

\$399,000 - Lot 1-a 3242 Highway 217, Tiverton

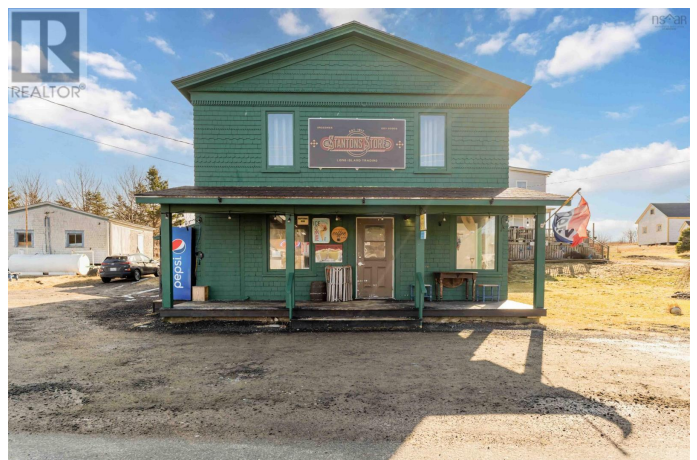
MLS® #202504688

\$399,000

0 Bedroom, 0.00 Bathroom,
Business on 0.17 Acres

Tiverton, Tiverton, Nova Scotia

Step into a piece of history with this rare opportunity to own a thriving multi-use property on Long Island, nestled in the breathtaking Bay of Fundy. Built in 1917 and lovingly maintained by only its second owners, this landmark offers a unique combination of commercial and entertainment potential. The ground level features the islands only gas station, along with a well-stocked grocery store, ensuring steady foot traffic and reliable customer base. Upstairs, The Tivertonian, a charming music venue with a capacity of 60, presents endless possibilities for live performances, private events, or an expanded catering operation. Surrounded by stunning coastal scenery, rugged cliffs, peaceful coves, and wildlife-rich landscapes, this property is more than a business, it's a destination. With a strong internet connection and high visibility in a key traffic area, the potential for growth is immense. Whether you're an investor, entrepreneur, or dreamer looking for a one-of-a-kind venture, this is your chance to own a truly special piece of Long Island. Key Highlights: -Built in 1917 - Rich in history and culture -Only gas station on the island - a vital business venue -Grocery store & essential retail space -The Tivertonian - an established music & event venue -Capacity for 60 guests - expansion opportunities for catering and events -Incredible natural surroundings with cliffs, lakes and hiking trails -Strong internet connection - ideal for remote business management Don't miss this incredible



chance to own a historic, high-traffic commercial hub in a breathtaking coastal setting! (id:6289)

Built in 1917

Essential Information

Listing #	202504688
Price	\$399,000
Bathrooms	0.00
Acres	0.17
Year Built	1917
Type	Business
Sub-Type	Freehold

Community Information

Address	Lot 1-a 3242 Highway 217
Subdivision	Tiverton
City	Tiverton
Province	Nova Scotia
Postal Code	B0V1G0

Amenities

Parking	Gravel, Visitor Parking
---------	-------------------------

Exterior

Construction	Concrete block
--------------	----------------

Listing Details

Listing Office	Exit Realty Town & Country
----------------	----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 18th, 2025 at 1:01pm PDT