

\$200,000 - 21017 Highway 7, Mushaboom

MLS® #202419120

\$200,000

Bedroom, Bathroom, 7,200 sqft
Commercial Sale on 3.38 Acres

35-C, Mushaboom, NS

Investors dream! A work-in-progress with massive payoff potential!! This opportunity on Nova Scotia's beautiful Eastern Shore with this versatile residential/commercial uses spanning over 3 acres is located just minutes to Sheet Harbour. It currently consists of a 2-bedroom unit renting for \$1,100/mo, with the 2nd in mid reno for another \$1100/mo. The other end can accommodate another 2 for additional \$2200/mo. In between, an opportunity to make your dream come true with a variety of business ideas! Existing electrical & plumbing can help make it easier or build storage units for passive income with room to grow using two adjacent lots included in the purchase price. What about a trades shared workspace? Modern utilities include a well pump, a commercial sized septic system, metal roof, 3 electric meters for apartments & a 400 amp meter for the commercial space. This 7200 sqft building offers exceptional value with its solid construction, featuring a sturdy tongue and groove build and concrete foundation. It is currently mid-renovation with the large space repaired and ready for you to let your imagination run wild. The property's excellent road frontage ensures high visibility, while its proximity to new developments and amenities a few minutes away, enhances its appeal. Whether you're an investor, business owner, or developer, this property's blend of residential and commercial potential is perfect for capitalizing on the Eastern Shore's growth. Don't



miss out on transforming this space into your next successful venture.

Essential Information

MLS® #	202419120
Price	\$200,000
Square Footage	7,200
Acres	3.38
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	December 6th, 2024

Community Information

Address	21017 Highway 7
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Mushaboom
County	Halifax
Province	NS
Postal Code	B0J 3B0

Amenities

Utilities	Electric, Well
Features	Laundry Facility, Living Accommodations, Public Washrooms
Parking	Gravel, Driveway, Parking Spaces(s), Guest

Interior

Heating	Baseboard
# of Stories	1

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Wooded, Visual Exposure
Roof	Metal
Construction	Concrete, Wood Frame

Additional Information

Zoning MU

Listing Details

Listing Office EXP Realty of Canada Inc.

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Listing information last updated on October 27th, 2025 at 7:17pm ADT