

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

MLS® #202313646

\$379,900

3 Bedroom, Bathroom,
Residential Income 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 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® #	202313646
Price	\$379,900
Bedrooms	3
Acres	0.23
Type	Residential Income
Sub-Type	Multi Family
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	Electricity Connected
Parking	Paved

Interior

Appliances	Electric Oven, Electric Range, Stove, Refrigerator
Heating	Baseboard, Ductless, Hot Water, Radiator
# of Stories	3
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Rolled/Hot Mop

Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Res/Comm
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Listing Details

Listing Office	RE/MAX County Line Realty Ltd.
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Listing information last updated on October 13th, 2025 at 3:02pm ADT