

\$450,000 - 1 Jenkins Street, Yarmouth

MLS® #202422240

\$450,000

0 Bedroom, 0.00 Bathroom,
Business on 0.09 Acres

Yarmouth, Yarmouth, Nova Scotia

Discover a prime investment opportunity with FMA Luxury Rentals Ltd. at 1 Jenkins Street. This historic brick building has been meticulously renovated over the past three years, with the main and lower floors completely transformed. The property features three modern units on the main floor, each already demonstrating excellent income potential. Two of these units are equipped with Jacuzzi tubs, while one is fully wheelchair accessible. Situated in a desirable location with stunning harbour views, the property is just a six-minute walk to the ferry terminal, offering seasonal crossings to the USA, and is conveniently close to shopping and dining options, ensuring high tenant demand. Current cap rate of 12.7% this is an incredible opportunity. The lower floor includes a salon with a private entrance, providing a reliable stream of rental income. With ample room for growth, the unfinished top floor offers the opportunity to add a spacious unit or two smaller units, both with exceptional ocean views. An additional 19 x 22 building on the property provides valuable extra storage space. The blend of modern updates, prime location, and historic charm makes this property a rare find with endless potential for long-term success. Book your private viewing today to explore the possibilities! Listed below Assessment!! Note Power in salon pays the power but the air bnbs the owner pays the power. List price does include HST (id:6289)



Built in 1897

Essential Information

Listing #	202422240
Price	\$450,000
Bathrooms	0.00
Acres	0.09
Year Built	1897
Type	Business
Sub-Type	Freehold

Community Information

Address	1 Jenkins Street
Subdivision	Yarmouth
City	Yarmouth
Province	Nova Scotia
Postal Code	B5A3E2

Amenities

Amenities	Shopping, Air Conditioning, Laundry Facility, Living Accommodation
Parking	Parking Space(s), Paved Yard, Shared
View	Ocean view

Interior

Cooling	Heat Pump
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Exterior

Construction	Masonry
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Listing Details

Listing Office	EXP Realty of Canada Inc. (Fall River)
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