

\$550,000 - 15 Church Street, Annapolis Royal

MLS® #202224105

\$550,000

Bedroom, Bathroom, 2,500 sqft
Commercial Sale on 0.11 Acres

V4, Annapolis Royal, NS

15 Church Street, known to locals as the Lucky Rabbit House, is available for the first time in decades! Open its doors on a Saturday morning and youâ€™ll be immersed in the vibrant activity of the renowned Annapolis Royal Farmers and Traders Market. In its most recent history, the home has been run as an artistsâ€™ house with studio, gallery, and retail space on the main floor and living accommodations on the 2nd and 3rd floor. It is zoned and equipped for both residential and commercial use. The ground level has the potential to generate rental income from up to 4 businesses. The building is perfectly positioned to attract visitors of the immensely popular market which runs from May to October. Steps away from the front door, youâ€™ll find ample public parking for your customers. The retail spaces are functional and inviting. There are rich hardwood floors throughout and plenty of natural light. Two of the spaces have their own sink and there is a lovely wood stove in another. The original character and charm of the house have been enhanced by artistic touches like custom one-of-a-kind tiling and playful paint colours. In 2019, the building was updated to meet all current commercial fire safety standards. The top 2 floors serve as a spacious apartment with 4 large bedrooms and an open-concept kitchen, dining and living room area, and a second wood stove. Outside, youâ€™ll find an expansive balcony, built in 2020, that overlooks a thoughtfully landscaped courtyard



garden abundant with veggies, berries, and fruit trees. There is also a shed that was rebuilt and renovated in 2020; suitable for storage or a summer studio. The basement has been spray foam insulated and the boiler heating system was replaced this year. This iconic building, in its prime location in the heart of Annapolis Royal, offers numerous possibilities; live upstairs and run your business on the main floor, lease commercial and residential space, or convert the home back to a single-family residence.

Built in 1898

Essential Information

MLS® #	202224105
Price	\$550,000
Square Footage	2,500
Acres	0.11
Year Built	1898
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	April 6th, 2023

Community Information

Address	15 Church Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Water Connected
Features	Laundry Facility, Living Accommodations
Parking	Public Parking, Gravel

Interior

Heating	Baseboard, Hot Water, Radiant, Stove
# of Stories	3

Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure
Roof	Asphalt
Construction	Wood Frame

Additional Information

Zoning	CG
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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