



Price:	\$450,000	MLS® #:	60635430
Status:	Active		
Legal Descr.:	OLD-TOWN LUNENBURG, WATERFRONT COMMERCIAL DISTRICT		
Address:	160 MONTAGUE ST		
City:	LUNENBURG, B0J 2C0		
Prop known as:	ANDERSON GALLERY		
Side of Road:		District:	SS DILUN
Lot Size:	APPROX 1800 SQ-FT, PENDING SUBDIVISION	Sub-Dist:	B1
Shore Frontage:		Zoning:	GEN COMM
Sq. Footage (MLA):	3,860	Sec. School:	
Total Fin SqFt.(TLA):	3,860	Elem Schl:	
Building Dimensions:	44` X 31`		
Possession:	NEGOTIABLE		

Overview 160 MONTAGUE: a fixture on Lunenburg's working waterfront since 1873. Striking 2.5 storey warehouse building in a prime location within the Old-Town Waterfront Commercial District. Frontage on both Montague St & Bluenose Dr ensures high visibility in busy pedestrian traffic area. Substantial renovations in 2004-05 include engineer-certified steel beam reinforcing, complete rewiring, new heating system & insulation, new windows, & extensive replacement of ext shingles. Large 44x31 footprint offers over 3800sf on 4 levels w/ excellent harbour views. Key elements include large street level loading bay w/ 12' high doors on Bluenose Dr, original wideplank flooring, & exposed wooden beams. In good company on a historic streetscape w/ other fine examples of 19th century commercial architecture. Option to purchase building with adjacent 1200sf lot for off-street parking, or development potential (side lot is also zoned General Commercial and has double street frontage on Montague & Bluenose).

Directions Old-Town Waterfront Commercial District: Montague Street, between Rum Row & Hopson Street. Realty sign posted. (Parking available on both Montague Street and Bluenose Drive).

Type:	Other	Heating:	Oil, Forced Air, Furnace	Exterior:	Shingles, Wood
Style:	4 Level, Other	Garage Type:	Attached, Double, Heated	Driveway:	None
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Full, Stone, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	See Remarks
Land Features:	Level	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: Harbour, View: Ocean	Rental Equipm.:	None	Flooring:	Softwood, Other

Inclusions

Exclusions Gallery lighting on 2nd and 3rd floors not included (can be negotiable separate from the sale the building). Furnishings are available for purchase as well (work and display tables, gallery stools, display racks, etc).

Bedrooms:	0	Sign:	Yes	HST:	YES	Garage:	Yes	Gar.Details:	ATTACHED
Bathrooms:	0 \ 1	Lockbox:	No	PCDS:	Yes				DOUBLE
Rental Income:	POTENTIAL	Road:	Public	Matrim.:		Water Access:	No	Water:	HARBOUR VIEW
Building Age:	138	CSA #:	0	Serial #:	0				
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	OTHER	GARAGE WK SHOP 32X31	MAIN FLOOR	BATH (# pieces 1-6)	TOILET 5 X 4
MAIN FLOOR	OTHER	SHOP 10 X 24	2ND FLOOR	OTHER	GALLERY 31 X 44
MAIN FLOOR	OTHER	KITCHENETTE 5 X 6	3RD FLOOR	OTHER	STUDIO 31 X 36.5

Betterment Charges:

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



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