

\$999,000 - 414 Main Street, Wolfville

MLS® #202426115

\$999,000

Bedroom, Bathroom, 3,498 sqft
Commercial Sale on 0.07 Acres

V2, Wolfville, NS

Situated on the bustling Main Street in the heart of Wolfville, this prime property offers an exceptional investment opportunity. The main floor features a well-maintained office space, leased until 2027 at market rent, ensuring steady income. Behind the office, you'll find nearly 400 sq ft of unfinished space, ready for customization to suit your needs. Upstairs, two bright and spacious 2-bedroom apartments showcase engineered hardwood floors and sunny windows, providing comfortable living spaces. Both apartments are currently leased, adding to the property's revenue stream. The basement offers additional potential for storage, enhancing the overall functionality of the building. With heavy foot traffic year-round, this location is ideal for businesses and residents alike, making it a valuable addition to any portfolio. Details on income/expenses and leases available on request.



Essential Information

MLS® #	202426115
Price	\$999,000
Square Footage	3,498
Acres	0.07
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	January 28th, 2025

Community Information

Address	414 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1C9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Parking	None, Public Parking

Interior

Heating	Baseboard, Furnace, Heat Pump
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Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure
Windows	Display Window(s)
Roof	Asphalt
Construction	Block, Concrete

Additional Information

Zoning	C1
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Listing Details

Listing Office	MacKay Real Estate Ltd.
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Listing information last updated on October 14th, 2025 at 6:02am ADT