

251-253-255 Lincoln Street, Lunenburg



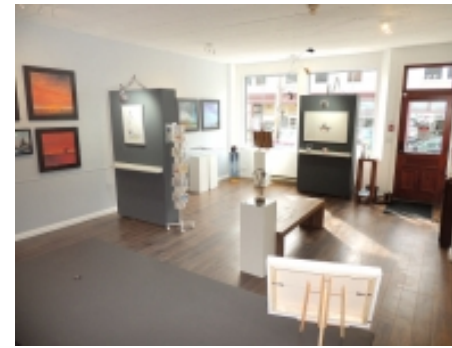
MLS® 202105027

Opportunity Knocks in Lunenburg!

\$1,185,000

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 between 2012 & 2017. The result is one of the most pristine age buildings in a town renowned for its fine heritage structures.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Property Highlights

Age ±: c. 1885-1890

Lot Size: 2800 sq ft

Style: 3 storey mixed use

Floor Space: 5,568 sq ft

Flooring: laminate, hardwood, vinyl plank

Heating: electric baseboards, ductless heat pumps

Water: municipal

Sewer: municipal

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

Features: harbour views from several units, decks off each of the residential levels, ductless heatpump air-conditioning in each of the commercial units

Zoning: General Commercial

Taxes: \$7,881 (2020)

Directions

Old Town Lunenburg: Just off the intersection of King and Pelham Streets. Look for the Red Door Realty sign!

Listing Agents

Adam Dial C: 902-298-0336

E: adam@reddoorrealty.ca

Cindy Dial C: 902-298-0332

E: cindy@reddoorrealty.ca