

\$179,000 - 7 Montague Road, West Pubnico

MLS® #202424808

\$179,000

1 Bedroom, Bathroom,
Residential Income on 0.26 Acres

West Pubnico, West Pubnico, NS

Modern duplex in very good condition with many business/investment possibilities! If you're looking for a vacant investment property that doesn't require many upgrades or maintenance, this is for you! Currently, one unit is an open concept bachelor apartment and the 2nd is a 1 bedroom unit. Both units have laundry. Both are vacant and ready for occupancy on your terms! The building is ~1160 sqft, with electric baseboard heat throughout plus a heat pump in front unit and its on municipal sewer. Front unit was built ~28 years with the back unit added as an addition later. If you need a space for your business or you'd like two rental units as it is now, this is a great opportunity! Previously it was used as an airbnb and hair salon, but would work great for a massage therapist or any business in the front with a rental in the back. Location is great, just minutes (4 km) off of highway 103 and ~25 minutes to Yarmouth.



Built in 1996

Essential Information

MLS® #	202424808
Price	\$179,000
Bedrooms	1
Acres	0.26
Year Built	1996
Type	Residential Income
Sub-Type	Duplex

Status	Closed
Date Sold	November 22nd, 2024

Community Information

Address	7 Montague Road
Area	Yarmouth
District	County Pubnico
Sub-District	West Pubnico
City	West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 3S0

Amenities

Utilities	Electricity Connected
Parking	Dirt, Driveway

Interior

Appliances	Dryer, Washer, Washer/Dryer, Microwave, Water Softener, Refrigerator
Heating	Baseboard, Ductless
Cooling	Air Conditioning
# of Stories	1
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Drumlin Heights Consolidated School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office

Modern Realty

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Listing information last updated on October 15th, 2025 at 3:02am ADT