

\$379,000 - 256 Main Street, Yarmouth

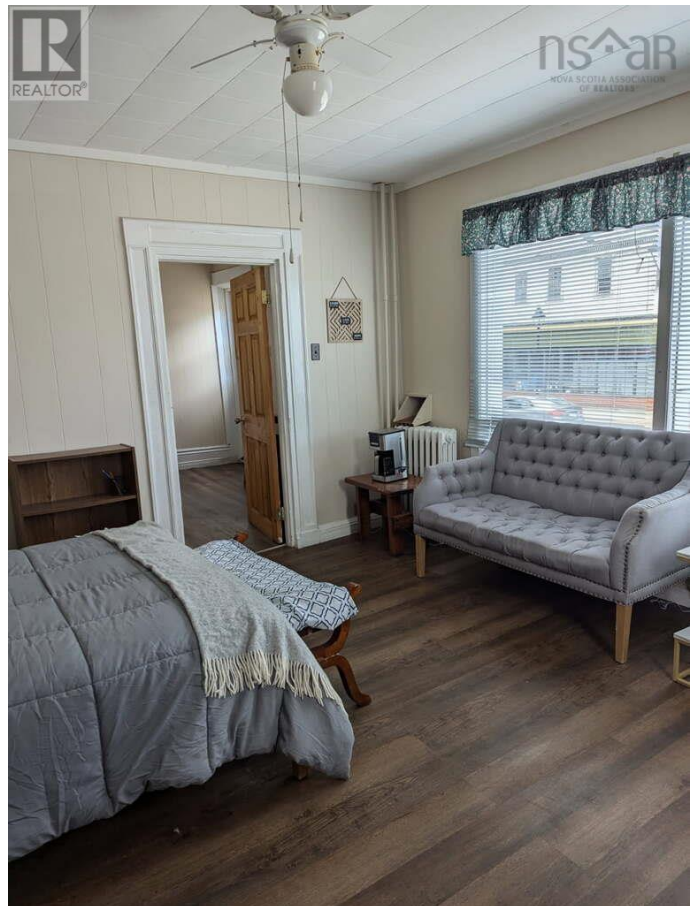
MLS® #202510363

\$379,000

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.10 Acres

Yarmouth, Yarmouth, Nova Scotia

Ocean/Harbour view commercial and residential property in highly desirable Main Street location. The downstairs commercial space could be easily partitioned into two separate and rentable spaces. Two of the residential units are currently rented and grossing \$2800/month; both units are on a 3 month lease and tenants are interested to stay. The first-floor residential unit facing Main Street is used as a standalone 1-room office suite with its own private bathroom and could easily rent for \$600/month. Updated electrical panels in both residential units and new lighting and heating has been added in both residential and commercial units. There is also a new bathroom in the commercial unit, new doors and is freshly painted. The commercial basement is next to a busy brewery, in a high pedestrian traffic area, making it ideal location for any business. The property is walking distance (2 minutes) from the Mariners on Main Recreation Centre with the town swimming pool and gym. The CAT ferry (a 3.5 hour ferry between Yarmouth and Bar Harbour, Maine, USA) is located within a 5 minute walk. The building is in front of the town's free bus route that allows you or your tenants easy access to the hospital, community college, Yarmouth mall, Sobeys, Walmart, Superstore, and Canadian Tire without the need for a vehicle. However, there is parking available at the back of the building for up to 8 vehicles or the land could be further developed. Don't miss out on this opportunity



(id:6289)

Essential Information

Listing #	202510363
Price	\$379,000
Bathrooms	0.00
Acres	0.10
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	256 Main Street
Subdivision	Yarmouth
City	Yarmouth
Province	Nova Scotia
Postal Code	B5A1C9

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Features	Balcony
Parking	Gravel

Interior

Appliances	Stove, Refrigerator
Has Basement	Yes

Exterior

Exterior	Vinyl
Foundation	Block, Concrete Perimeter, Stone

Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
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