

# \$74,900 - 1471 Highway 1, Church Point

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MLS® #202213925

**\$74,900**

Bedroom, Bathroom, 2,400 sqft  
Commercial Sale on 1.01 Acres

V4, Church Point, NS

This is a unique opportunity that will appeal to the creative buyer. This 40' x 60' steel building is a great space for storage for a business or fisherman and also has potential to be converted into a truly one of a kind home. The building has a loft in place. A large loading door sits at one end making it great for storage. Sitting on a lake with sea views and only a five minute walk to University St Anne the possibilities abound. Near all amenities the spot is prime for a buyer.



Built in 1982

## Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | 202213925          |
| Price          | \$74,900           |
| Square Footage | 2,400              |
| Acres          | 1.01               |
| Year Built     | 1982               |
| Type           | Commercial Sale    |
| Sub-Type       | Commercial (Other) |
| Status         | Closed             |
| Date Sold      | April 22nd, 2025   |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 1471 Highway 1   |
| Area         | Annapolis Valley |
| District     | Digby County     |
| Sub-District | V4               |
| City         | Church Point     |

|             |         |
|-------------|---------|
| County      | Digby   |
| Province    | NS      |
| Postal Code | B0V 1A0 |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Utilities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Dirt, Double                      |
| View           | Bay, Lake, Ocean                  |
| Is Waterfront  | Yes                               |
| Waterfront     | Lake, Lake Privileges, Waterfront |

### **Interior**

|              |                    |
|--------------|--------------------|
| Heating      | No Heating/Cooling |
| Cooling      | No Heating/Cooling |
| # of Stories | 1                  |

### **Exterior**

|                 |   |
|-----------------|---|
| Lot Description | 1 to 2.99 Acres, Cleared, Shopping Nearby, Visual Exposure, Other |
| Roof            | Steel   |
| Construction    | Frame   |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Engel & Volkers (Yarmouth) |
|----------------|----------------------------|

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Listing information last updated on October 15th, 2025 at 9:48am ADT