

\$550,000 - 2850 Highway 1, Upper Clements

MLS® #202325754

\$550,000

Bedroom, Bathroom, 2,959 sqft
Commercial Sale on 4.51 Acres

V4, Upper Clements, NS

Build your own business in an incredible setting with 4.5 acres of land. An automotive mechanic business with its own civic number, and a large house by the water. This property is a perfect place to raise a family and build a stream of income in close proximity to home. Be a part of a safe and well-established community. This well trusted automotive repair shop was open for 32 years and very lucrative with more than 500 regular loyal customers. With 2 rotary hoists, top of the line Snap on equipment including a tire changer and balancer and a Snap on scanner, with a total of more than \$50,000 of current value equipment. The shop has 4 bays including 3 large doors and a painting booth area with ventilation. This business opportunity awaits the motivated entrepreneur with the desire to be successful. If auto mechanics is not your thing, other options could be for an excavating company, or rent out storage space for cars or boats, traps or other equipment. This shop is extremely well maintained and offers choices with its built-in office and 2 pcs bathroom. The spacious home on the property, allows the proud owner to keep a good eye on his assets while saving cost or time commuting. So many possibilities await the investor, the entrepreneur or simply the homeowner in need of ample storage space



Essential Information

MLS® #	202325754
Price	\$550,000
Square Footage	2,959
Acres	4.51
Type	Commercial Sale
Sub-Type	Business
Status	Closed
Date Sold	April 16th, 2024

Community Information

Address	2850 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Clements
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Features	Outside Storage, Living Accommodations, Public Washrooms, Recreational Area
Parking	Public Parking, Circular Driveway, Driveway, Paved

Interior

Heating	Forced Air, Furnace
Cooling	Air Conditioning

Exterior

Lot Description	3 to 9.99 Acres, Near Public Transit, Shopping Nearby, Visual Exposure
Roof	Asphalt

Additional Information

Zoning	R-2
--------	-----

Listing Details

Listing Office	Century 21 Trident Realty Ltd.
----------------	--------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 28th, 2025 at 3:18pm ADT