

# \$1,250,000 - 85 Water Street, Windsor

MLS® #202415648

**\$1,250,000**

Bedroom, Bathroom, 28,620 sqft  
Commercial Sale on 0.17 Acres

V1, Windsor, NS

Attention Investors! An incredible income opportunity awaits with this commercial property located in the downtown of Windsor. This historical building offers 20 residential units and 4 commercial spaces. With a current cap rate of 8% based on the asking price, this property promises substantial returns. Plus, there's an exciting potential to boost the cap rate to 13.9% with just a 5% increase. Situated in the bustling downtown core, this property provides high visibility and foot traffic, ideal for both businesses and residents. While the building requires some work, this unique property promises tons of potential. This rare opportunity won't last long, schedule a viewing today!



## Essential Information

MLS® #	202415648
Price	\$1,250,000
Square Footage	28,620
Acres	0.17
Type	Commercial Sale
Sub-Type	Commercial (Other)
Status	Closed
Date Sold	October 1st, 2024

## Community Information

Address	85 Water Street
Area	Annapolis Valley

District	Hants County
Sub-District	V1
City	Windsor
County	Hants
Province	NS
Postal Code	B0N 2T0

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Features	Laundry Facility
Parking	Public Parking, Parking Spaces(s), Paved, Shared

### **Interior**

Heating	Furnace, Hot Water, Radiant
# of Stories	3

### **Exterior**

Lot Description	Under 0.5 Acres, Shopping Nearby, Visual Exposure
Windows	Display Window(s)
Roof	Rolled/Hot Mop
Construction	Concrete, Stone

### **Additional Information**

Zoning	W-TC
--------	------

### **Listing Details**

Listing Office	Royal LePage Atlantic - Valley(Windsor)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 13th, 2025 at 8:17pm ADT