

\$255,000 - Lot 87-1 62 North Street, Granville Ferry

MLS® #202418847

\$255,000

2 Bedroom, 1.50 Bathroom, 1,610 sqft

Residential on 0.42 Acres

V4, Granville Ferry, NS

Affordable property and great location for a chef or baker who wants to work from home and have a commercial kitchen to start or grow, a catering or market business. Perhaps your specialty is jams and pickles, or natural bath and beauty products? This spot could help take your business to the next level. Just need the kitchen? Find a tenant for the upstairs, and now you have an income stream while you get your business off the ground. Alternatively, live upstairs and rent the kitchen! Located in a private setting in the village of Granville Ferry, minutes from Annapolis Royal. The walk-out ground floor consists of a 19'x19' turnkey commercial kitchen plus cold storage room and root cellar. Appliances include a 5 burner GE propane range, dishwasher and refrigerators. There is also a chest freezer, small appliances, pots, pans and baking dishes, all the racks and work surfaces. Commercial sink with a triple and double sink. A heat pump keeps the temperature comfortable year round. A bedroom or office space is also on this level, plus a small bathroom and stacked washer & dryer. The main entrance opens to a large foyer with vaulted ceiling and light tunnel to brighten the room. Lots of built in storage and closets in this space. The main living area is open plan, featuring a large kitchen with Corian top island and a spacious dining and living room. A door off the kitchen leads to a balcony and stairway to the back yard. A unique mini solarium off the dining area is perfect for starting seedlings



or for sun-loving plants. Also on this level is the primary bedroom, and a 3 pc bath. Heating and cooling provided by a heat pump and electric baseboards. The private, 18000+ square foot lot is set up for growing vegetables and herbs, and features mature fruit and nut trees. A 10'x20' bike garage/workshop is at the front of the house, and there are two large sheds at the back. Imagine how this great property could work for your unique lifestyle, and book your showing today!

Built in 1997

Essential Information

MLS® #	202418847
Price	\$255,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,610
Acres	0.42
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 7th, 2025

Community Information

Address	Lot 87-1 62 North Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Electric Range, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	R2
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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