

# \$579,000 - 2156 Rocky Lake Drive, Bedford

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MLS® #202301345

**\$579,000**

Bedroom, Bathroom, 1,786 sqft  
Commercial Sale on 0.75 Acres

30-A, Bedford, NS

Incredible! You will not find a location like this with so much opportunity! Need space for trucks or clients? This is it! Need space for offices or parking? This is it! Close to HWY 102 for deliveries! The lot itself is amazing and 100% usable - level, paved and all road frontage. The building is in great condition with lots of recent renovations. The lower level is divided into a main office, a service/welcome centre, as well as two secondary offices and a comfort area. The upper level is a work in progress but has had several upgrades with insulation, windows, and room partitions started. There is a great little kitchen area and an area for a 3rd full bathroom, on the upper floor as well. In fact, you could create an upper level apartment and live there or rent it while you run your business in the lower level - what a great set-up! Heating / Operating costs are reduced with your heat pump and the extra large windows give incredible road frontage visibility and access. This location provides a unique and very warm opportunity. 2156 Rocky Lake Drive is zoned C-2. See attached for details which include opportunity for residential single or two unit dwellings and numerous commercial uses. Your new business will benefit from the history of positive vibes here! Call me! It's a perfect location!



Built in 1963

## Essential Information

MLS® #	202301345
Price	\$579,000
Square Footage	1,786
Acres	0.75
Year Built	1963
Type	Commercial Sale
Sub-Type	Business
Status	Closed
Date Sold	April 20th, 2023

### **Community Information**

Address	2156 Rocky Lake Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B2R 1R3

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Phone Connected
Parking	Paved

### **Interior**

Heating	Baseboard, Ductless
Cooling	Air Conditioning, Ductless

### **Exterior**

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Wood Frame

### **Additional Information**

Zoning	C-2
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### **Listing Details**

Listing Office	RE/MAX Nova
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Listing information last updated on October 13th, 2025 at 8:32pm ADT