

COMMERCIAL INVESTMENT FOR SALE

58 Main Street, Hantsport



Commercial Investment For Sale

902 684

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58 Main Street | Hantsport, NS B0P 1P0

kW COMMERCIAL
ADVISORS[®]

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58 MAIN STREET

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KW COMMERCIAL ADVISORS

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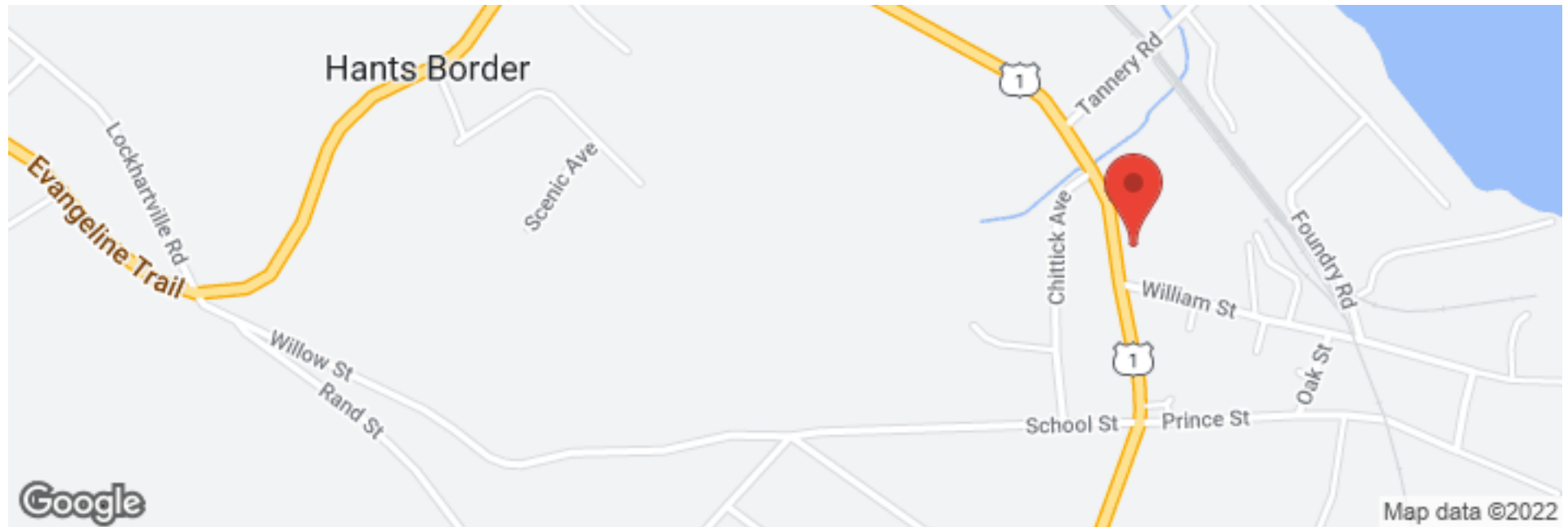


SECTION I

LOCATION OVERVIEW

LOCATION MAPS

58 MAIN STREET



BUSINESS MAP

58 MAIN STREET





SECTION II

PROPERTY OVERVIEW

PROPERTY SUMMARY

58 MAIN STREET



Property Summary

Property Type:	Commercial
Building Size:	3,313 SF
Year Built:	1883
Lot Size:	2.56 Acres
Parking:	Paved Parking Available
Zoning:	Institutional
Assessed Value:	\$361,900
	Commercial Taxable 2022
List Price:	\$650,000
Price PSF:	\$196.20
Property Features:	1 x 2 Bay Garage Large Multi-Use Barn Elevator/Escalator Security System

Property Overview

58 Main Street in Hantsport is an institutionally zoned building currently being used and occupied as a nursing home. The property boasts 7 large bedrooms each with its own bathroom, a living room, family room, kitchen, and sun deck. The three storey building sits on 2.5 acres of land on the main street of the community of Hantsport. The building is within walking distance to many amenities including community shops and services.

Location Overview

Hantsport is an area in the West Hants Regional Municipality, Nova Scotia, Canada, about an hour North of Halifax along the Minas Basin. It is at the western boundary between West Hants Regional Municipality and Kings County, along the west bank of the Avon River's tidal estuary. The community is best known for its former industries, including shipbuilding, a pulp mill, as well a marine terminal that once loaded gypsum, mined near Windsor.

PROPERTY DESCRIPTION

58 MAIN STREET



Building Features

Flooring:	Wood
Roof:	Asphalt Shingle
Construction:	Wood Frame
Heating/Cooling:	Baseboard Furnace Hot Water
Fuel Type:	Electric Oil
Municipal Services:	Water Sewer
Building Amenities:	Elevator/Escalator Onsite Laundry Living Accommodations Security System
Building Features:	Outside Storage Storage Building Wheelchair Accessible High Traffic Location

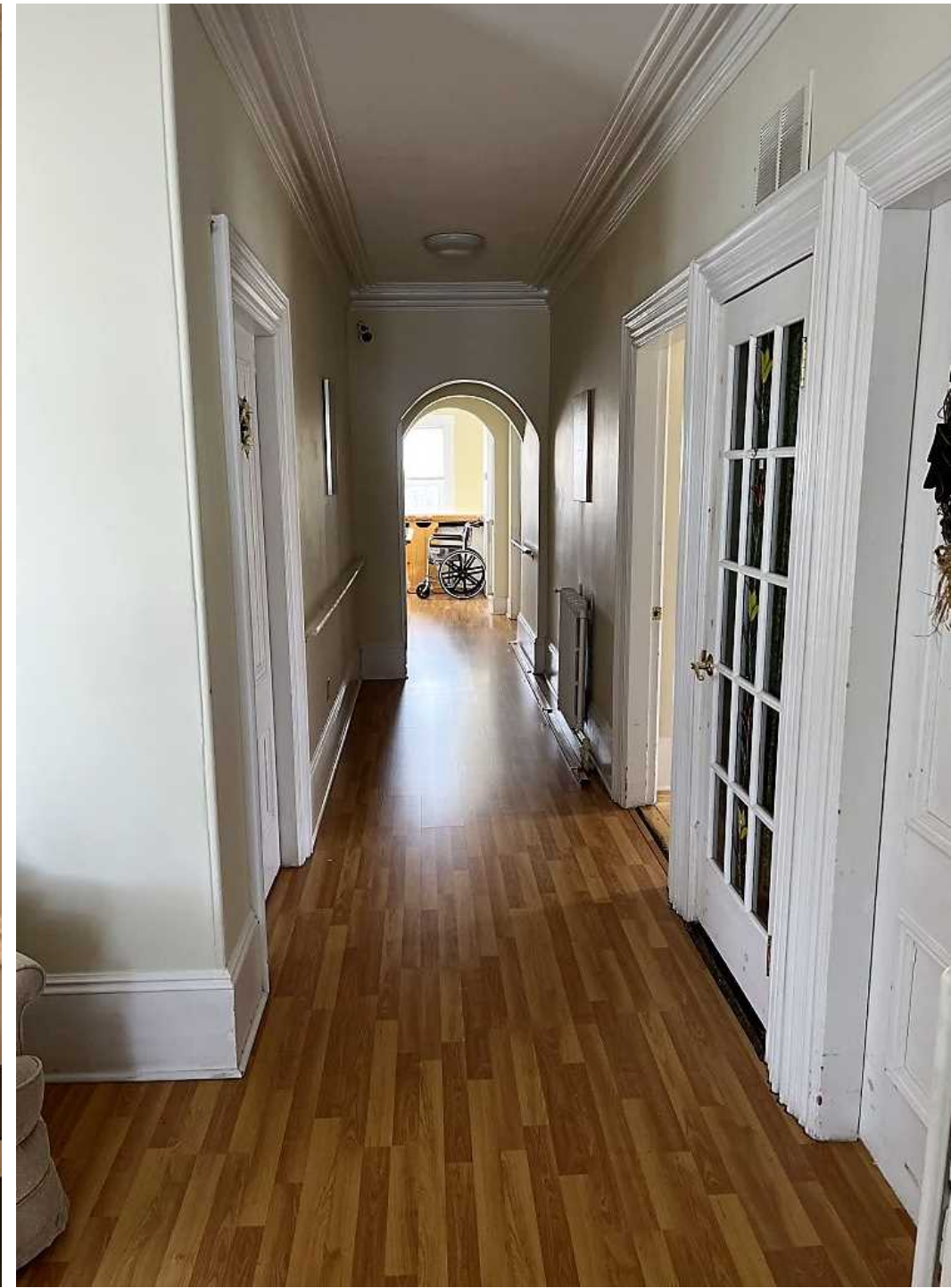
PROPERTY PHOTOS

58 MAIN STREET



PROPERTY PHOTOS

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PROPERTY PHOTOS

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CONTACT INFORMATION

58 MAIN STREET



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