

\$450,000 - 18 Empire Street, Bridgewater

MLS® #202501526

\$450,000

5 Bedroom, Bathroom,
Residential Income on 0.27 Acres

C1, Bridgewater, NS

Vacant and Ready to Capture Market Rents!
This rare investment opportunity offers incredible current value and exciting future potential. Sitting on a large double lot, the property features three units: two spacious 2-bedroom units and one cozy 1-bedroom unit. Over the past seven years, the building has undergone significant updates, including all-new windows and doors, ensuring energy efficiency and modern appeal. The roof was also redone approximately eight years ago, providing peace of mind for years to come. Adding even more value, the detached outbuilding is perfect for storage or could be converted into an additional income-generating space. Each unit is generously sized, but the possibilities for this property don't stop there—its expansive lot opens up the door to future development or expansion, making it a savvy choice for investors looking to grow their portfolio. Located centrally in town, this property offers unbeatable convenience with easy access to nearby amenities. Whether you're ready to fill the units with market-rate tenants or want to explore the potential for added development, this property is a versatile and rewarding investment. Don't miss this chance to secure a quality asset with endless possibilities!



Essential Information

MLS® #	202501526
Price	\$450,000
Bedrooms	5
Acres	0.27
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Date Sold	April 15th, 2025

Community Information

Address	18 Empire Street
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 2L3

Amenities

Parking	Circular Driveway, Gravel, Driveway, Parking Spaces(s)
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Interior

Appliances	Other, Stove, Refrigerator, Washer
Heating	Hot Water
# of Stories	2
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Bridgewater Elementary School
Middle	Bridgewater Junior Senior High School
High	Park View Education Centre

Additional Information

Zoning C1/RAC

Listing Details

Listing Office Royal Lepage Atlantic (Mahone Bay)

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Listing information last updated on October 16th, 2025 at 8:47pm ADT