

\$950,000 - 56/60 Queen Street, Bridgetown

MLS® #202406960

\$950,000

Bedroom, Bathroom, 2,000 sqft
Commercial Sale on 4.40 Acres

V3, Bridgetown, NS

Welcome to your all-in-one destination for living, working, and playing â€” a riverfront campground boasting 40 fully serviced sites with 50 and 30 amp power hookups, along with a charming rustic cabin for those seeking a cozy retreat. You'll find convenience and comfort in the shower/laundry/washroom building, while the spacious garage, currently housing lawn care equipment, offers ample storage or potential for expansion. Explore entrepreneurial opportunities with the former ice cream shop on Queen Street, ripe for transformation into a food service venture, complete with some equipment included. Unleash the potential of the activities hall, currently utilized for storage, which could easily be repurposed for various events or gatherings. Nestled on approximately 4.4 acres with 750 feet of river frontage, this property boasts a 3-bedroom, 2-bath bungalow with numerous upgrades like steel roof, 3 head heat pump, new floors throughout just to list a few, offering stunning views of the Annapolis River and potential as a pub or restaurant. Enjoy amenities such as a small boat launch, playground, access to the ATV-friendly Harvest Moon trail, and a sandy beach area with picturesque views of the iron bridge. Located in a friendly town with easy access to groceries, restaurants, liquor store and other amenities, this campground is a highly respected local business with consistently low vacancy rates throughout the season, ensuring a secure investment for



years to come.

Built in 1976

Essential Information

MLS® #	202406960
Price	\$950,000
Square Footage	2,000
Acres	4.40
Year Built	1976
Type	Commercial Sale
Sub-Type	Business
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	56/60 Queen Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Bridgetown
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected, Underground Utilities
Features	Fishing, Outside Storage, Laundry Facility, Living Accommodations, Public Washrooms, Recreational Area, Recreational Facilities
Parking	Gravel
Is Waterfront	Yes
Waterfront	River Front, River Access, Waterfront

Interior

Heating	Baseboard, Ductless
Cooling	Ductless

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Shopping Nearby
Roof	Asphalt, Metal
Construction	Block, 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 15th, 2025 at 10:33am ADT