# \$549,900 - 172 Highway 214, Elmsdale

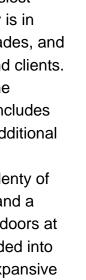
MLS® #202415735

## \$549,900

Bedroom, Bathroom, 1,125 sqft Commercial Sale on 0.24 Acres

105-B, Elmsdale, NS

Seize the opportunity to own a prime commercial property on one of the busiest streets in Hants County. This property is in excellent condition, requiring no upgrades, and offers ample parking for customers and clients. Featuring abundant signage space, the visibility is unmatched. The property includes two small attached storage units for additional convenience. Inside, you'II find a spacious, bright reception area with plenty of seating, four offices, two bathrooms, and a kitchen/lunch room. With two exterior doors at the front, the space can easily be divided into two separate offices if desired. The expansive 10,400 square foot lot provides ample room for expansion of the building or reconfiguration to suit your needs. The current lease expires January 31st-2026.





#### **Essential Information**

MLS®# 202415735 Price \$549,900

1,125 Square Footage 0.24 Acres Year Built 1944

Commercial Sale Type

Sub-Type Retail Status Closed

Date Sold July 31st, 2024



# **Community Information**

Address 172 Highway 214

Area Halifax - Dartmouth

District 105-East Hants/Colchester West

Sub-District 105-B

City Elmsdale

County Hants

Province NS

Postal Code B2S 1H7

### **Amenities**

Utilities Electric, Electricity Connected, Water Connected, Sewer Connected,

**Phone Connected** 

Features Public Washrooms

Parking Public Parking, Gravel, Parking Spaces(s), Guest

Interior

Heating Baseboard, Ductless

Cooling Air Conditioning, Ductless

# of Stories 1

**Exterior** 

Lot Description Under 0.5 Acres, Cleared, Shopping Nearby, Visual Exposure

Roof Asphalt

Construction Wood Frame

### **Additional Information**

Zoning VC

# **Listing Details**

Listing Office Royal LePage Atlantic (Enfield)

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