

\$339,900 - 12 Lawrence Street, Amherst

MLS® #202418667

\$339,900

6 Bedroom, Bathroom,
Residential Income on 0.29 Acres

N/A, Amherst, NS

RENTAL INCOME PROPERTY! This character property sits in the heart of downtown Amherst within walking distance to stores, restaurants, library and so much more!

The property consists of four residential units, 2- two bedroom units and 2- one bedroom units, plus a small commercial rental space.

Outside there is plenty of parking with a circular driveway and gravel parking pad. The owner currently pays for heat and tenants pay their own electricity. Commercial Unit -

Located on the main floor, separate entrance, recently refreshed and not currently rented,

7'10" x 12' office space and two-piece bathroom. Unit 1 - Located on the second floor and is a one bedroom unit currently renting for \$675 a month. Featuring dining area, kitchen, living room, four-piece bathroom, large bedroom, sunroom, in unit laundry, and ductless heat pump. Unit 2 - Located on the second floor and is a two bedroom unit currently renting for \$875 a month. Featuring eat-in kitchen, living room, four-piece bathroom, two bedrooms, in unit laundry, and ductless heat pump. Unit 3 - Located on the main floor and is a one bedroom unit currently renting for \$802 a month. Featuring eat-in kitchen, living room, four-piece bathroom, one bedroom, in unit laundry, and ductless heat pump. Unit 4 - Located on the main floor and is the largest two bedroom unit currently renting for \$780 a month. Featuring a sunny large living room, four-piece bathroom, eat-in kitchen, one guest bedroom, large primary



bedroom with walk-in closet and laundry room, and ductless heat pump. Be sure to check out the floor plans for more details.

Essential Information

MLS® #	202418667
Price	\$339,900
Bedrooms	6
Acres	0.29
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	August 1st, 2025

Community Information

Address	12 Lawrence Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3Y6

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Concrete, Double, Gravel, Paved

Interior

Appliances	Electric Range, Refrigerator, Stove
Heating	Baseboard, Ductless
Cooling	Air Conditioning
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	West Highlands Elementary School
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Residentia
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Listing Details

Listing Office	Coldwell Banker Performance Realty
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Listing information last updated on October 13th, 2025 at 2:47am ADT