

MIXED-USE FOR SALE

1423 Fall River Road

Mixed-Use - For Sale

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1423 Fall River Road, Fall River, NS B2T 1J1

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EXECUTIVE SUMMARY

1423 FALL RIVER ROAD



OFFERING SUMMARY

PROPERTY TYPE:	Mixed-Use
BUILDING SIZE:	4,436 SF
# OF UNITS:	2 Commercial + 2 Residential
CONSTRUCTION:	Wood Frame
YEAR BUILT:	Circa 1970 2014 (Addition) 2025 (Renovation)
HEATING:	Heat Pumps & Electric Baseboards
LOT SIZE:	17,596 SF
PARKING:	13 Paved Parking at Rear
ZONING:	VMS (Village Main Street)
ASSESSED VALUE:	\$254,000 (Resource Taxable 2026) \$625,900 (Commercial Taxable 2026)
LIST PRICE:	\$1,145,000

PROPERTY OVERVIEW

Fully leased investment opportunity in a 2 level wood frame commercial / residential. Originally built circa 1970 with a 3 level addition in 2014 and recent renovations as of 2025. The lower level features 1,108 SF office space with access from rear parking lot, along with a small 1 bedroom apartment with 650 SF. The 3rd level includes a 1-bedroom apartment containing 886 SF.

LOCATION OVERVIEW

Fall River is a growing suburban Halifax community located 10 minutes from the Halifax Airport and the neighbouring communities of Bedford and Sackville. The Fall River area serves as a hub for several nearby subdivisions including Schwartzwald, Fall River Village, Capilano Estates, Fall Rivers Estates, St. Andrew's Village. Area population exceeds 57,000 of which over 17,000 are 55 years and older with above average income. Nearby business service and amenities include: Sobeys Shopping Centre, medical offices, a recreational centre, 2 golf courses (Ashburn and Oakfield), a community centre and fast food outlets, etc.

PROPERTY PHOTOS

1423 FALL RIVER ROAD



Main Level Office / Retail



PROPERTY PHOTOS

1423 FALL RIVER ROAD



Below Grade Office / Retail



PROPERTY PHOTOS

1423 FALL RIVER ROAD



2nd Level Residential



PROPERTY PHOTOS

1423 FALL RIVER ROAD



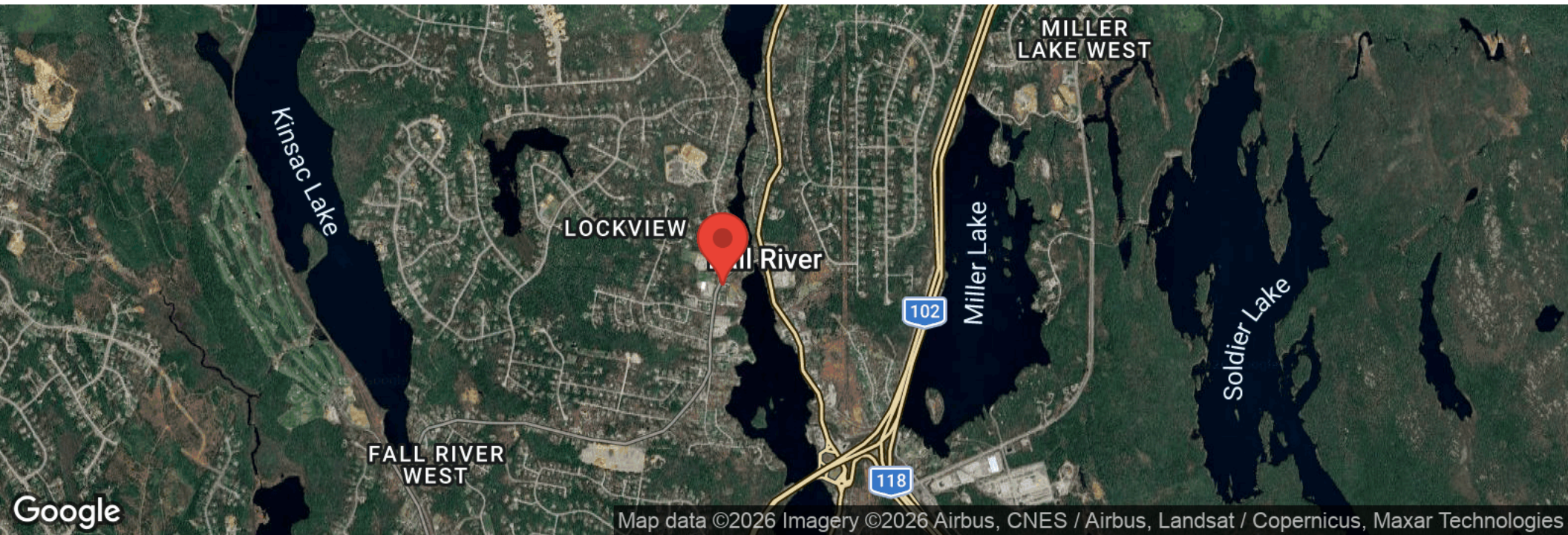
PROPERTY PHOTOS

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LOCATION MAPS

1423 FALL RIVER ROAD



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1423 FALL RIVER ROAD

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