



Price: <b>\$695,000</b>	MLS® #: <b>60063203</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>118 &amp; 120 MONTAGUE ST</b>	
City: <b>LUNENBURG, B0J 2C0</b>	
Side of Road:	
Lot Size: <b>2289 SQ FT</b>	
Water frontage:	District: <b>SS DILUN</b>
Sq. Footage (MLA): <b>5,069</b>	Sub-Dist: <b>B1</b>
Total Fin SqFt.(TLA): <b>5,640</b>	Zoning: <b>GEN/COM</b>
Out.Dim.:	
Building Dimensions: <b>47 X 38</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** LOCATION! LOCATION! LOCATION! – This handsome corner edifice is situated at ground-zero of water-front tourism and commercial activity in the UNESCO designated World Heritage Town of Lunenburg. Overlooking the Bluenose Schooner dock and the Fisheries Museum wharves, and surrounded by the town's best and busiest restaurants, the corner of King & Montague Streets (with additional exposure on Bluenose Drive) is the undisputed hub of the Lunenburg residential and tourism renaissance. This historic building is now being offered as a commercial complex of seven 1 bedroom and studio apartments, three retail spaces, and one professional office space. "Deferred maintenance" is not in the present owners' vocabulary; (electrical, heating, roof, and fire-security), as well as interior decoration, flooring and furnishing, have been recently renewed. Just as it is, this is a money making proposition from the get-go; or a strategic asset for developing an alternative business plan.

**Directions** Center of Old Town, corner of Montague & King Street.

Type: <b>Commercial Retail, Office, Other Building and Land</b>	Heating: <b>Propane, Hot Water</b>	Exterior: <b>None</b>
Sale/lease: <b>Building and Land</b>	Fire Protection: <b>Alarm, Monitored Alarm System, Smoke Detector</b>	Driveway: <b>None</b>
Title to Land: <b>Freehold</b>	Utilities: <b>Electrical, Municipal Water, Sewer, Cable, Telephone</b>	Construction: <b>Wood Frame</b>
Property Size: <b>Under 0.5 Acres</b>	Rental Equipm.: <b>None</b>	Internal Features: <b>Window Display, Laundry Facilities, Air Conditioning</b>
Water Frontage:	Documents:	Roof: <b>Asphalt Shingle</b>
Site Influence: <b>Waterfront</b>		Floor: <b>Concrete, Wood</b>

**Inclusions** Turnkey rental furnishings, laundry equipment

**Exclusions**

Floors: <b>4</b>	Sign: <b>No</b>	HST: <b>YES</b>	Garage: <b>No</b>	Gar.Details: <b>None</b>
Rental Income: <b>YES</b>	Lockbox: <b>No</b>	PCDS: <b>No</b>	Parking: <b>No</b>	Park.Dim.: <b>Public Parking</b>
Building Age: <b>61-100</b>	Migrated: <b>Yes</b>			Building Colour: <b>GREEN</b>

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
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Heating:	Prop.Taxes:	Bus.Tax:
Electricity:	Water:	Insurance:
Int.Maint.:	Ext.Maint.:	Struct.Maint.:
Gross Revenue:	Total Expenses:	Net Income:
Lease Type:		

Betterment Charges:

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



Compliments of: **ROGER DIAL: 902-277 0593**  
 E-mail: [roger@coastalwindsrealty.com](mailto:roger@coastalwindsrealty.com)  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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