

## HOME FOR SALE



55 Atlantic Central  
East Mountain, Nova  
Scotia  
Canada

**Asking Price**  
**\$439,900**

Bedrooms	Year Built	
Bathrooms	Date Listed	08/21/2024
Size	1,181 Sq Ft	Listing ID
		GL-1724220627

Listed by: The Real Estate Book

For more information, visit:

<https://www.globallistings.com/11175959>

## Overview

Here is your chance to own a prime 3-acre lot with a newer building (2008) in the sought-after Atlantic Central Drive commercial park off Pictou Road, East Mountain, Nova Scotia. This strategic location offers excellent exposure to Highway 104 and is just a quick drive to Truro and all its amenities. This property is perfect for future development, featuring 3 acres of prime land in a thriving commercial park. It currently houses a tenant with a lease providing rental income for the next two years, with an option to renew for an additional two years. This makes it an excellent investment for those looking to expand their portfolio or develop the land further. The building includes: operating grooming business (subject to tenancy), building security system, in-floor radiant heat, 200 amp breaker panel, vinyl double thermal windows, blown-in ceiling insulation and fiberglass in the walls, reception area and washrooms, wash bay, high ceilings (10'), kennel area with a fenced section for dogs in the back, with ample parking for visitors and clients, a single gravel driveway and c-2 zoning, this location is versatile and can be easily converted for other commercial ventures. The lot is relatively flat and cleared around the existing building, providing plenty of space for future development. Don't miss out on this exceptional opportunity to own a property in a highly desirable commercial park near Valley Crossroads. Call to view today and secure a valuable asset in East Mountain, Nova Scotia.

**Contact**

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**Phone**

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