

118 & 120 Montague St, Lunenburg



LOCATION!...LOCATION!!...LOCATION!!!

\$695,000 +HST

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.



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Property Highlights

Age ±: c. 1861

Lot Size: 2289 sq ft

Style: 3 Storey

Floor Space: 5640 sq ft

Bedrooms: 5+

Bathrooms: 5+

Heating: propane furnace, hot water baseboards

Water: municipal

Sewer: municipal

Services: electricity, phone, cable, high-speed internet (FibreOP available)

Features: high exposure commercial location, 2-Level harbour view deck, fire escape, monitored alarm system, laundry facilities, air conditioning.

Zoning: General Commercial

Directions

At the Centre of the Old-Town Commercial District, corner of Montague & King Streets. Look for the Coastal Winds Realty Sign!

Listing Agent

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