

\$980,000 - 329 Charlotte Street, Sydney

MLS® #202513510

\$980,000

Bedroom, Bathroom, 13,300 sqft
Commercial Sale on 0.18 Acres

N/A, Sydney, NS

LOCATION - LOCATION - LOCATION!!!

Excellent Commercial Opportunity in the Core of Downtown Sydney!!! 329 Charlotte Street offers prime main floor retail or professional space to operate your business and the bonus of earning rental income from the commercial & residential tenants occupying the remainder of the building. The 3 storey building has been well maintained over the years. The basement is 70% developed and offers appealing storage space for main floor business. The lot runs from Charlotte Street to Bentinck Street and contains a spacious paved parking lot with access from Bentinck Street. The parking lot contains 15 spaces with 9 allocated to tenants from the building and 6 rented monthly at \$60 per space. The building contains a security system & fire alarm sprinkler system. Recently, heat pumps were installed throughout the building resulting in greatly reduced oil consumption.



Essential Information

MLS® #	202513510
Price	\$980,000
Square Footage	13,300
Acres	0.18
Type	Commercial Sale
Sub-Type	Retail
Status	Closed
Date Sold	October 1st, 2025

Community Information

Address	329 Charlotte Street
Area	Cape Breton
District	201-Sydney
Sub-District	N/A
City	Sydney
County	Cape Breton
Province	NS
Postal Code	B1P 1E1

Amenities

Utilities	Electric, Electricity Connected, Water Connected, Sewer Connected, Phone Connected
Parking	Public Parking, Parking Spaces(s), Paved

Interior

Heating	Furnace, Ductless, Hot Water, Radiator
Cooling	Air Conditioning
# of Stories	3

Exterior

Lot Description	Under 0.5 Acres, Near Public Transit, Shopping Nearby, Visual Exposure
Windows	Display Window(s)
Roof	Rolled/Hot Mop
Construction	Brick

Additional Information

Days on Market	118
Zoning	C-RC

Listing Details

Listing Office	Keller Williams Select Realty(Sydney,Townsend St.)
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Listing information last updated on November 3rd, 2025 at 11:32pm AST