

# \$969,000 - 117 Front Street, Wolfville

MLS® #202403545

**\$969,000**

Bedroom, Bathroom, 3,400 sqft  
Commercial Sale on 0.11 Acres

V2, Wolfville, NS

Have you ever dreamed of owning and operating your own restaurant in an amazing community surrounded by farms, fishing villages and wineries? There has never been a better opportunity to purchase a fully outfitted restaurant with an amazing patio in the heart of the Annapolis valley. Build relationships with your local farmers, fisherman and local purveyors to build your culinary dream restaurant . Situated in the center of Wolfville only 45 minutes away from the city of Halifax, this restaurant benefits from the towns vibrant Acadia university community only minutes away from the restaurant and the influx of tourists and visitors drawn to its cultural events and picturesque surroundings. Live upstairs in the 2 bedroom apartment or keep it as a rental unit generating additional revenue. The seller is also willing to engage in a lease agreement for the restaurant component of the building upon negotiated terms. What are you waiting for, an opportunity like this does not last forever for this rare investment in Nova Scotiaâ€™s thriving hospitality scene.



Built in 1867

## Essential Information

MLS® #	202403545
Price	\$969,000
Square Footage	3,400
Acres	0.11

Year Built	1867
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	June 20th, 2024

## Community Information

Address	117 Front Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1A5

## Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Water Connected, Phone Connected, See Remarks
Features	Grade Loading, Lighting, Living Accommodations, Public Washrooms
Parking	Public Parking, Gravel

## Interior

Heating	Baseboard
Cooling	Air Conditioning

## Exterior

Lot Description	Under 0.5 Acres, Shopping Nearby, Sloped, Visual Exposure
Roof	Asphalt, Rolled/Hot Mop
Construction	Wood Frame

## Additional Information

Zoning	C1
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## Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 14th, 2025 at 7:02am ADT