

\$45,000 - 8308 Gabarus Highway, Gabarus

MLS® #202511344

\$45,000

2 Bedroom, 1.00 Bathroom, 840 sqft
Residential on 0.52 Acres

N/A, Gabarus, NS

Here's your chance to own a nearly half-acre lot in the peaceful village of Gabarus, Cape Breton. This leveled and cleared property offers a great opportunity for a summer getaway, future build, or investment. The lot features a gravel driveway leading directly to a mobile home, which is being sold as is and will be the responsibility of the buyer. Whether you choose to remove or restore it, the groundwork is already in place for your next step. The property includes a drilled well with a new pump, a septic system, and 100 amp electrical service, saving you time and costs on essential infrastructure. With year-round access along Gabarus Highway, you're just minutes from the coastline, beaches, and the community charm that makes Gabarus special. Ideal for a seasonal escape or as a build-ready lot with key utilities already installed.



Essential Information

MLS® #	202511344
Price	\$45,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.52
Type	Residential

Sub-Type	Mobile Home
Status	Closed
Date Sold	July 9th, 2025

Community Information

Address	8308 Gabarus Highway
Area	Cape Breton
District	207-C.B. County
Sub-District	N/A
City	Gabarus
County	Cape Breton
Province	NS
Postal Code	B1K 2B4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Heating	Other Heating/Cooling
Cooling	Other Heating/Cooling
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	RUC
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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