

# COMMERCIAL FOR SALE

## 419 Main Street

Commercial - For Sale

419 Main Street, Mulgrave, NS B0E 2G0

**kW** COMMERCIAL  
ADVISORS<sup>®</sup>



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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Property Type:	Commercial
PID #:	35029008
Building Size:	3,687 SF
Ceiling Height:	10' Clear
Loading:	10' x 8' Dock Loading Door with Blue Giant Hydraulic Leveler
Lot Size:	0.30 Acres (13,000 SF)
Zoning:	C1 (Commercial Central Business)
Assessed Owner:	NS Liquor Commission
Assessed Value:	\$211,900 (Commercial Taxable 2025 @ 4.53%) Property Taxes \$9,590 (Estimate, Currently Exempt)
List Price:	\$250,000

### PROPERTY OVERVIEW

Well-maintained commercial building, presents a versatile investment opportunity in Mulgrave's central business district. Formerly operated as an NSLC retail store, the property features a functional layout including two vestibules, pay till area, two large retail display spaces, a 156 SF walk-in cooler, raised observation area, washroom with janitor closet, lunch room, electrical room, and dock-level loading area with a 10' x 8' dock level loading and hydraulic leveler.

Zoned C1 - Commercial Central Business, the property is ideally suited for retail, service, or office uses, benefiting from high visibility on Main Street (Highway 344) in this historic Strait of Canso community.

### LOCATION OVERVIEW

The subject property offers a prime commercial opportunity situated along the Marine Drive scenic route. The property provides access to local and regional thoroughfares, including direct proximity to the Canso Causeway, which connects mainland Nova Scotia to Cape Breton Island. Mulgrave's strategic location supports a variety of commercial business uses, such as retail, office, or service-oriented ventures, benefiting from visibility on the main thoroughfare and its role as a gateway community with marine and transportation heritage.



## PROPERTY PHOTOS

419 MAIN STREET





## PROPERTY PHOTOS

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## PROPERTY PHOTOS

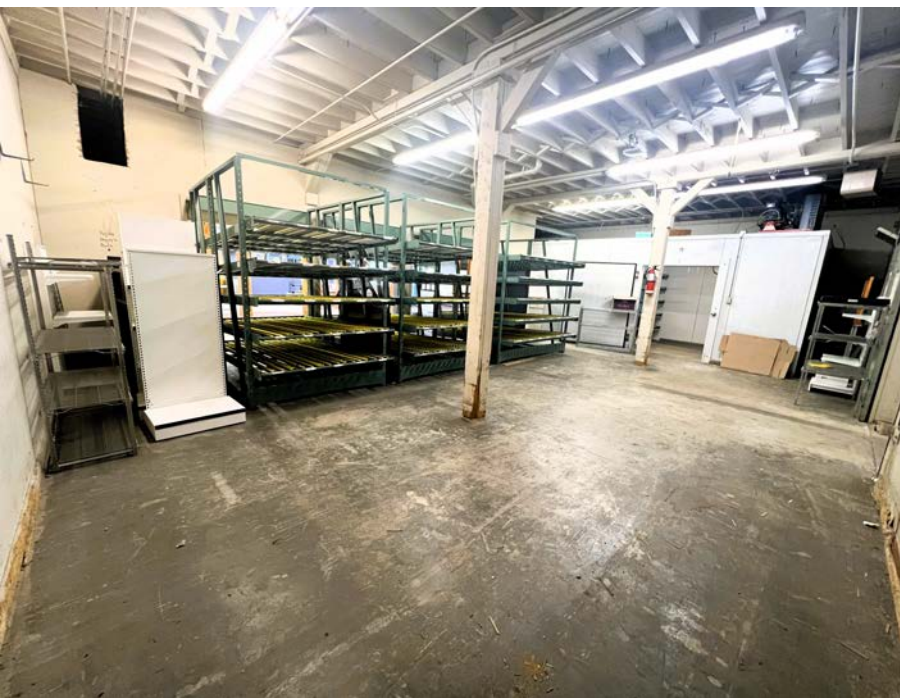
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## BUILDING OVERVIEW

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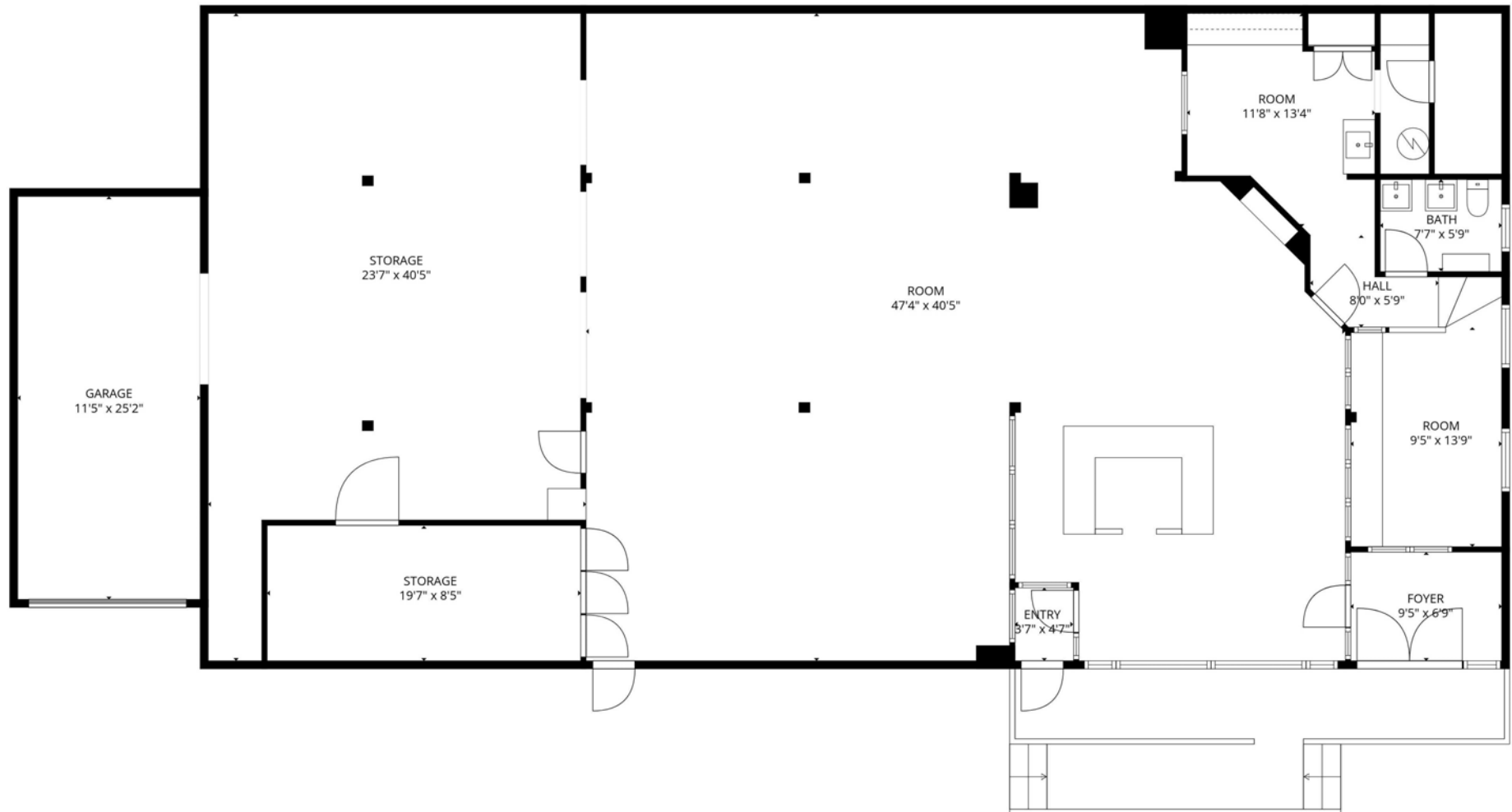
## BUILDING SPECIFICATIONS

Property Type:	Commercial
Current Use:	Former NSLC
Building Size:	3,687 SF
Property Features:	2 Vestibules, Pay Till Area, 2 Large Retail Display Areas, Walk-in Cooler, Raised Glass Observation Area, Washroom with Janitor Closet, Lunchroom, Electrical Room & Loading Area
Year Built:	1984
Construction Type:	Wood Frame
Exterior:	Brick Veneer
Roof Type:	Flat Roof with Asphalt Membrane
Ceiling Height:	10' Clear
Loading:	10' x 8' Dock Loading Door with Blue Giant Hydraulic Leveler Serial # 9150439
Heating & Cooling:	2 Ductless Heat Pumps, Electric Ceiling & Baseboard Heaters
Electrical:	120/ 240 Volt, 225 Amp 3 Phase
Water Heater:	Dec 2023 Electric 182 Liter GSW Serial # 2312133434746
Refrigeration:	156 SF (19'7" x 9'5") Walk in Cooler with Snyder General Cooling Unit
Sprinkler:	Not Sprinklered
Lot Size:	0.30 Acres (13,000 SF)
Frontage:	+/- 100' to Main Street & Wylde Street
Topography:	Sloping up to the Rear of the Property towards Wylde Street
Parking:	Asphalt Paved at Front
Zoning:	C1 (Commercial Central Business) Zone Town of Mulgrave Land Use By-Law
Yard:	Chain Link Fenced at Rear and Side
List Price:	\$250,000



## 2D FLOOR PLAN

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## 3D FLOOR PLAN

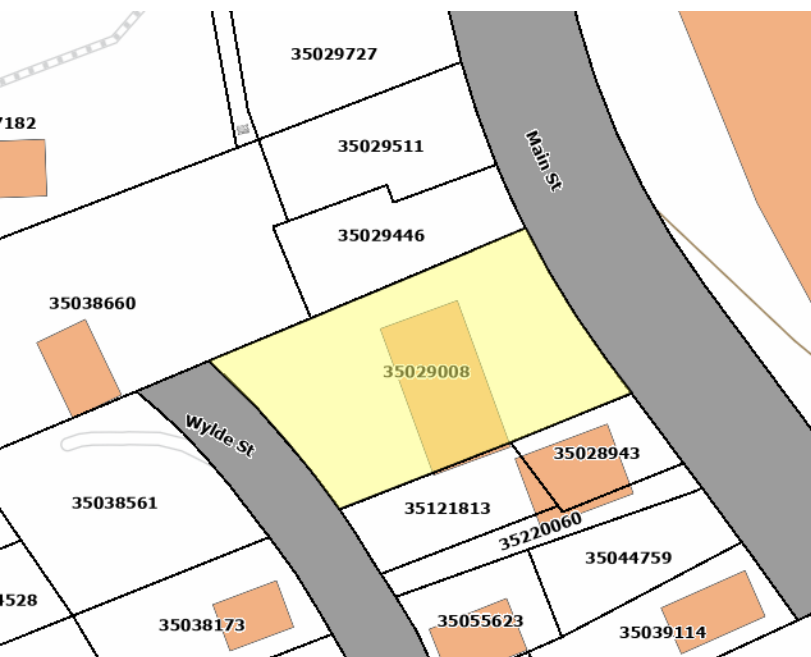
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## LOCATION & HIGHLIGHTS

### 419 MAIN STREET



This 0.30-acre parcel on Main Street (Highway 344) in Mulgrave offers a prime commercial opportunity in a historic coastal town on the Strait of Canso. Situated along the Marine Drive scenic route, the property provides access to local and regional thoroughfares, including direct proximity to the Canso Causeway, which connects mainland Nova Scotia to Cape Breton Island.

Mulgrave's strategic location supports a variety of commercial business uses, such as retail, office, or service-oriented ventures, benefiting from visibility on the main thoroughfare and its role as a gateway community with marine and transportation heritage.

Key proximities include:

- Port Hawkesbury: Approximately 15-20 minutes away across the causeway, offering major amenities and services
- Antigonish: About 40 minutes west
- Sydney (Cape Breton): Roughly 2 hours northeast
- Halifax: Approximately 3 hours southwest via the Trans-Canada Highway

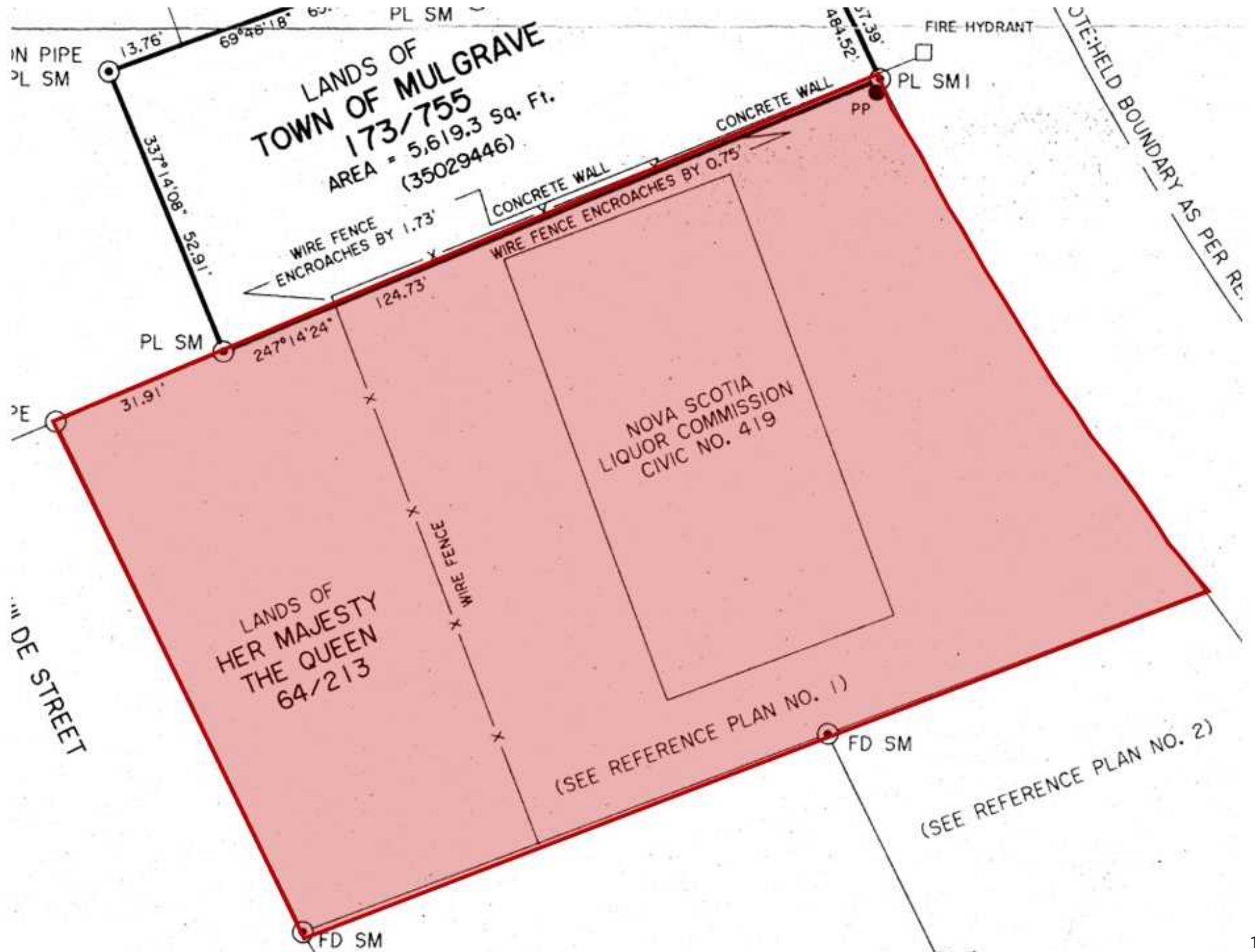
Ideal for businesses targeting local residents, travelers along the Marine Drive, or those leveraging the region's maritime and tourism activity.





## SITE PLAN

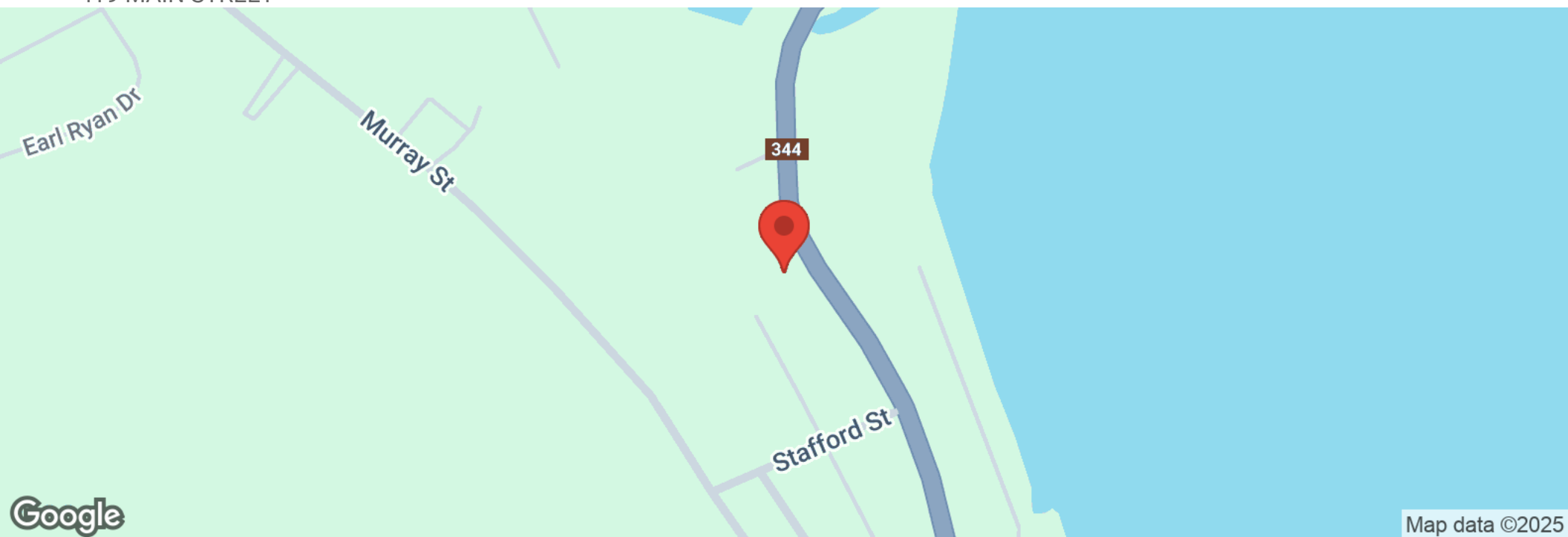
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## LOCATION MAPS

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### C1 (COMMERCIAL CENTRAL BUSINESS) ZONE

#### Restrictions of Open Storage or Outdoor Display

2.
  - a. Except for a Commercial Highway (C-2) Zone no open storage or outdoor display shall be permitted.
  - b. Where a lot is to be used primarily for open storage or outdoor display within a Commercial Highway (C-2) zone, the following restrictions shall apply:
    - i. No open storage or outdoor display shall be permitted within any required front yard of a lot; and
    - ii. The area devoted to open storage or outdoor display shall not exceed fifty (50) percent of the total lot area.

#### Special Requirements Automobile Service Stations

3. Where automobile service stations are permitted in a Commercial Zone, the following special provisions shall apply:
  - a. Minimum lot frontage: 150 ft
  - b. No portion of any pump island shall be located closer than twenty feet from any street line;
  - c. The minimum distance between ramps or driveways shall not be less than thirty (30) feet;
  - d. The minimum distance from a ramp or driveway to a street intersection shall fifty (50) feet;

#### Location of Shopping Centres or Mini Malls

4. For the purpose of this By-Law, a shopping centre or mini-mall shall be deemed to be separate land use and shall be permitted only within a Commercial Highway (C-2) Zone.

#### Roof Signs

5. Notwithstanding anything else in this By-Law Roof signs shall be permitted on Commercial buildings located in the C-1 Central Business District Zone provided that such building is located below the elevation of Highway 344 (Main Street) and that the property is located between the Highway and the waterfront.

#### **PART 13 - COMMERCIAL CENTRAL BUSINESS (C-1) ZONE**

##### C-1 Uses Permitted

1. No development permit shall be issued in a Commercial Central Business (C-1) Zone except for one or more of the following uses:
  - Arts and Crafts and Antique Shops, Bakery Shops
  - Banks and Financial Institutions
  - Business and Professional Offices

Commercial Recreational Establishments conducted within enclosed buildings and including such uses as health clubs, billiards, dance clubs, music schools and theatres  
 Commercial Schools  
 Confectionary, or Candy Stores  
 Delicatessens, Restaurants and Snack Bars provided all dining facilities are within enclosed building  
 Dressmaking and Tailoring, Drug stores  
 Dwelling Units located within the same building  
 Florist Shops, Food or Grocery Stores  
 Funeral Homes  
 Gift Shops  
 Hardware Stores  
 Hotels and Motels  
 Ice Cream Shops, Jewellery Stores  
 Medical Clinics  
 News and Magazine Stands  
 Parking Lots and Parking Structures  
 Places of Entertainment, Recreation and Assembly which are conducted within enclosed buildings  
 Private clubs and Fraternal Organizations  
 Photography Studios  
 Printing Shops, Restaurants  
 Retail Shops, Repair Shops  
 Service and Personal Service Shops  
 Taxi and Bus Stations  
 Tobacco Shops  
 Private Clubs, Private Parks, and Fraternal Organizations  
 Existing residential uses located on individual lots, as noted in Appendix "B" of this By-Law

##### C-1 Zone Requirements

2. In a commercial General (C-1) Zone, no development permit shall be issued except in conformity with the following requirements:
 

Minimum Lot Area:	4000 sq ft
Minimum Lot Frontage:	40 ft
Minimum Side Yard	
i. One side	10 ft
ii. Other side	4 ft
Minimum Rear Yard:	20 ft
Maximum Height of Main Building	35 ft



## DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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