

\$1,050,000 - 18 Woodman Road, Wolfville

MLS® #202406217

\$1,050,000

9 Bedroom, Bathroom,
Residential Income on 0.47 Acres

V2, Wolfville, NS

This fourplex is situated on a parklike half-acre lot in the historic town of Wolfville. The building includes a 3 bedroom unit with 2 ensuites while the other three units are two bedrooms & 1 bath. Units A&B have private laundry while units C&D share laundry. Just minutes from the heart of downtown Wolfville, this is an ideal location for young professionals. Vacancy has never been an issue with this sought-after building and location. Investors will be pleased to know that it currently carries an impressive cap rate with room to grow. Further, using current interest rates the property is cash flow positive. The roof was re-shingled in September 2020. Meanwhile, unit A was extensively renovated in 2022 with a new kitchen, bath, flooring, deck, patio door, lighting, drywall, plumbing, electrical, barn doors and paint throughout. In the last couple of years work updates on the building include some brand new appliances, new toilets, new sewer lift pump, municipal street connection and new heat pumps in all units. With its proximity to shopping, Acadia University, Church Brewing & countless wineries makes this a wonderful opportunity for all investors.



Built in 1984

Essential Information

MLS® #	202406217
Price	\$1,050,000

Bedrooms	9
Acres	0.47
Year Built	1984
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	July 17th, 2024

Community Information

Address	18 Woodman Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2M5

Amenities

Utilities	Cable Connected, Phone Connected, Electricity Connected
Parking	Driveway, Parking Spaces(s), Paved

Interior

Interior Features	Multi-Use Rooms
Appliances	Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Stove
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Barbecue
Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1-A
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Listing Details

Listing Office

Keller Williams Select Realty

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