

\$369,000 - 1252 River Road, Bear River

MLS® #202513282

\$369,000

0 Bedroom, 0.00 Bathroom,
Other on 0.23 Acres

Bear River, Bear River, Nova Scotia

Charming 3-Unit Property in the Heart of Bear River Welcome to a rare opportunity in the picturesque village of Bear River thriving, artistic community nestled along the scenic Bear River itself. This unique 3-unit building offers an ideal blend of charm, income potential, and location in one of Nova Scotias most beloved small towns. The building features a well-established commercial space currently home to a successful pizza shop. With high foot traffic and excellent visibility, this commercial unit offers stable income and business potential in a vibrant setting. Upstairs, youll find two residential apartments: Apartment 1: A 2-bedroom, 1-bath unit perfect for a small family or couple. Apartment 2: A cozy and efficient 1-bedroom, 1-bath unit ideal for singles or as a short-term rental. Both apartments offer views of the village and the tranquil river, just steps away from the building. Bear River is known for its art galleries, artisan shops, community events, and warm, welcoming atmosphere. The town is built along a tidal river, with stilted buildings and breathtaking scenery around every corner offering an inspiring lifestyle for residents and an unforgettable experience for visitors. Whether you're an investor looking for a steady income property, an entrepreneur ready to step into a business location, or someone dreaming of living and working in a vibrant small-town community, this building is a perfect match. Don't miss your chance to own a piece of Bear Rivers charm and



Essential Information

Listing #	202513282
Price	\$369,000
Bathrooms	0.00
Acres	0.23
Type	Other
Sub-Type	Freehold

Community Information

Address	1252 River Road
Subdivision	Bear River
City	Bear River
Province	Nova Scotia
Postal Code	B0S1G0

Amenities

Amenities	Park, Shopping, Place of Worship
Parking	Gravel
View	River view

Interior

Appliances	Stove, Refrigerator
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Exterior

Exterior	Wood shingles, Wood siding
Foundation	Stone

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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