# \$980,000 - 329 Charlotte Street, Sydney

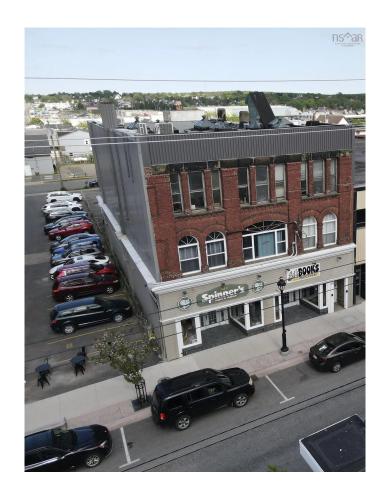
MLS® #202513510

# \$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



# **Essential Information**

consumption.

MLS® # 202513510 Price \$980,000

building resulting in greatly reduced oil

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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