

\$379,900 - 127 Victoria Street E, Amherst

MLS® #202313645

\$379,900

Bedroom, Bathroom, 5,054 sqft
Commercial Sale on 0.23 Acres

N/A, Amherst, NS

FANTASIC INCOME INVESTMENT! Located in the beautiful downtown of Amherst surrounded by centuries of history. This property currently has two commercial leases on the main floor feature two thriving independent store fronts, the second and third floor houses four residential leases. MAIN FLOOR - Unit 125 is a commercial lease space with over 1150 square feet of space, front & back entrances, large window display, updated electrical & lighting (2021), new flooring and paint, and commercial heat pump (2022). Unit 127 is a commercial lease space with over 752 square feet of space, large window display, front & back entrances, updated electrical & lighting (2021), and commercial heat pump (2022). SECOND FLOOR - Unit 1 is a bachelor apartment with eat-in kitchen, living room, den/office, and full bathroom. Unit 2 has a mudroom, full bathroom, eat-in kitchen, living room, bedroom, and a den/office. This unit had a \$6000 renovation in 2019. THIRD FLOOR - This floor has two 1-bedroom apartments with, mudroom, bathroom, eat-in kitchen, bedroom, and spacious living room. Other recent updates include: top roof & boiler replaced (2009), back roof, indirect hot water heater (2016), 2nd floor front windows, unit 127 bathroom and cabinetry, flashing on rear roof (2019), new heating zones for boiler, roof on garage (2020), new thermostatic controls for units 1, 2, 125 and 127 (2021), exterior commercial facade repaired and repainted



(2022). Be sure to check out the 3D Tour and floor plans for more details. Call to book your viewing today!

Essential Information

MLS® #	202313645
Price	\$379,900
Square Footage	5,054
Acres	0.23
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	October 30th, 2023

Community Information

Address	127 Victoria Street E
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1X9

Amenities

Utilities	Electric, Water Connected
Features	Outside Storage
Parking	Public Parking, Paved

Interior

Heating	Baseboard, Ductless, Hot Water, Radiator
Cooling	Air Conditioning
# of Stories	3

Exterior

Lot Description	Under 0.5 Acres, Shopping Nearby, Visual Exposure
Roof	Rolled/Hot Mop
Construction	Stone

Additional Information

Zoning Res/Comm

Listing Details

Listing Office RE/MAX County Line Realty Ltd.

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Listing information last updated on October 14th, 2025 at 4:02am ADT