

\$189,000 - 30 Clyde Avenue, Sydney Mines

MLS® #202218882

\$189,000

Bedroom, 1.50 Bathroom, 5,264 sqft
Residential

N/A, Sydney Mines, NS

Unbelievable structure with endless possibilities! This property falls under a special zoning bylaw for CBRM . Conversion of former community, educational service, or municipal buildings. The conversion of a former community, educational service or municipal building into any combination of the uses listed below by site plan approval (pursuant to Sections 231 and 232 of the Municipal Government Act) shall be permitted in any zone where the uses themselves are not included in the list of uses permitted.

Apartment buildings, artist/artisan establishment, arts/entertainment studio, business hall, business office, clothes cleaning business, day care facility, dwelling units within a mixed use building, funeral home, hotel, indoor recreational business establishment, medical clinic, personal service repair service, scientific establishment, townhouse, tourist information. The conversion of a former community, educational service or municipal building into any combination of the uses listed above will be by site plan approval (pursuant to Sections 231 and 232 of the Municipal Government Act) shall be permitted in any zone where the uses themselves are not included in the list of uses permitted. It would also be perfect for a congregation looking to downsize, or repurpose for a multitude of uses which are permitted as per the above CBRM bylaw day care, gym, recording studio, multi unit or a combination of uses. All to be buyer verified. With approximately 5264



sq feet to utilize this building has everything! A hall/gym with folding doors to the congregation side, a massive fully stocked kitchen with movable island, 3 washrooms, 2 private and one 6 stall/3 sink all handicap accessible. Also inside are various storage rooms and offices. Costing approximately 3500 a year to heat, this building would be economical to run. The exterior hosts a parking area and has a partially fenced green area which if enclosed would be a perfect play space for children or animals.

Built in 1902

Essential Information

MLS® #	202218882
Price	\$189,000
Bathrooms	1.50
Half Baths	3
Square Footage	5,264
Year Built	1902
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
Date Sold	January 20th, 2023

Community Information

Address	30 Clyde Avenue
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Sydney Mines
County	Cape Breton
Province	NS
Postal Code	B1V 2E5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Dirt, Gravel, Parking Spaces(s)
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Furnace, Hot Water
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RUD
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Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
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Listing information last updated on November 3rd, 2025 at 8:47am AST