

\$269,900 - 2857 Highway 308, Amiraults Hill

MLS® #202317271

\$269,900

11 Bedroom, Bathroom,
Residential Income on 4.63 Acres

Amiraults Hill, Amiraults Hill, NS



Attention Investors!! This is your chance to own what was at one time "Amirault's Hill Elementary School" and has since become the investment opportunity you have been waiting for! Currently there are 6 fully rented apartments ((5) 2 bedrooms + (1) 1 bedroom) generating an immediate positive cash flow with LOTS of room for expansion here. The property has a drilled well (with a newly installed pressure tank) in addition to a secondary dug well. The septic system has a 10,000 gallon tank (field bed located under ball field.) A large section of the roof was recently re-shingled as well. Price adjustment has been made to reflect the extensive electrical upgrade to the property. Upgrade includes new 400amp single phase electrical service as well as 7 new 100amp power meters; one for each unit and one for the remainder of the building.

Essential Information

MLS® #	202317271
Price	\$269,900
Bedrooms	11
Acres	4.63
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	June 28th, 2024

Community Information

Address	2857 Highway 308
Area	Yarmouth
District	Hwy 308 South
Sub-District	Amiraults Hill
City	Amiraults Hill
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Electricity Connected
Parking	Parking Spaces(s), Paved

Interior

Interior Features	Multi-Use Rooms
Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Commercial
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Listing Details

Listing Office	Modern Realty
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Listing information last updated on October 13th, 2025 at 2:47pm ADT