

\$900,000 - 214/220/222 Commercial Street, Berwick

MLS® #202411156

\$900,000

Bedroom, Bathroom, 2,820 sqft
Commercial Sale on 1.95 Acres

V2, Berwick, NS

This exceptional commercial property offers an array of features tailored to accommodate diverse business needs. Situated on a spacious lot, this property comprises of two well-maintained buildings, each with its own distinct amenities and functionalities. At one time, both buildings served as a hub for insurance operations. The smaller of the two is still in operation, boasting a practical layout designed for efficiency and productivity. Upon entry, guests are greeted by a welcoming reception area, setting the tone for professionalism and hospitality. The main floor encompasses four offices, providing ample space for staff and clientele interactions. Convenience is prioritized with the inclusion of a half bath, ensuring comfort throughout the workday. Descending into the full basement reveals additional utility, with a kitchenette and storage area offering practical solutions for daily operations. The larger building underwent a significant expansion in 2000. This structure exudes sophistication, featuring a spacious reception area adorned with stunning trims, evoking a sense of elegance and refinement. The main level hosts several meticulously designed offices, catering to various administrative needs. Notably, a temperature-controlled server room ensures optimal performance of technological infrastructure, while a fireproof mail/copy storage room prioritizes security and organization. Ascending to the upper level unveils a luxurious boardroom, complemented



by a kitchen and multiple half baths for added convenience. A versatile open area, along with additional offices and a file room, offer flexible spaces conducive to collaborative endeavors. Multiple air conditioning units are found throughout the building. Both buildings are equipped with alarm systems, ensuring the safety and security of occupants and assets. A Cummins automatic generator provides peace of mind by seamlessly maintaining operations during power outages. The fenced front yard showcases meticulous

Built in 1967

Essential Information

MLS® #	202411156
Price	\$900,000
Square Footage	2,820
Acres	1.95
Year Built	1967
Type	Commercial Sale
Sub-Type	Commercial (Other)
Status	Closed
Date Sold	June 10th, 2024

Community Information

Address	214/220/222 Commercial Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Water Connected, Sewer Connected, See Remarks
Features	Other, Public Washrooms

Parking	Public Parking, Parking Spaces(s), Paved
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Interior

Heating	Furnace
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Cooling	Ductless
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# of Stories	2
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Exterior

Lot Description	1 to 2.99 Acres, Cleared, Near Public Transit, Shopping Nearby, Visual Exposure
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Roof	Asphalt
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Construction	Wood Frame
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Additional Information

Zoning	C-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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