

**FOR SALE**

# 129 & 131 KING STREET SHELBURNE, NOVA SCOTIA

Two Commercial Buildings with Excellent  
Tenants on Nova Scotia's South Shore



**Connie Amero**

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# 129 & 131 KING STREET | SHELBURNE, NOVA SCOTIA

## Two Commercial Buildings with Excellent Tenants on Nova Scotia's South Shore

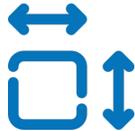
Two for the price of one! Located on the same PID, 129 & 131 King Street are each 20 year old, single tenant buildings, currently leased to government tenants. The first building, 129 King Street, consists of 1,420 sf of office space. The second building is a 2,641 sf industrial/office building with living quarters (currently an EHS ambulance base). Both buildings share a large paved parking area and have been well maintained through the years.

These buildings sit on a 1.50 acre corner lot on one of the main streets leading to and from downtown Shelburne and all amenities. There is a generous wooded area in the rear of the lot that could serve for future development.

Contact the listing agent to arrange a viewing!



Two Buildings Being Offered Together



1.50 Acre Lot



Ample On-site Parking

LISTING ID	10323
ADDRESS	129 & 131 King Street
LOCATION	Shelburne, NS
PID	82501768
PROPERTY TYPE	Two (2) single unit commercial buildings
ZONING	C1 - Commercial General
BUILDING SIZE	129 King Street: 1,420 sf 131 King Street: 2,641 sf
LOT SIZE	65,340 sf (1.50 acres)
PARKING	Ample paved parking
ASSESSMENT (2022)	\$338,200
TAXES (2022)	\$14,807 (2022)
OFFERING PRICE	\$450,000



# 129 King Street



Built in 2002

Currently leased to  
Public Prosecution  
Service (PPS)

200 amp electrical

1,420 sf

Heat pump for primary  
heating and cooling

Wood frame  
construction, slab on  
grade

New roof in 2019

New furnace in 2021



# 129 King Street



# 131 King Street



Built in 2002	Currently Leased to Emergency Health Services (EHS)	Oil-fired hot water in- floor heat and ceiling hung heaters in bays
2,641 sf	200 amp electrical	New roof & heat pump in 2019





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