

# \$395,000 - 319 Charlotte Street, Sydney

MLS® #202418066

## \$395,000

Bedroom, Bathroom, 16,800 sqft  
Commercial Sale on 0.31 Acres

N/A, Sydney, NS

Re-development opportunity located in the heart of downtown Sydney. This historic building has been a part of business community for over 70 years. The building is comprised of three stories containing approximately 5,600 sq ft. on each floor. The second and third floors are accessed via a passenger elevator that is currently not operational. The main floor is finished, in part, with wood framed offices, laminate flooring and suspended light fixtures. The rear of the space is generally unfinished with exposed brick and older gyproc walls & concrete flooring, textured ceilings. The second floor is finished for office use with a large open area and several private offices. The property possesses 13,600 sf in land area including the adjacent paved parking area that is accessible via Havelock Street.



### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | 202418066         |
| Price          | \$395,000         |
| Square Footage | 16,800            |
| Acres          | 0.31              |
| Type           | Commercial Sale   |
| Sub-Type       | Office            |
| Status         | Closed            |
| Date Sold      | August 30th, 2024 |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 319 Charlotte Street |
| Area         | Cape Breton          |
| District     | 201-Sydney           |
| Sub-District | N/A                  |
| City         | Sydney               |
| County       | Cape Breton          |
| Province     | NS                   |
| Postal Code  | B1P 1E1              |

### **Amenities**

|         |       |
|---------|-------|
| Parking | Paved |
|---------|-------|

### **Interior**

|              |           |
|--------------|-----------|
| Heating      | Hot Water |
| # of Stories | 3         |

### **Exterior**

|                 |                 |
|-----------------|-----------------|
| Lot Description | Under 0.5 Acres |
| Roof            | Other           |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | NER |
|--------|-----|

### **Listing Details**

|                |                                                   |
|----------------|---------------------------------------------------|
| Listing Office | ROI Group Commercial Real Estate Advisors Limited |
|----------------|---------------------------------------------------|

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Listing information last updated on November 4th, 2025 at 5:47am AST