

\$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 Halifax's 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 yard perfect 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 space all 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 revitalization upgraded streetscapes, active-transportation links and new retail investments supporting 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 Halifax's most attractive medium-density opportunities. (id:6289)



OPINION ON MAXIMUM BUILD 7 Storey Building (limited by 20m Height) 80 Units with 30 underground parking spaces 52 1 bed units (650 sq' each) 28 2 bed units (850 sq' each) 3342, 3346, 3352 Westerwald Street PID 00189597, 00189599, 00189571 6912 sq', 7050 sq', 9,900 sq' = 23,862 sq'		HALIFAX MAINLAND BY-LAW REQUIREMENTS Considers approved June 2024 HAF Amendments	
C-2C Dutch Village Road Multi Use ZONE		REQUIRED	PROVIDED
LOT SIZE		max 60m (194') depth	73.16m
BUILDING FOOT PRINT		max 60m (194') depth	28m (92')
LOT COVERAGE Floor Area		NO FAR	-
MINIMUM STREET FRONTAGE		47.24m (155')	47.24m (155')
LOT COVERAGE		75%	82%
Development Permit Only			
Zone C-2C		REQUIRED	PROVIDED
BUILDING HEIGHT		MAXIMUM 20m (65.62')	20m (65.62') Max
STORIES		Unlimited by Height (20m)	7 Storey (Floor to Floor 8'6")
FRONT YARD SETBACK		1.5 m (5') min 6m max	1.5 m (5')
REAR YARD SETBACK		No setback	-
SIDE YARD SETBACK		1.5m (5') min 6m max	1.5m (5')
STREET WALL SETBACK		3m (10') all sides, 5m (16.5') sideyard	3m (10'), 5m (16.5') sideyard
STREET WALL HEIGHT		6m height	9 m (29' 6")
8 Units + 7 Storeys + UG park			
FLOOR		1 bed NO.	2 bed NO.
LEVEL 100		4	8
LEVEL 200		4	10
LEVEL 300		4	10
LEVEL 400		10	0
LEVEL 500		10	0
LEVEL 600		10	0
LEVEL 700		10	0
TOTAL UNITS		52	28
PARKING		max 30% of roof	380 sq' of interior space required
TOTAL GFA		80,252 sq'	80,252 sq'
AMENITY SPACE			
OUT DOORS ROOF & BACKYARD		10m per unit = 800 m2	8,611 sq'
ROOF TOP PAT		required 760 m2 (8180sq')	8,180 sq'
TOTAL		required 45 m2 (500 sq')	450 sq'
TOTAL		365 sq'	9,400sq'
BICYCLE PARKING			
CLASS A (80%) in parking level		3 per unit	40 spaces
CLASS B (20%) exterior - front		required 760 m2 (8180sq')	32 spaces
TOTAL		required 45 m2 (500 sq')	8 spaces
TOTAL		40 spaces	40 spaces

Built in 1939

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
----------------	---------------------------



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 9:02am MDT