

# \$1,750,696 - 318 Main Street, Wolfville

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MLS® #202300506

**\$1,750,696**

Bedroom, Bathroom, 6,000 sqft  
Commercial Sale on 0.33 Acres

V2, Wolfville, NS

Incredible commercial opportunity in the heart of Wolfville, NS, in a spectacular high traffic location on Main Street, situated along the Harvest Moon Trail, next to public parking, and sporting its own off-street parking. This 14,366 sq.ft., commercially zoned, property boasts a 6000 sq.ft. Commercial/ Residential building and spectacular views of Wolfville Harbour and Cape Blomidon. Located within walking distance of everything Wolfville has to offer, including unique shops and restaurants, live music and theatre, Acadia University, and only a short bike ride to the UNESCO World Heritage site at Grand Pre. Watch eagles soaring over the water from the main floor deck or the apartment unit balcony, on the second level; this unit is on its own electric meter and is accessible both from the retail space and a separate exterior entrance. The possibilities are truly endless with this stunning property, let your imagination run wild. The space could easily be configured to accommodate multiple commercial spaces. Open your own business, and perhaps lease out some of the space to another business. There is also an unfinished, dry basement with high ceilings offering another 2100 sq.ft. of storage or potentially rentable space.



## Essential Information

MLS® #	202300506
Price	\$1,750,696

Square Footage	6,000
Acres	0.33
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	May 15th, 2023

### Community Information

Address	318 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1C4

### Amenities

Utilities	Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Features	Living Accommodations, Public Washrooms, See Remarks
Parking	Public Parking, Parking Spaces(s), Paved, Guest
View	Bay, Ocean

### Interior

Heating	Hot Water, Radiator
# of Stories	3

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Near Public Transit, Shopping Nearby, Visual Exposure
Windows	Display Window(s)
Roof	Asphalt
Construction	Block, Wood Frame

### Additional Information

Zoning	C1
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### Listing Details

Listing Office	MackKay Real Estate Ltd.
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Listing information last updated on October 14th, 2025 at 6:02am ADT