

\$349,000 - 406 Highway 103, Clyde River

MLS® #202408497

\$349,000

Bedroom, Bathroom, 42,945 sqft
Commercial Sale on 300.00 Acres

G2, Clyde River, NS

Excellent Opportunity, priced for quick sale! Originally constructed for a Mink Farm - now vacant and ready to occupy. This 300 acre surveyed parcel of land offers the ideal location for many commercial endeavors. Gated with road to site, drilled well and ample parking area. Cleared area offers three 42' x 330' buildings - wooden structure with metal exterior and roof, separate 20 x 18 building with office /2 pc. bath and loft storage area with grade loading. 400 amp with single phase wiring. Located in prime location offering exceptional conditions of climate and soil for numerous types of cultivation. 2800 +ft. on highway 103 - potential for sub-division in preferred area - mix of hard and softwood all effected by wild fire 2023 but showing new growth. Gravel and other resource on site. 10 minutes from Barrington Passage and 12 minutes to Town of Shelburne. Property Sold 'As Is'



Built in 2009

Essential Information

MLS® #	202408497
Price	\$349,000
Square Footage	42,945
Acres	300.00
Year Built	2009
Type	Commercial Sale
Sub-Type	Commercial (Other)

Status Closed
Date Sold December 11th, 2025

Community Information

Address 406 Highway 103
Area South Shore
District 407-Shelburne County
Sub-District G2
City Clyde River
County Shelburne
Province NS
Postal Code B0W 1R0

Amenities

Utilities Electric, Cable Connected, Electricity Connected, Phone Connected, See Remarks
Features Grade Loading, Outside Storage, Other, See Remarks
Parking Public Parking, Gravel, Parking Spaces(s), Guest, Other

Interior

Heating Baseboard, Other Heating/Cooling
Cooling Other Heating/Cooling

Exterior

Lot Description Over 100 Acres, Wooded, Visual Exposure, Other
Roof Steel
Construction Wood Frame

Additional Information

Days on Market 526
Zoning res/comm

Listing Details

Listing Office East Bay Realty Ltd.

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