

**FOR SALE/FOR LEASE** Building and Land, For Sale Only

**MLS Client View - COMMERCIAL**

<b>MLS #</b>	201505030	<b>Outside Dimensions</b>	52 x 41 +/- JOGS
<b>PID #</b>	60090826	<b>Building Dimensions</b>	52 x 41 +/- JOGS
<b>Listing Status</b>	CONDITIONAL SALE	<b>Lot Size</b>	6458
<b>Listing Price</b>	\$379,000	<b>Zoning</b>	Comm / Res
<b>Selling Price</b>	\$0	<b>Garage</b>	No
<b>Address</b>	43 Queen Street	<b>Parking</b>	Yes
<b>Community</b>	Chester	<b>Number of Floors</b>	2
<b>District</b>	405-Lunenburg County	<b>Building Age</b>	80
<b>Sub-District</b>	A1	<b>Year Built Unknown</b>	
<b>Type</b>	Commercial Retail	<b>Approx Year Built</b>	1935
		<b>Total Fin SqFt (TLA)</b>	4,264
		<b>Square Footage (MLA)</b>	4,264

**Sub-Type** Residential Units

**Directions to Property**

HWY 103 to Exit 7 or 8

**Closing Date**

**General Property Information:**

**Gross Revenue**  
**Total Expense**  
**Net Operating income**  
**Who Pays-Heating** Owner  
**Who Pays-Property Taxes** Owner  
**Who Pays-Business Taxes** Unknown  
**Who Pays-Electric**  
**Who Pays-Water** Owner  
**Who Pays-Insurance** Unknown  
**Who Pays-Interior Maint** Unknown  
**Who Pays-Exterior Maint** Owner  
**Who Pays-Structural Maint** Owner

**Waterfront** No  
**Water Frontage Units**  
**Water Frontage Meas**  
**Prop Knwn As/Bdy of Water**  
**Legal Description** 2 buildings. Second is 22 x 22.6 old 2-storey house, used for storage. Could be finished as an add'l income producer.

<u>RENTAL TYPE</u>	<u>NET RENTABLE AREA</u>	<u>RENTAL RATE</u>	<u>OCCUPANT</u>	<u>LEASE EXPIRY</u>
--------------------	--------------------------	--------------------	-----------------	---------------------

**Property Overview**

Chester dream location now available at a hard-to-ignore price. Do you need to have your enterprise in the centre of town? Great opportunity for someone with vision in this hard-to-beat location, directly across the street from the Fo'c'sle, tavern and short stumble from the renowned Yacht Club. The price is for the building only, as the owners have been so successful they need larger quarters for their business, and have moved on. Currently over 2000 sq ft main floor retail / commercial, with a lovely 41 x 7' outdoor "patron" patio, and there are now 3 one bedroom units upstairs, offering the owner additional income or on-site tenancy for employees as is currently the case. The main floor is easily sub-dividable for multi-tenant use, and offers great flexibility to a new owner. The building needs some investment but, at this price, is well worth it. Call today and get your business on to the next level!

**Property Features**

**PROPERTY SIZE** Under 0.5 Acres  
**DRIVEWAY/PARKING** Gravel  
**FLOORING** Wood, Other  
**ROOF** Asphalt Shingle  
**CONSTRUCTION** Wood Frame  
**DOCUMENTS ON FILE**

**BUILDING FEATURES** Canopy  
**BUILDING AMENITIES** Living Accommodations, Public Washrooms, Ventilation System  
**HEATING/COOLING TYPE** Baseboard  
**FUEL TYPE** Electric, Oil  
**UTILITIES** Cable, Electrical, Sewer, Telephone  
**RENTAL EQUIPMENT** None  
**SITE INFLUENCES** Fenced



**CYNTHIA DIAL - Main: 902-298-0332**  
**cindy@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**



**Listing Office** Red Door Realty

**MLS #** 201505030

**Address** 43 Queen Street

**Listing Office:**

**List Price** \$379,000

**Community** CHESTER

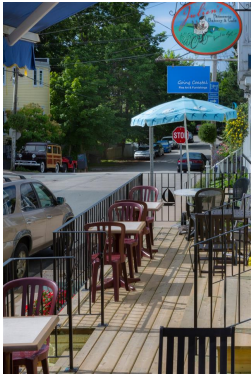
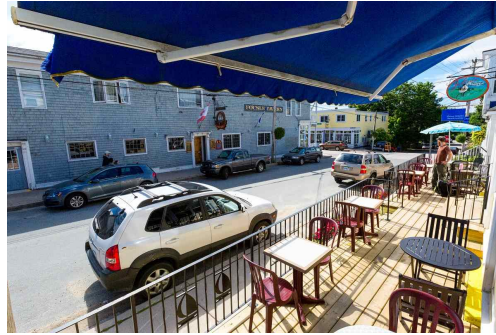
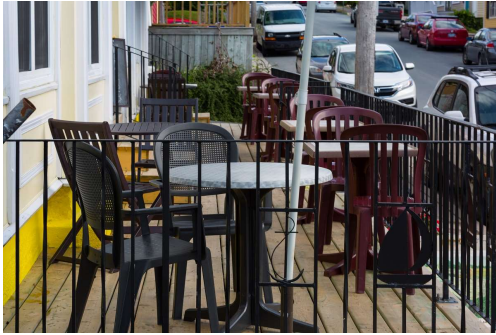
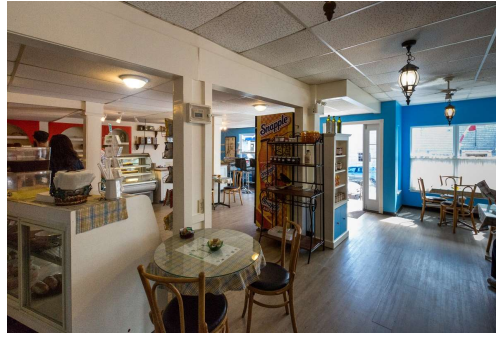
Red Door Realty

**Status:** CND

**Province** NS

**Class:** CI

**Postal Code** B0J 1J0



MLS # 201505030

PID # 60090826



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.