

\$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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Listing information last updated on October 14th, 2025 at 9:17pm ADT