

\$858,500 - 614 Main Street, Wolfville

MLS® #202400176

\$858,500

10 Bedroom, Bathroom,
Residential Income on 0.36 Acres

V2, Wolfville, NS

Calling all investors! Here is a fantastic investment opportunity in sought-after, University town of Wolfville, NS. This two-building, 6 unit opportunity has a solid occupancy history. Sitting on Main Street just a stroll to Acadia University and all that downtown has to offer. The primary home is a Victorian build with a 3 bedrm/1 bath unit on the main floor and a 3 bedrm/1 bath unit on the second floor. one unit with Laundry and a common area space with another washer/dryer. The second building offers 4 x 1 bedrm units, 2 on the main level and 2 on the top level, the top levels come with loft style bedrms. Walking distance to Acadia holds very high rental demand, primarily students, who in the main building do share accommodations. All units have fridges & stoves included in the sale. Downtown Wolfville is a 5-minute walk away with local restaurants, shopping centres and bars. Kings Transit bus service is available and access to major Highway #101 is only a 5-minute drive, Halifax with an international airport is approximately an hour away. This fantastic investment opportunity has committed rent rolls for majority of the units until April 2024. The building is well maintained & shows well, so future maintenance costs are expected to be lower going forward. Please allow 36 hours notice for showings.



Essential Information

MLS® #	202400176
Price	\$858,500
Bedrooms	10
Acres	0.36
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	December 20th, 2023

Community Information

Address	614 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1T4

Amenities

Utilities	Electricity Connected
Parking	Paved

Interior

Interior Features	See Remarks
Appliances	Stove, Dryer, Washer, Refrigerator, Dishwasher
Heating	Baseboard, Forced Air
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter, Slab, Stone

School Information

Elementary	Wolfville School
High	Horton High School

Additional Information

Zoning R3

Listing Details

Listing Office Exit Realty Town & Country

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Listing information last updated on October 13th, 2025 at 5:47pm ADT