

\$335,000 - 3407 Highway 3, Barrington Passage

MLS® #202426606

\$335,000

4 Bedroom, 2.00 Bathroom, 2,392 sqft

Residential on 1.60 Acres

G2, Barrington Passage, NS

This 1.6 waterfront property is located in a mix of Residential and Commercial zoning with numerous possibilities. It is priced to sell. The main level has a 1 bedroom 1 bath apartment unit on the end with its own electrical panel. The middle area is a commercial unit with a large reception/waiting area/great room with 2 half baths. There are several rooms currently used as storage that can be used as individual office spaces. A very large office is at the back for privacy. To the right of the waiting area is another large space with 2 offices and a large room that boasts of a brick wall. You can make a separate entrance to it as well. The upper level has plumbing and a large meeting room. It can be part of the 1 bedroom apartment. The property has beautiful views from the large windows along the back. There's a circular paved driveway with parking spaces. Don't miss an opportunity to be in the heart of all the amenities and build your business and live on location or a great investment opportunity to buy and rent to several small businesses. There is so much potential and its suitable for so many options to fit your needs.



Built in 1956

Essential Information

MLS® # 202426606

Price \$335,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,392
Acres	1.60
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2025

Community Information

Address	3407 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Barrington Passage
County	Shelburne
Province	NS
Postal Code	B0W 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Parking Spaces(s), Paved
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Baseboard
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
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Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Com/res
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Listing Details

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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