

\$575,000 - 9691 Main Street, Canning

MLS® #202400955

\$575,000

9 Bedroom, Bathroom,
Residential Income on 1.94 Acres

V2, Canning, NS

Only a few minutes walk to amenities, this well-established all inclusive 6-unit rental complex never sees a vacancy. There are 3 two-bedroom units and 3 one-bedroom units varying in size from 818 sq. ft to as large as 1,155 sq. ft. The total square footage of living space is approx. 5,565. All units are equipped with a fridge, stove, laundry and ample parking. The property has been well maintained by the current owners over the last 13 years. Unit #3 has just had a new shower surround installed. New roof shingles were added in 2021. The property rests on 1.94 acres of land zoned C3, ESA and O1 and does have the potential of being subdivided to add more rental units to a developer’s portfolio. This listing is complete with accompanying documents. 48 hours notice to organize a showing.



Essential Information

MLS® #	202400955
Price	\$575,000
Bedrooms	9
Acres	1.94
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	June 20th, 2024

Community Information

Address	9691 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canning
County	Kings
Province	NS
Postal Code	B0P 1H0

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, Dirt, Gravel, Parking Spaces(s)

Interior

Appliances	Stove, Dryer, Washer, Washer/Dryer, Refrigerator
Heating	Baseboard
# of Stories	2
Has Basement	Yes
Basement	Crawl Space, Partial, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	C3+ESA+01
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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Listing information last updated on October 17th, 2025 at 9:17pm ADT