

\$795,000 - 191-193 Commercial Street, Berwick

MLS® #202421022

\$795,000

Bedroom, Bathroom, 7,698 sqft
Commercial Sale on 0.42 Acres

V2, Berwick, NS

An exciting investment opportunity, right in the downtown core of Berwick. Currently home to three busy enterprises, and one residential tenant, this 7000+ square foot building is ready for new owners to take possession and reap the reward of a well-maintained building, reliable tenants, and a proven income stream. 191-193 Commercial Street is currently leased by Tim Hortons and Saltzman's Carpet & Tile; 134 Union Street is currently leased by Smokehouse Taproom. The 65â€™ by 135â€™ parking lot (separate PID), adds much value in an area where parking can be a challenge. Upgrades to various units within recent years include: a ventilation system, windows, siding, hot water tank, UV water treatment, decks, staircase to residential unit, and more. Berwick is one of the fastest growing towns in the Annapolis Valley. Its amenities attract retirees, young families, and new Canadians, alike. Easy access to Hwy 101, transit, excellent schools, medical facility, arena, and nearby golf course all add to the appeal for investors. Detailed leasing and financial information available to qualified buyers. Additional pictures coming next week



Built in 1970

Essential Information

MLS® #	202421022
Price	\$795,000

Square Footage	7,698
Acres	0.42
Year Built	1970
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	February 27th, 2025

Community Information

Address	191-193 Commercial Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Sewer Connected, Phone Connected
Features	Lighting, Outside Storage, Living Accommodations, Public Washrooms
Parking	Public Parking, Parking Spaces(s), Paved, Guest

Interior

Heating	Heat Pump
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Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure
Roof	Rolled/Hot Mop
Construction	Block

Additional Information

Zoning	c-1
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Listing Details

Listing Office	Exit Realty Town & Country
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