

\$1,275,000 - 2 Mont Street, Halifax

MLS® #202417477

\$1,275,000

Bedroom, Bathroom, 5,250 sqft
Commercial Sale on 0.18 Acres

7-A, Halifax, NS

Located just off the Herring Cove Road in Spryfield this building has excellent visual exposure to the heavily travelled main artery through Spryfield. completed in the fall of 2016 it was built using a silent truss system and a center steel beam system supporting both floors leaving no load bearing walls on any of the levels. This was done to allow ease of reconfiguration as the need arises. Paved parking for the store accommodates 7 vehicles and the paved driveway for the apartment accommodates 2 vehicles. The building is wood frame construction with asphalt shingles, vinyl siding and imitation stone trim. The apartment is 1,750 sqft on the top floor of the building and has its own private entrance. The apartment has its own power meter 2 good sized bedrooms, 1.5 bathrooms, a storage room and a laundry room. There will be no viewing of the apartment until an APS is in place. The main floor of the building consists of 1,750 sqft of commercial space with 10' ceilings, an 18,000 BTU heat pump and baseboard electric heat. The unit has a wheelchair accessible washroom as well as ground level loading doors on the right side of the building as seen from the front. Currently there are no leases on the mai floor. It was leased to Water 'N' Wine from October 2016 until January 2024. The full basement is not currently leased.

Built in 2016



Essential Information

MLS® #	202417477
Price	\$1,275,000
Square Footage	5,250
Acres	0.18
Year Built	2016
Type	Commercial Sale
Sub-Type	Commercial (Other)
Status	Closed
Date Sold	May 5th, 2025

Community Information

Address	2 Mont Street
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 1N4

Amenities

Utilities	Electric, Water Connected, Sewer Connected
Features	Grade Loading
Parking	Parking Spaces(s), Paved

Interior

Heating	Baseboard, Ductless
Cooling	Air Conditioning, Ductless

Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Corner Lot
Roof	Asphalt
Construction	Wood Frame

Additional Information

Zoning	C2A
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Listing Details

Listing Office	Exit Realty Metro
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