an income property or integrated into future construction, 3352 Westerwald offers immediate cash flow and clear upside as part of one of Halifaxs most attractive medium-density opportunities. (id:6289)







#### **Essential Information**

Listing # 202523631 Price \$1,375,000

Bedrooms 4

Bathrooms 2.00 Square Footage 1,466

Acres 0.16 Year Built 1939

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 3352 Westerwald Street

Subdivision Halifax City Halifax

Province Nova Scotia

Postal Code B3N2R7

#### **Amenities**

Amenities Golf Course, Park, Playground, Public Transit, Place of Worship

Features Level

Parking Detached Garage, Garage, Paved Yard

# of Garages 2

#### Interior

Appliances Stove, Dishwasher, Dryer, Washer, Refrigerator

# of Stories 2

#### **Exterior**

Exterior Brick, Wood siding

Exterior Features Landscaped

Foundation Poured Concrete

## **Listing Details**

Listing Office Century 21 Optimum Realty





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