

\$62,500 - 9870 Trunk 8, Caledonia

MLS® #202210264

\$62,500

Bedroom, Bathroom, 2,224 sqft
Commercial Sale

D2, Caledonia, NS

In the charming rural town of Caledonia, steeped in history, this interesting commercial property in the center of town seems to have no end to its possibilities. Built in the 1930s, this handyman special still has much of its original charm but will need some work and imagination to bring it back to life. At one time it housed an internet café on the 2nd floor and a hair salon on the 1st, but the property could be re-zoned for residential and/or live upstairs and run your business downstairs. Metal roof is good, just needs repainting. Plumbing is updated and so is the electrical. Newer well pump and hot water tank. This property also comes with a second vacant lot right next door. Caledonia is less than 2 hours from Halifax and is the gateway to the Kejimikujik National Park drawing tourists from around the globe. Great road frontage and exposure. Don't miss this opportunity!



Essential Information

MLS® #	202210264
Price	\$62,500
Square Footage	2,224
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	November 24th, 2022

Community Information

Address	9870 Trunk 8
Area	South Shore
District	406-Queens County
Sub-District	D2
City	Caledonia
County	Queens
Province	NS
Postal Code	B0T 1B0

Amenities

Utilities	Electric, Electricity Connected, Sewer Connected, Well
Features	Grade Loading, Other, Laundry Facility, Living Accommodations, Public Washrooms
Parking	Other

Interior

Heating	Ductless, Other Heating/Cooling
Cooling	Other Heating/Cooling
# of Stories	2

Exterior

Lot Description	Under 0.5 Acres, Cleared, Shopping Nearby, Visual Exposure, Other
Roof	Metal
Construction	Wood Frame

Additional Information

Zoning	Commercial
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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