

# \$799,900 - 115 Coldbrook Village Park Drive, Coldbrook

MLS® #202415264

**\$799,900**

Bedroom, Bathroom, 3,337 sqft  
Commercial Sale on 0.81 Acres

V2, Coldbrook, NS

The modern office building is strategically located in a prime area with excellent highway visibility, situated within a high-traffic industrial park that includes a commercial retail mix. Its proximity to highway on and off ramps enhances accessibility. The building itself is exceptionally well-built, offering low operating costs and featuring solid leases. Amenities include paved parking and exterior pilon signage, complemented by a functional design that supports efficient operations, presently there are 14 offices, a boardroom, 3 rest rooms, kitchen, storage, foyer, large waiting area with reception. Furthermore, the expansive lot not only accommodates the current building but also offers potential for future expansion or subdivision for additional development opportunities.



Built in 2009

## Essential Information

MLS® #	202415264
Price	\$799,900
Square Footage	3,337
Acres	0.81
Year Built	2009
Type	Commercial Sale
Sub-Type	Office
Status	Closed
Date Sold	January 6th, 2025

## Community Information

Address	115 Coldbrook Village Park Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1B9

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Features	Lighting, Public Washrooms
Parking	Public Parking, Parking Spaces(s), Paved, Guest
View	Other
Waterfront	Access: Public, Access: Year Round Road

## Interior

Heating	Baseboard, Ductless, Hot Water, In Floor, Radiant
Cooling	Air Conditioning, Ductless
# of Stories	2

## Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Visual Exposure, Corner Lot, Industrial park
Roof	Asphalt
Construction	Brick

## Additional Information

Zoning	Commercial
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## Listing Details

Listing Office	Homelife City & Valley
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Listing information last updated on October 14th, 2025 at 6:02pm ADT