

\$340,000 - 261 York Street, Bridgewater

MLS® #202417731

\$340,000

Bedroom, Bathroom, 2,598 sqft
Commercial Sale on 0.42 Acres

C1, Bridgewater, NS

Opportunity to purchase this +/- 2,598 sf commercial property. The building offers excellent visibility and it enjoys a very central and convenient location within the town of Bridgewater. Current configuration is comprised of approx. 40% (OR +/- 1100 sf) for showroom/office, boardroom, bathroom & kitchenette. Balance of the building (approx. 60% or 1498 sf) entails two warehouse/work spaces with grade level loading doors at the side of the building. The back warehouse features 13â€™™ clear span height along with the added bonus of +/- 370sf mezzanine space for storage. Zoned C-7 (Neighbourhood Commercial) this flexible and versatile space allows for a multi-unit residential development of up to 4 residential units + main floor commercial on this 18,092 sf lot. Property is being sold on an "As Is Where Is" basis. Act now on this competitively priced offering.



Essential Information

MLS® #	202417731
Price	\$340,000
Square Footage	2,598
Acres	0.42
Type	Commercial Sale
Sub-Type	Commercial (Other)
Status	Closed
Date Sold	August 21st, 2024

Community Information

Address	261 York Street
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 1R6

Amenities

Utilities	Electric, Electricity Connected, Water Connected, Sewer Connected, Phone Connected, See Remarks
Features	Grade Loading, Other, See Remarks
Parking	Public Parking, Circular Driveway, Gravel, Parking Spaces(s), Paved, Guest

Interior

Heating	Forced Air, Furnace, Ductless, Hot Water, In Floor, Radiant, Radiator
Cooling	Air Conditioning
# of Stories	1

Exterior

Lot Description	Under 0.5 Acres, Visual Exposure, Other
Roof	Asphalt
Construction	Block, Concrete, Wood Frame

Additional Information

Zoning	C-7
--------	-----

Listing Details

Listing Office	Red Door Realty
----------------	-----------------

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 15th, 2025 at 9:14am ADT