

# \$440,000 - 9838 Main Street, Canning

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MLS® #202415992

**\$440,000**

2 Bedroom, 1.50 Bathroom, 781 sqft

Residential on 0.06 Acres

V2, Canning, NS

Calling all entrepreneurs! It is a great time to join the exciting growth and expansion of the beautiful community of Canning. This area is quickly growing and has many exciting plans for the future. Get in early and have a place that allows you to live and work, use as a commercial space and living space or change over to two or three rental spaces. This store front is well known as the place that sold china many years ago. Since it has been an ice cream shop. The store front is still set up with its own front and side door, bathroom, storage space and front counter space to do your business. Below the shop is the lower level which houses the furnace, hot water tank and another very large room with its own entrance. However the most exciting piece is the amazing, two level apartment which has been beautifully designed. From the quaint kitchen you can go out to the screened in room with a rolling awning which rolls out over the roof to curb the heat. From there enjoy great views of the river below while enjoying the peach amidst large beautiful trees. Upstairs in the apartment enjoy vaulted ceilings with large windows overlooking the water and a large open-concept living space. This is a two bedroom with the laundry located in the smaller bedroom of the two. A lovely three piece bathroom is close to the master. This space is homey and well designed for comfort. A heat pump supplies all the heat needed in this space while a furnace is kept low to heat the front shop. Currently there is a tenant who



will definitely be staying until November but who might stay longer should the situation present itself. This is a great space for a new store front business, small eatery or anything you wish to make it- come out and see this opportunity today!

Built in 1854

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202415992               |
| Price          | \$440,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 781                     |
| Acres          | 0.06                    |
| Year Built     | 1854                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 20th, 2024     |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 9838 Main Street |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | Canning          |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1H0          |

**Amenities**

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| View          | River                                                             |
| Is Waterfront | Yes                                                               |
| Waterfront    | River Front                                                       |

## Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | High Speed Internet                 |
| Heating           | Baseboard, Furnace, Ductless        |
| # of Stories      | 3                                   |
| Stories           | 3 Storey                            |
| Has Basement      | Yes                                 |
| Basement          | Partially Finished, Walk-Out Access |

## Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 0.5 to 0.99 Acres  |
| Roof            | Asphalt            |
| Foundation      | Concrete Perimeter |

## School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Glooscap Elementary School       |
| Middle     | Northeast Kings Education Centre |
| High       | Northeast Kings Education Centre |

## Additional Information

|        |     |
|--------|-----|
| Zoning | C-2 |
|--------|-----|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Viewpoint Realty Services Inc. |
|----------------|--------------------------------|

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Listing information last updated on October 18th, 2025 at 12:17am ADT