

\$475,000 - 1470 Main Road, Eastern Passage

MLS® #202520474

\$475,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.21 Acres

Eastern Passage, Eastern Passage, Nova Scotia

Presenting 1470 Main Road in Eastern Passage, an exceptional commercial property with endless possibilities! This unique two storey building, originally a private home, was skillfully repurposed over ten years ago into a busy hair salon, complemented by a flexible one bedroom rental suite on the upper floor. Offering 1325 square feet of adaptable space, this property is an excellent fit for a variety of businesses. The main level showcases beautiful hardwood floors throughout most of the area, adding character and warmth. Two bathrooms and a rear access wheelchair ramp make the space welcoming and accessible for all visitors. Onsite laundry enhances daily convenience, while the spacious, unfinished basement provides an additional 685 square feet, perfect for storage, supplies, or future expansion. Set on a sizeable 9,000+ square foot lot with valuable C2 commercial zoning, the property offers prime street exposure while still providing generous onsite parking for both staff and clientele. The location is a standout, directly adjacent to Canada Post and surrounded by well established local businesses, which guarantees consistent foot traffic. Plus, the scenic Fishermans Cove and its popular boardwalk are just moments away, bringing even more attention to the area. With downtown Dartmouth only 20 minutes away and public transportation easily accessible, this location offers convenience for both employees and customers. Nearby attractions



like Hartlen Point Forces Golf Club, 12 Wing Shearwater, Dartmouth Crossing, Salt Marsh Trail, and various community amenities make this property even more appealing for a thriving business. Seize this opportunity to become part of the growing Eastern Passage commercial scene, 1470 Main Road is ready to help you build your next success! (id:6289)

Built in 1951

Essential Information

Listing #	202520474
Price	\$475,000
Bathrooms	0.00
Acres	0.21
Year Built	1951
Type	Retail
Sub-Type	Freehold

Community Information

Address	1470 Main Road
Subdivision	Eastern Passage
City	Eastern Passage
Province	Nova Scotia
Postal Code	B3G0E6

Amenities

Amenities	Highway, Public Transit, Shopping, Laundry Facility, Living Accommodation
Parking	Gravel, Other, Parking Space(s), Visitor Parking

Exterior

Construction	Concrete Walls, Wood frame
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Listing Details

Listing Office	The Agency Real Estate Brokerage
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