

# \$799,000 - 272-274 St George & 59-61 St James Street, Annapolis Royal

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MLS® #202301090

**\$799,000**

Bedroom, Bathroom, 3,584 sqft  
Commercial Sale on 0.09 Acres

V4, Annapolis Royal, NS

Excellent commercial/residential investment opportunity in the "most livable small town in the world" (2004 international competition endorsed by the United Nations). This iconic brick facade building is home to the Bistro East restaurant - an established local favourite for 15 years. Prime location on Saint George Street with beautiful water views, sunsets, ample public parking and the newly built amphitheatre directly across the street. Tourists from all over the world stroll by this building while exploring the sights of historic Annapolis Royal and its vibrant arts community, museums and rich culture. The town is host to numerous festivals, parades and shindigs throughout the year as well as a weekly lively Farmer's Market that draws folks from near and far. Being offered as a turn-key business all restaurant equipment/chattels, branding and goodwill is included; fire up the oven and get cookin'! In addition, a small commercial space (ground level, separate entrance) has been rented for many years. A fresh and bright 2 bedroom apartment on the upper floor, with water views and hardwood floors throughout, is also currently rented. Two more 1 bedroom apartments on the upper level (in need of some renovation) could be ideal for staff accommodations, be converted into a 2 bedroom apartment, or even be easily combined with the rest of the upper level for a grand living space. Dream big and run your



own successful business while living upstairs or rent all 5 units - several options to suit your needs. Easy basement access with expansive storage, concrete foundation, roof in great shape, municipal water/sewer, recent exterior paint, electrical upgrades (3-phase), and ductless heat-pumps for the restaurant. The main commercial space is also wheelchair accessible. This is prime real estate in a prime location.

Built in 1930

### Essential Information

MLS® #	202301090
Price	\$799,000
Square Footage	3,584
Acres	0.09
Year Built	1930
Type	Commercial Sale
Sub-Type	Business
Status	Closed
Date Sold	April 28th, 2023

### Community Information

Address	272-274 St George & 59-61 St James Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Parking	Public Parking, Gravel, Parking Spaces(s)
View	Bay

**Interior**

Heating                      Ductless, Hot Water, Radiator

**Exterior**

Lot Description            Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure

Roof                         Other

Construction             Brick, Concrete

**Additional Information**

Zoning                     CG

**Listing Details**

Listing Office             RE/MAX Banner Real Estate

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