

# \$1,125,000 - 606 Main Street, Wolfville

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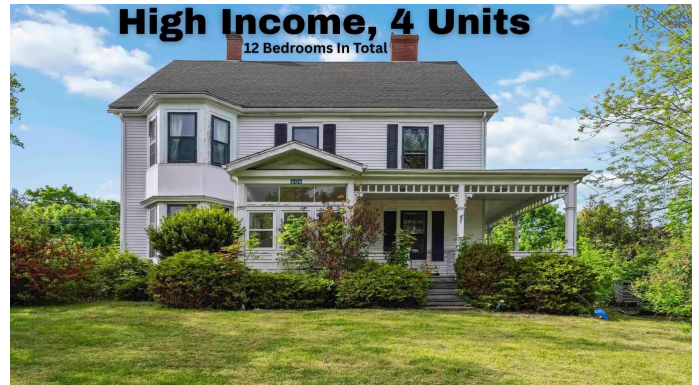
MLS® #202513400

**\$1,125,000**

12 Bedroom, Bathroom,  
Residential Income on 0.69 Acres

V2, Wolfville, NS

Welcome to 606 Main Street, where location meets impressive cash flow. This exceptional income property is bringing in close to \$130,000 annually, a rare find in one of Nova Scotia's most sought-after rental markets. Located just steps from Acadia University and downtown Wolfville, the property features a beautifully maintained century home and a fully detached, newly renovated carriage house. The carriage house includes two self-contained 2-bedroom units, with the lower level completed in 2025 and featuring brand new finishes and a privacy fence. Inside the main home, you'll find two spacious 4-bedroom units across two finished floors. Significant upgrades completed in 2020 include a new sewer lateral, added bathrooms, laundry, and full kitchens, maximizing rental appeal and long-term value. With now three separate power meters, fixed-term leases in place until May 1, and some utilities now covered by tenants, this property offers a high-return opportunity. There's even potential to finish the attic for added revenue. Turn-key, income-producing, and ideally located – this is Wolfville investment real estate at its best.



Built in 1921

## Essential Information

MLS® #	202513400
Price	\$1,125,000

Bedrooms	12
Acres	0.69
Year Built	1921
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	October 29th, 2025

### **Community Information**

Address	606 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1E8

### **Amenities**

Utilities	Electricity Connected
Parking	Circular Driveway, Parking Spaces(s), Paved, Shared

### **Interior**

Interior Features	Ensuite Bath, Secondary Suite
Appliances	Stove, Refrigerator, Dishwasher, Washer, Dryer
Heating	Hot Water, In Floor, Radiant, Radiator
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **School Information**

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

**Additional Information**

Days on Market     126  
Zoning                R3

**Listing Details**

Listing Office            Exit Realty Town & Country

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Listing information last updated on October 14th, 2025 at 3:47am ADT