

# \$149,900 - 2 Albion Street, Amherst

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MLS® #202424295

**\$149,900**

Bedroom, Bathroom, 1,440 sqft  
Commercial Sale on 0.07 Acres

N/A, Amherst, NS

Affordable Commercial Space in Downtown Amherst! Are you running an in-home business and need more space? Or maybe you have a new business idea but lack a suitable location? This great building in the heart of downtown Amherst could be your perfect solution! Conveniently situated near one of the town's main intersections, this property offers excellent visibility and accessibility. There is a long standing tenant operating a reputable Barbour shop on one side of the building. With an abundance of patron seating, a storage closet and washroom this space is currently renting for \$645/mo heated. The space on the other side has been a successful dog grooming location for several years. With its bright, inviting atmosphere, this versatile area features a spacious open floor plan, a front office, a dog wash station, a storage room, and a washroom. With great lighting and easy access to water, it's ideal for a hair or nail salon, office or retail space! The building is heated with electric baseboards with natural gas-fired hot water system. Book your showing today and turn your business dreams into reality!



Built in 1952

## Essential Information

MLS® #	202424295
Price	\$149,900

Square Footage	1,440
Acres	0.07
Year Built	1952
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	April 15th, 2025

### Community Information

Address	2 Albion Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2V4

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	1
Parking	Public Parking, Single, Guest

### Interior

Heating	Baseboard
# of Stories	1

### Exterior

Lot Description	Under 0.5 Acres, Shopping Nearby, Visual Exposure
Windows	Display Window(s)
Roof	Metal
Construction	Wood Frame

### Additional Information

Zoning	Res
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### Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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Listing information last updated on October 14th, 2025 at 12:47am ADT