

## Client View - Multi Unit



**Listing Price \$1,185,000**

Virt Tour URL



|                      |                                             |                       |            |
|----------------------|---------------------------------------------|-----------------------|------------|
| MLS #                | 202105027                                   | Outside Dimensions    | 43.4 x 43  |
| PID #                | 60062163                                    | Building Dimensions   | 43.4 x 43  |
| Add'l PID            |                                             |                       |            |
| Listing Status       | <b>ACTIVE</b>                               | Lot Size              | 2800 sq ft |
| Selling Price        |                                             |                       |            |
| Address              | 251-253-255 Lincoln<br>Lunenburg NS B0J 2C0 | Building Age          | 135        |
|                      |                                             | Year Built            | Unknown    |
|                      |                                             | Rental Income         | \$90,000   |
|                      |                                             | Subj. to Rent Control |            |
|                      |                                             | Zoning                | GC         |
| Type                 | 5-8 Units                                   | Comm./Retail Space    | Y          |
| Number of Units      | 6                                           | Garage                | N          |
| # of Stories         | 3                                           | Garage Details        |            |
| Waterfront           | N                                           |                       |            |
| Water Frontage       |                                             | Parking               | N          |
| Frontage             |                                             | Parking Details       |            |
| Restr/Prot Covenants | No                                          | New Construction      |            |
|                      |                                             | Construction Status   |            |

## Directions to Property

In the heart of Old-Town Lunenburg's Commercial District, just off the intersection of Lincoln & Kings Streets.

## Property Overview

Opportunity Knocks in Lunenburg! -- Here's your chance to make a solid investment in one of Eastern Canada's most celebrated seaside communities. As a destination, Lunenburg is at the top of every visitor's list, but this not a mere tourist town...not by a long shot! Lunenburg is a popular & vibrant year-round community of locals and new-comers from all corners of the globe. Aesthetically, Lunenburg is one of the most beautiful & amenity rich small towns you'll find anywhere. Not insignificant is the geography...Lunenburg is just an hour from HRM, the main population & economic centre of Atlantic Canada. All of this adds up to Lunenburg being a wise place to invest. 251-255 Lincoln Street sits at the very hub of Old-Town just off the intersection of Lincoln & King Streets, a location frequented by tourists and locals alike, so you're guaranteed high visibility in all seasons. The building is totally turn key with an established cash flow from its 4 residential & 2 commercial units. On the residential side, the 4 apartments (three 2-bdrm & one 1 bdrm) are spacious and bright. You'll have the security of Lunenburg's near zero vacancy rates with long term rentals being in extremely high demand. Or look at increasing the revenues by taking advantage of the town's popularity as a tourist destination and using the units as short-term vacation rentals. This is the perfect location in Old-Town, surrounded by shops, galleries, cafes and outstanding restaurants, with gorgeous views of the harbour & historic streetscapes. On the commercial side, the 2 street level commercial units enjoy a premium high-exposure location in the heart of Lunenburg's Commercial District. Take comfort knowing you'll enjoy low maintenance cost for years to come. The entire building has been thoroughly renovated & updated between 2012 & 2017.

## GENERAL INFORMATION

|                          |          |               |          |
|--------------------------|----------|---------------|----------|
| Bachelor Units           |          | # Fridges     | <b>4</b> |
| One Bedroom Units        | <b>1</b> | # Stoves      | <b>4</b> |
| Two Bedroom Units        | <b>3</b> | # Microwaves  |          |
| Three Bedroom Units      |          | # Dishwashers | <b>2</b> |
| Number of Rent Units Occ | <b>6</b> | # Washers     | <b>4</b> |
|                          |          | # Dryers      | <b>4</b> |

## Schools

|               |                                       |
|---------------|---------------------------------------|
| Elementary    | Bluenose Academy                      |
| Middle/Jr     | Bluenose Academy                      |
| High          | Park View Education Centre            |
| Fr Imm Elem   | Centre scolaire de la Rive Sud (P-12) |
| Fr Imm Mid/Jr | Centre scolaire de la Rive Sud (P-12) |
| Fr Imm High   | Centre scolaire de la Rive Sud (P-12) |
| Other         | South Shore Waldorf School            |

## Income

|                |                 |
|----------------|-----------------|
| Rental Income  | <b>\$90,000</b> |
| Laundry Income |                 |
| Other Income   |                 |

## Totals

|                        |                 |
|------------------------|-----------------|
| Approx Total Income    | <b>\$90,000</b> |
| Approx. Total Expenses | <b>\$31,013</b> |
| Approx. Net Income     | <b>\$58,987</b> |

## Expenses

|                          |                |
|--------------------------|----------------|
| Heating Bill             |                |
| Electricity Bill         | <b>\$6,334</b> |
| Taxes Costs              | <b>\$7,028</b> |
| Insurance Expense        | <b>\$4,856</b> |
| Management Expense       | <b>\$6,024</b> |
| Maintenance Expense      | <b>\$5,127</b> |
| Water and Sewage Expense |                |
| Snow and Garbage Expense |                |
| Other Costs              | <b>\$1,644</b> |

|                  |                                           |
|------------------|-------------------------------------------|
| PROPERTY SIZE    | <b>Under 0.5 Acres</b>                    |
| FOUNDATION       | <b>Concrete</b>                           |
| BASEMENT         | <b>None</b>                               |
| EXTERIOR FINISH  | <b>Wood Shingles</b>                      |
| ROOF             | <b>Rolled</b>                             |
| FLOORING         | <b>Ceramic, Engineered Hardwood, Tile</b> |
| WATER SOURCE     | <b>Municipal</b>                          |
| SEWAGE DISPOSAL  | <b>Municipal</b>                          |
| DRIVEWAY/PARKING | <b>None</b>                               |
| STRUCTURES       | <b>Deck</b>                               |

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| HEATING/COOLING  | <b>Baseboard, Heat Pump -Ductless, Ductless Cooling</b>       |
| TYPE             |                                                               |
| FUEL TYPE        | <b>Electric</b>                                               |
| RENTAL EQUIPMENT | <b>None</b>                                                   |
| Inclusions       | <b>all appliances in 4 apartments</b>                         |
| Exclusions       | <b>display units in commercial units belong to tenants</b>    |
| COMMUNITY        | <b>Golf Course, Park, Playground, Recreation Center,</b>      |
| FEATURES         | <b>School Bus Service, Shopping, Marina, Place of Worship</b> |



## COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty (Lunenburg)



Listed By: Red Door Realty (Lunenburg)

The above information is from sources believed reliable but should not be relied upon without verification.



|                   |             |                    |                            |
|-------------------|-------------|--------------------|----------------------------|
| <b>MLS #</b>      | 202105027   | <b>Address</b>     | 251-253-255 Lincoln Street |
| <b>List Price</b> | \$1,185,000 | <b>Community</b>   | LUNENBURG                  |
| <b>Status</b>     | ACT         | <b>Province</b>    | NS                         |
| <b>Class:</b>     | MF          | <b>Postal Code</b> | B0J 2C0                    |

**Listing Office:**  
Red Door Realty (Lunenburg)



251-255 Lincoln St Lunenburg



4 Residential / 2 Commercial



Great Downtown Location



In the Heart of Old-Town



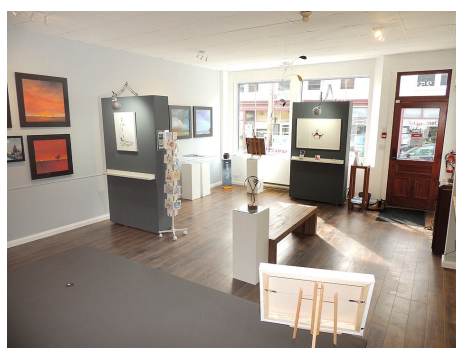
2 street level commercial unit



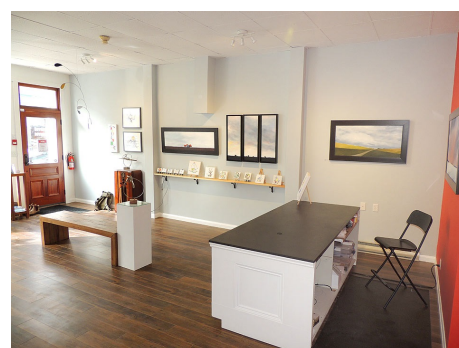
#251 Commercial Space



#251 Commercial Space



#255 Commercial Space



#255 Commercial Space



Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board





Apartment #4: Living Space



Apartment #4: Kitchen



Apartment #4: 1 of 2 Bedrooms



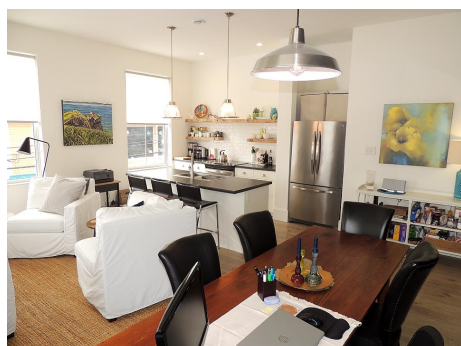
Apartment #4: Bathroom



Apartment #1



Apartment #1: Kitchen



Apartment #1: Living Space



Apartment #1: Large Windows



Apartment #1: Lots of Sunlight



Apartment #1: Entry and hall



Apartment #1: Bathroom



Apartment #1: Bathroom

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



MLS # 202105027

PID # 60062163



Apartment #3



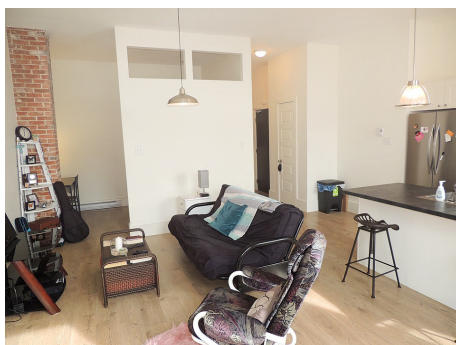
Apartment #3: Great sunlight



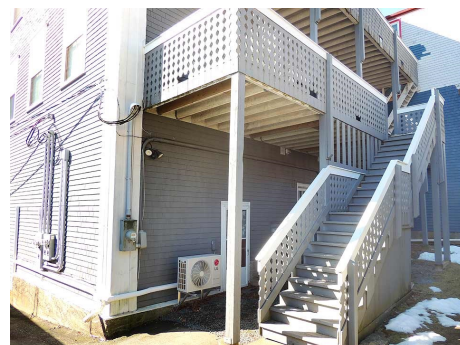
Apartment #3: Harbour Views



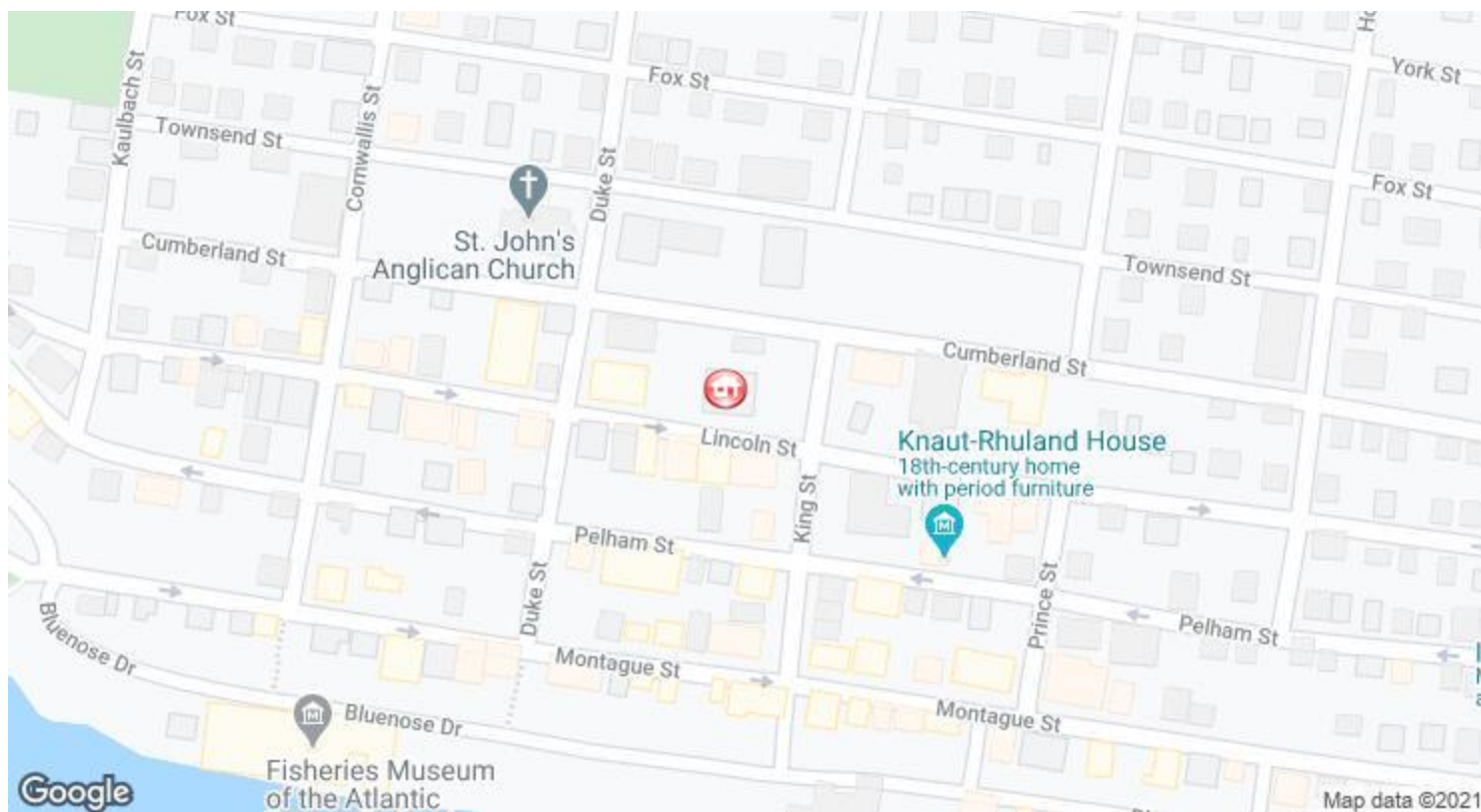
Apartment #2



Apartment #2: Living Space



Fire Escape



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