

# For Sale



## 1358 Queen Street, Halifax, Nova Scotia

Charming property for sale just steps from vibrant  
Spring Garden Road





# The Opportunity

Welcome to 1358 Queen Street, a distinguished heritage property located in the vibrant heart of Halifax. Ideally positioned steps from the bustling Spring Garden Road and directly access from the iconic Halifax Central Library, this property offers an unparalleled urban lifestyle. Surrounded by an array of amenities - including boutique shops, charming cafes, fine dining, universities, hospitals, parks, and the dynamic energy of downtown Halifax - this address is as convenient as it is coveted. Situated within the historic and highly sought-after Schmidtville District, opportunities to own a property in this area are exceedingly rare.

Set on a compact yet efficient 1,300 sq. ft. lot, this 2,733 sq. ft. designated heritage property radiates timeless character and curb appeal. Showcasing high ceilings and bathed in natural light, the interiors feature charm with fireplaces in four rooms and a beautifully finished banister - a testament to the craftsmanship of its era. The property also includes an off-street parking spot suitable for one vehicle.

The main floor features two generously sized rooms with fireplaces, a functional kitchen, and a two-piece washroom. The second level offers three well-proportioned rooms, an additional smaller room, a full bathroom, and a balcony. The basement level provides an open area, a private rear room, and another full bathroom.

This charming and versatile property presents exceptional potential. Whether redeveloped into a small multi-unit residential building or restored to its original charm as an elegant single-family home, the possibilities are as unique as the property itself. This is a rare opportunity to craft something extraordinary in Halifax's most desirable neighbourhood.

**Offering Price:        \$775,000**







## Property Overview

LISTING ID	10424
ADDRESS	1358 Queen Street, Halifax
PROPERTY TYPE	Single-family residential home with multi-unit redevelopment potential
PID	00077495
LOT SIZE	1,330 sq. ft.
BUILDING SIZE	+/- 2,733 sq. ft.
NO. OF STOREYS	Two plus basement
BATHROOMS	2.5
PARKING	One (1) off-street parking spot
YEAR BUILT	1890; registered as a heritage property in 1992
ZONING	Schmidville Heritage Conservation District (HCD-SV)
VIRTUAL TOUR	<a href="#">Click here for Virtual Tour of the Property</a>
OFFERING PRICE	\$775,000



## Location Overview

Positioned in downtown Halifax, 1358 Queen Street enjoys a premier location, just one block from the iconic Spring Garden Road. Renowned as Atlantic Canada's top destination for shopping and dining, Spring Garden Road is also the busiest pedestrian corridor east of Montreal, blending vibrant city life with exceptional convenience.

This dynamic neighborhood combines historical charm with modern-day amenities, offering access to more than 200 retail stores, 50 restaurants and cafes, and state-of-the-art Halifax Central Library. Enhancing the area's appeal, the recently completed Spring Garden Streetscape project has transformed the street into an inviting, walk, and transit-friendly destination.



## The Neighbourhood

Surrounded by Halifax's most significant educational, financial, and medical institutions, the property benefits from proximity to Dalhousie University's main campus, as well as Saint Mary's University, NSCAD, and University of King's College. Additionally, the QEII Health Sciences Centre and IWK Children's Hospital are nearby. Adding to its appeal, the property is located within highly sought-after school districts.

Situated within the prestigious and historic Schmitville District, 1358 Queen Street is part of a neighbourhood where properties are rarely available, making them highly desirable. The surrounding areas have witnessed significant redevelopment in recent years, driving continued demand for housing and investment opportunities. With its location and access to key amenities, this property offers a rare opportunity to own in Halifax's most coveted neighbourhoods.



# Floor Plans

First Floor: +/- 970 sq. ft.

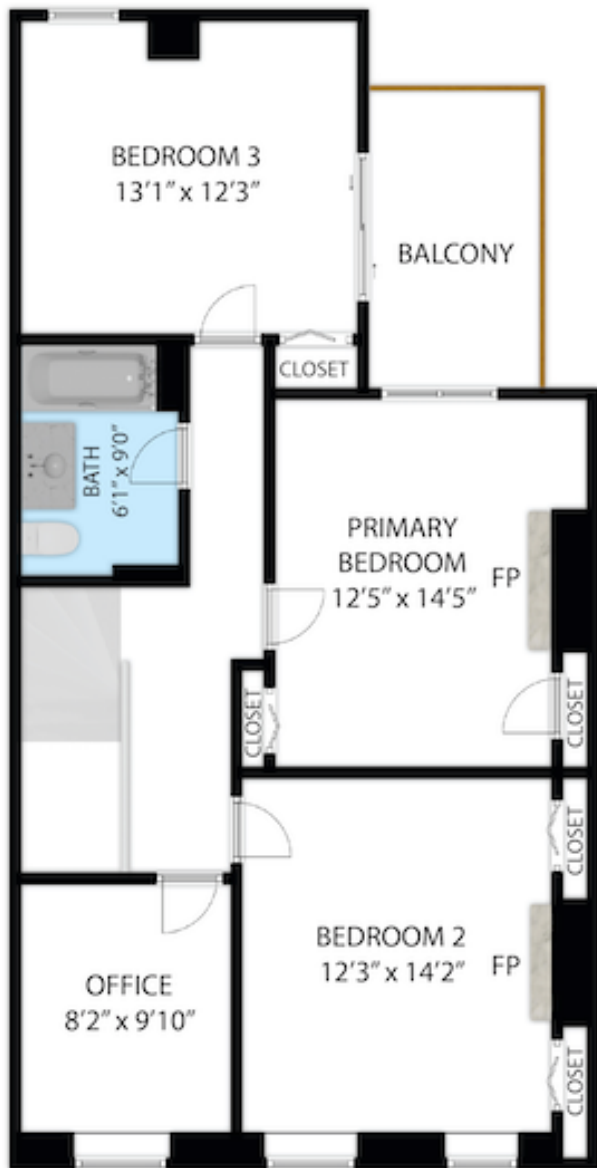




# Floor Plans

Second Floor: +/- 970 sq. ft.

Basement: +/- 793 sq. ft.





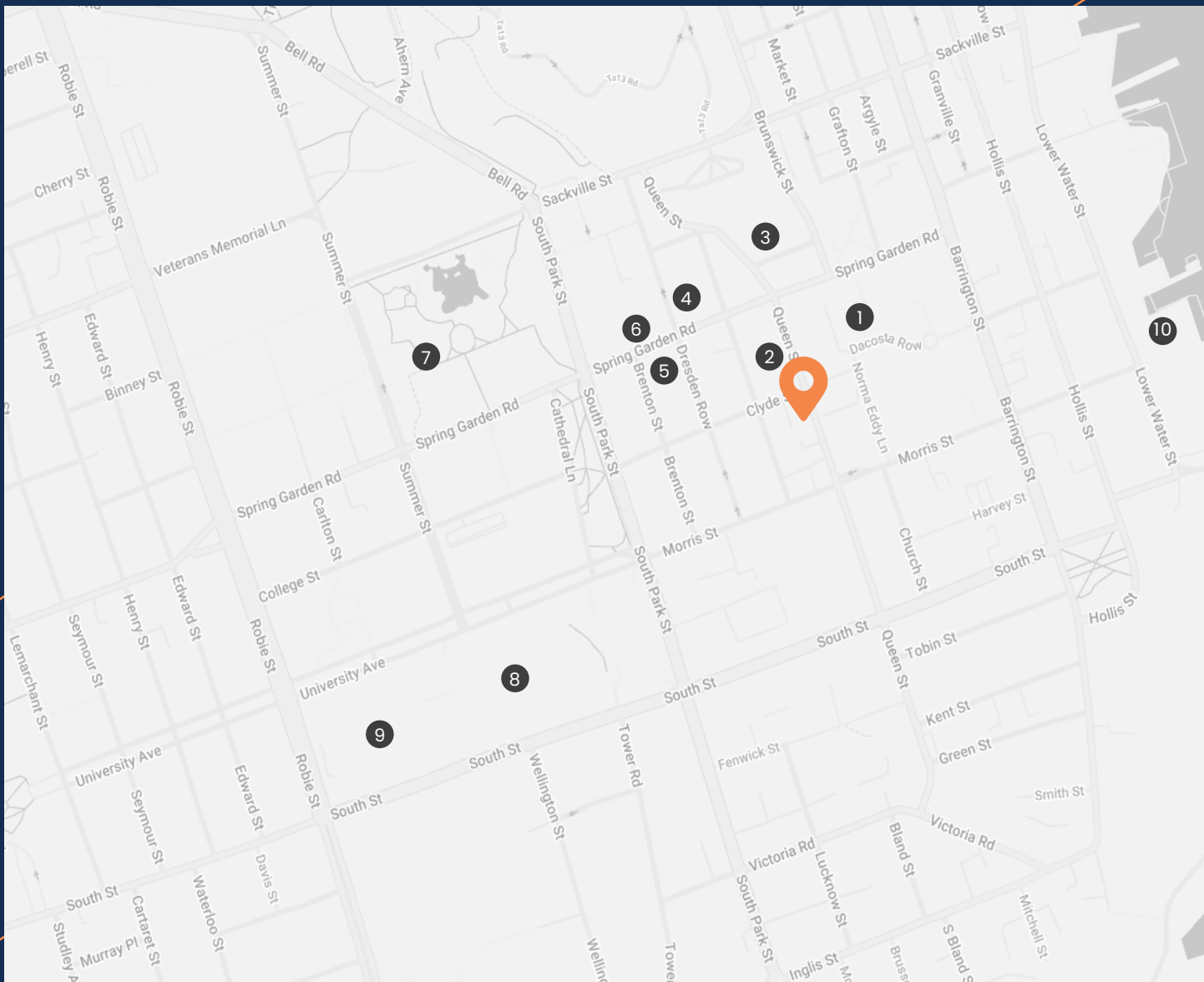
# 3D Rendered Floor Plans

Layout for single-family home





# Surrounding Amenities



① Halifax Central Library

② Spinco Halifax

③ Vitality Medi Sp

④ Pete's Frootique & Fine Foods

⑤ Starbucks

⑥ Park Lane Mall

⑦ Halifax Public Gardens

⑧ Victoria General Hospital

⑨ IWK Health Centre

⑩ Halifax Waterfront

Downtown Dartmouth  
DRIVE TIME: 10 - 14 MINUTES

Bayers Lake Business Park  
DRIVE TIME: 16 - 20 MINUTES

Bedford  
DRIVE TIME: 20 - 24 MINUTES

Halifax Stanfield Int'l Airport  
DRIVE TIME: 35-38 MINUTES



# Aerial Photos



Boundary lines are approximate





**FRONT ROOM**



**EXTERIOR**



**UPSTAIRS LANDING**



**BACK ROOM**



**ENTRY**





**KITCHEN**



**WASHROOM**



**STAIRCASE**



**UPSTAIRS FRONT ROOM**



**UPSTAIRS ROOM**





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