

# \$239,000 - 256 Main Street, Yarmouth

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MLS® #202227770

**\$239,000**

7 Bedroom, Bathroom,  
Residential Income on 0.10 Acres

Starrs Rd to Forest St, Yarmouth, NS

Prime Main Street location! Two large residential units with one commercial unit in the basement. There is potential in the first-floor residential unit to use the Main Street-facing bedroom as a standalone 1-room office suite. The residential units are ready to rent and the basement commercial unit has a lot of potential. Harbour-view from the upstairs residential unit. The property is in front of the town's main bus route that allows you or your tenants to go to the hospital, the community college, as well as to the Yarmouth mall, Sobeys, Walmart, Superstore, Canadian Tire, etc. without even owning a car. The commercial basement is next to a busy brewery, and on a high pedestrian traffic area, making it ideal for take-out restaurant, ice cream/bubble tea business, or AirBnB (requiring conversion to living quarters). Walking away from the Mariners on Main Centre with swimming pool, gym (2 minutes), the Yarmouth Ferry Terminal (3.5-hour ferry between Maine, US and Nova Scotia, 5 minutes), and Yarmouth Elementary school from Grade 1 - 5, church, public library, harbour, and parks. This is a unique opportunity!



Built in 1922

## Essential Information

MLS® #	202227770
Price	\$239,000

Bedrooms	7
Acres	0.10
Year Built	1922
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	September 28th, 2023

### **Community Information**

Address	256 Main Street
Area	Yarmouth
District	Town Central
Sub-District	Starrs Rd to Forest St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 1C9

### **Amenities**

Parking	Dirt, Gravel
View	Harbour

### **Interior**

Heating	Baseboard
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

### **Exterior**

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

### **Additional Information**

Zoning	LAND DWELLINGS, SMALL BUSINESS
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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