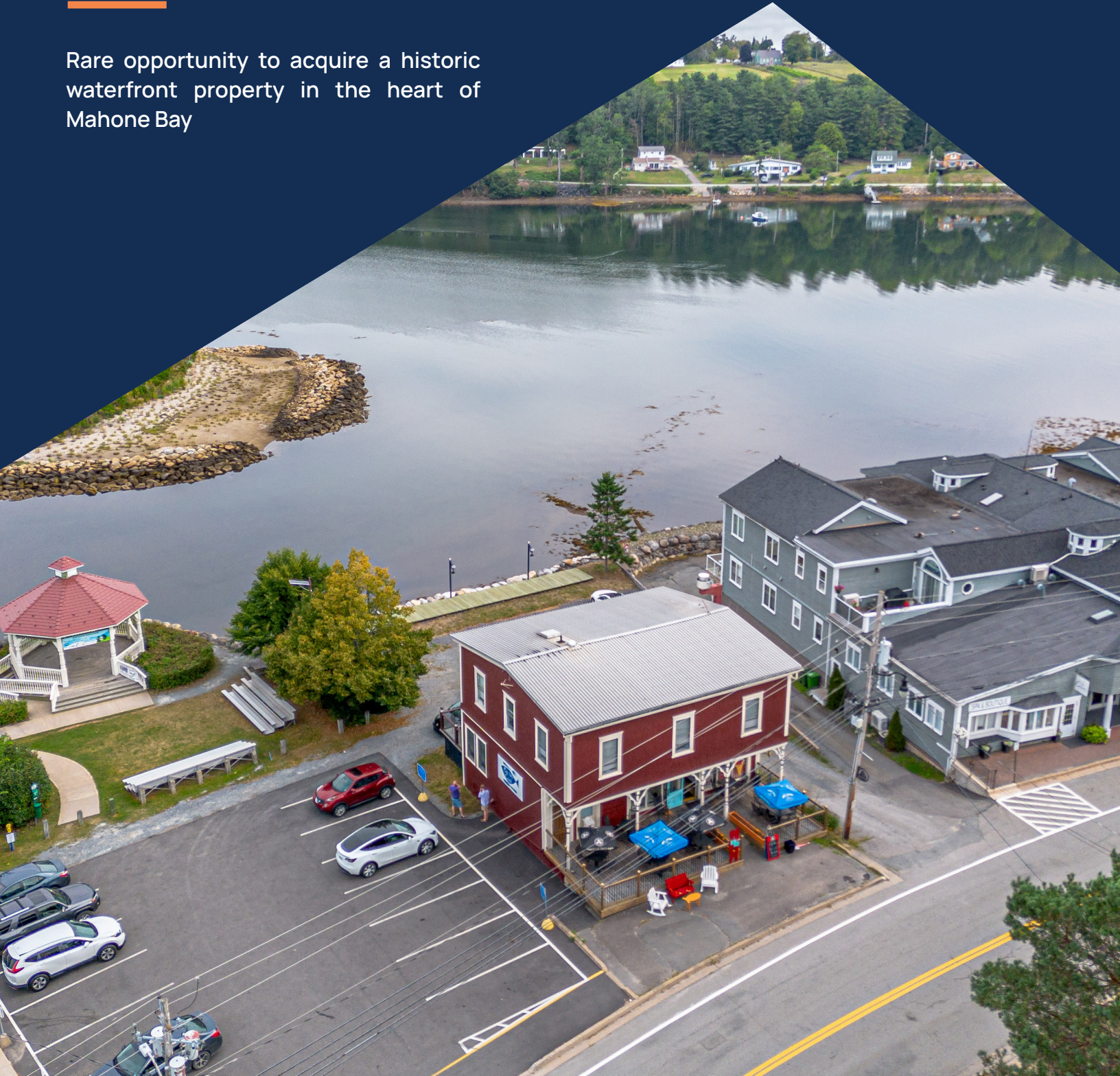


For Sale



567 Main Street Mahone Bay, Nova Scotia

Rare opportunity to acquire a historic waterfront property in the heart of Mahone Bay



The Opportunity

Partners Global is delighted to offer a rare and extraordinary opportunity - a chance to acquire a historic waterfront property in the heart of the picturesque seaside town of Mahone Bay, Nova Scotia.

This distinguished 3,495 sq. ft. property, nestled on a 8,811 sq. ft. waterfront lot, stands as a cornerstone of the Mahone Bay community, radiating timeless charm and character. The main level hosts Oh My Cod!, a contemporary and welcoming restaurant featuring both front and rear decks, with a lower-level prep kitchen.

The second floor unveils an elegant, open concept, one-bedroom apartment, featuring high ceilings, exposed beams, original hardwood floors, and a spacious four-piece bathroom. The private back balcony, offering stunning views of the Atlantic Ocean's horizon and tranquil beauty of Mahone Bay Harbour, further enhances this impressive space.

The property has been meticulously maintained, with significant upgrades including an aluminum roof, a beautifully illuminated boardroom, and a recently constructed stone seawall. Ample on-site parking and a prime location admits cafes, shops, walking trails, and a community centre make this a truly exceptional offering.

The restaurant, Oh My Cod!, occupying the main and basement levels, is also available for purchase. While the property and business can be acquired separately, there exists a unique opportunity to own both the building and restaurant, allowing for seamless continuation of this beloved local property.

Offering Price: \$1,299,000





Building Overview

LISTING ID	10416
ADDRESS	567 Main Street, Mahone Bay, Nova Scotia
PROPERTY TYPE	Commercial / Residential
PID	60373693
TOTAL SITE SIZE	8,811 sq. ft.
TOTAL BUILDING SIZE	+/-3,495 sq. ft.
NO. OF FLOORS	Two (2) plus basement
RESTAURANT SIZE	1,064 sq. ft. plus 1,064 sq. ft. basement
APARTMENT SIZE	+/- 1,367 sq. ft.
TENANCY	Second level apartment leased until December 31, 2024 Main & basement level commercial space leased to restaurant until December 31, 2024
VIRTUAL TOUR	Click here for Virtual Tour of Property
AERIAL VIDEO	Click here for Aerial Video of Property
OFFERING PRICE	\$1,299,000
NOTES	Ability to purchase the restaurant business in addition to the building ; click here for the listing



Location Overview

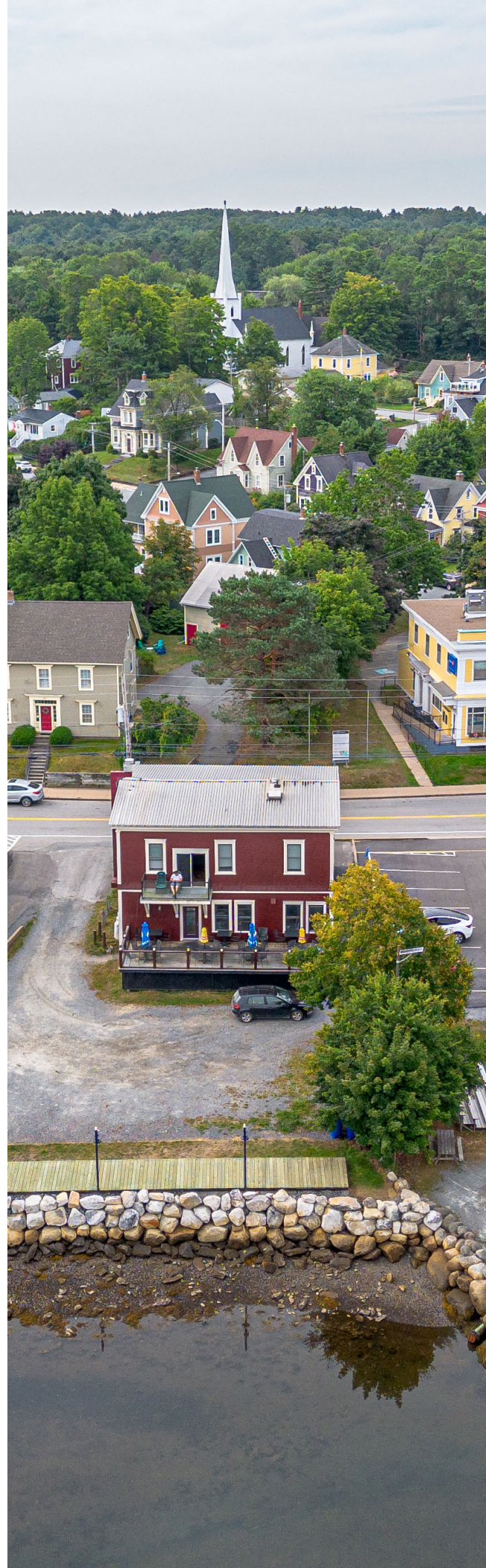
Nestled along Nova Scotia's picturesque South Shore, Mahone Bay is a coastal gem that captivates residents and visitors with rich history, strong sense of community, and stunning beauty.

Just an hour's drive from Halifax, and within twenty minutes of both Lunenburg and Chester, Mahone Bay has become a beloved destination for tourists. With the iconic Three Churches gracing its skyline, the town resembles a living postcard, inviting both residents and visitors to experience a sense of belonging along the tranquil shores of the Mahone Bay Harbour.

The town is known for its environmental stewardship, with the Municipal Government leading initiatives that enhance the natural beauty and sustainability of the area. The community's spirit and dedication bring about meaningful projects and the organization of local events. Mahone Bay hosts many festivals, including the Wooden Boat Festival, Father Christmas Festival, and the famous Scarecrow Festival, making it a lively area year-round.

Building Highlights

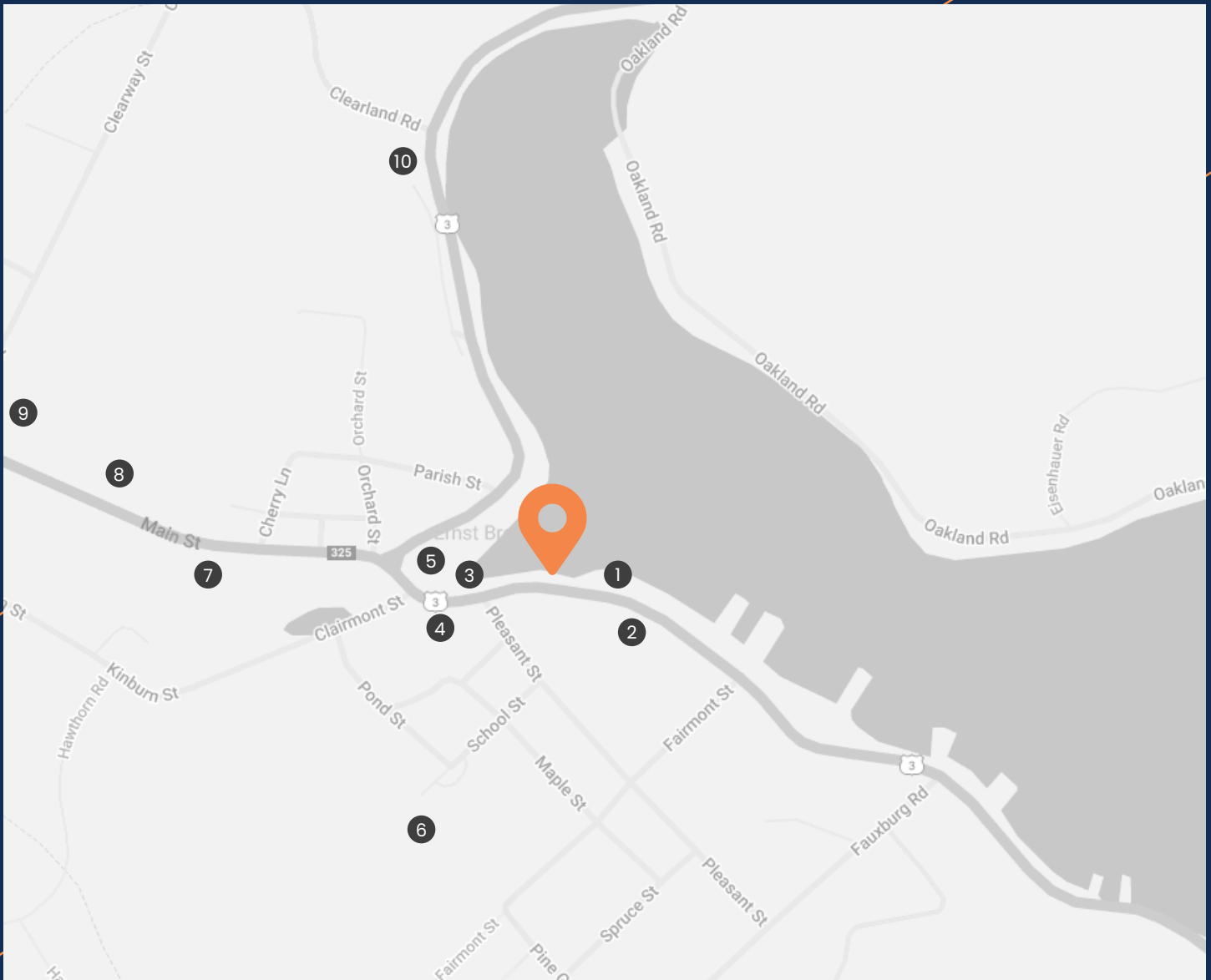
FOUNDATION	Block and pour concrete
EXTERIOR	Wood shingles
ROOF	Aluminum
FLOORING	A mix of laminate, softwood, and tile throughout
HEATING / COOLING	Baseboard and fireplace
FUEL TYPE	Electric and propane
PARKING	Ample parking, featuring a paved driveway with a gravel parking area at the rear of the building
SERVICES	Municipal water source and municipal sewage disposal
WATER ACCESS/ VIEW	Access and views of harbour / ocean
ZONING	Harbourfront Commercial



Aerial Photos



Surrounding Area



① Amos Pewter Gift Shop

② Magnolia Inn

③ Independent Grocer Mahone Bay

④ Canada Post Office

⑤ Northern Sun Gallery & Gifts

⑥ Mahone Bay Community Field

⑦ The Barn Coffee & Social House

⑧ Mahone Bay Medical Centre

⑨ Saltbox Brewery

⑩ Mahone Bay Visitors Centre

Nova Scotia Highway 103
DRIVE TIME: 5 MINUTES

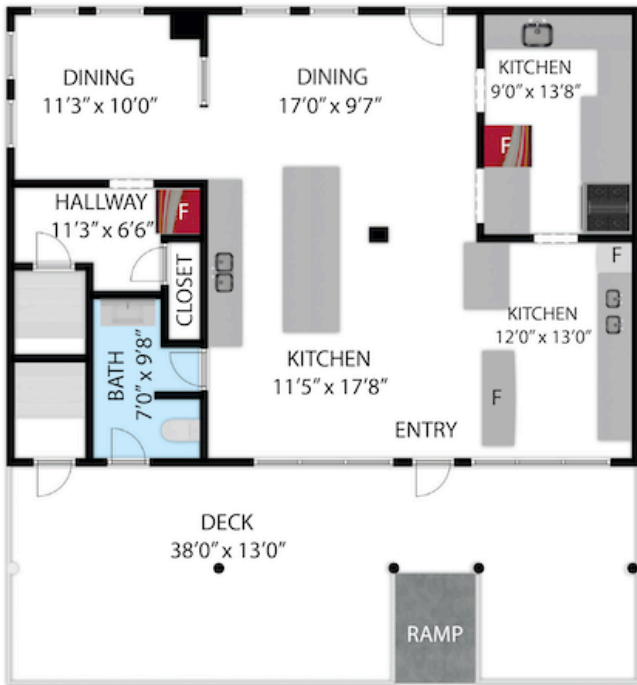
Town of Lunenburg
DRIVE TIME: 15 MINUTES

Village of Chester
DRIVE TIME: 20 MINUTES

Downtown Halifax
DRIVE TIME: 1 HOUR

Floor Plans

567 Main Street, Mahone Bay, Nova Scotia



RESTAURANT

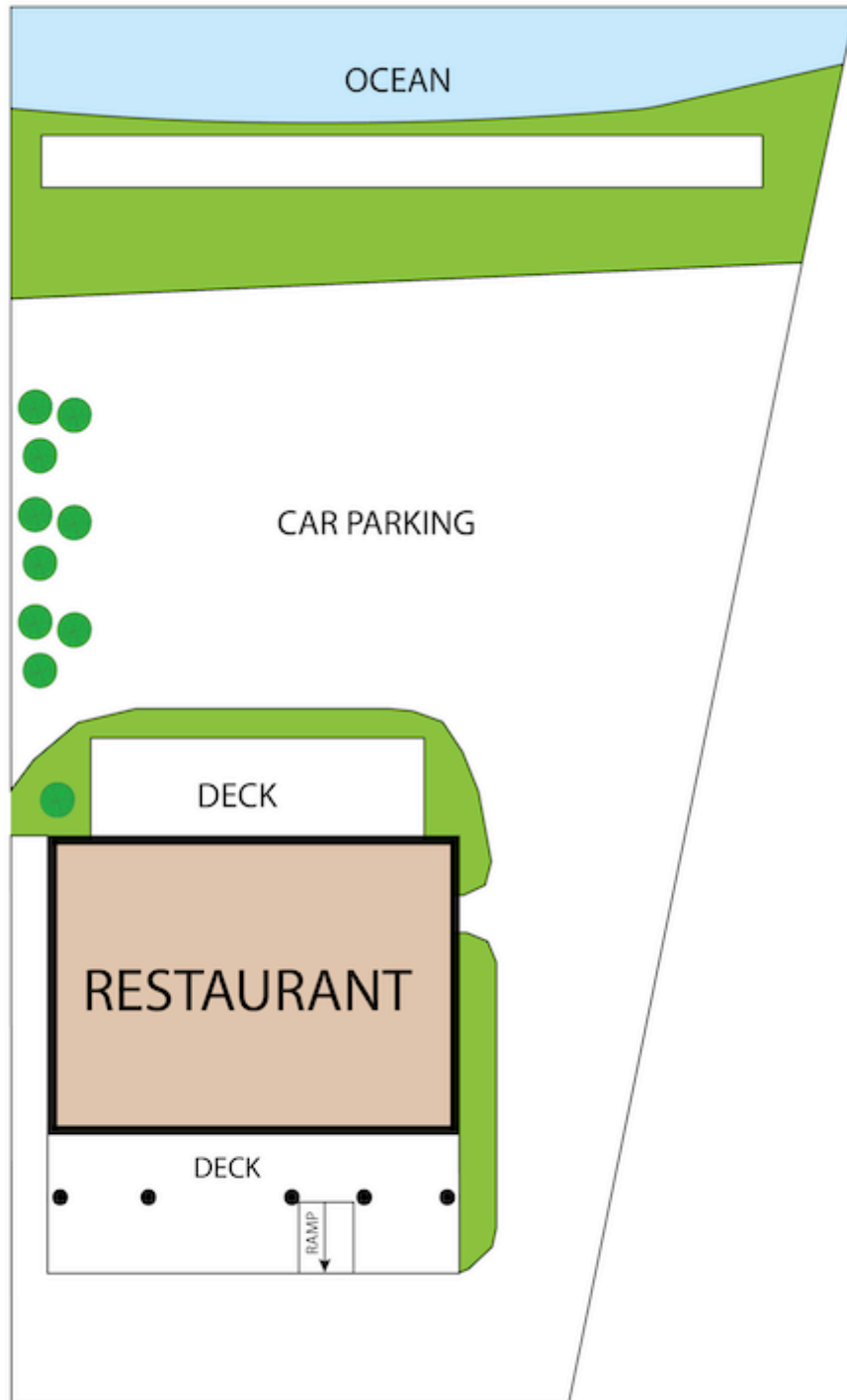


APARTMENT

Lower level, not shown, includes a prep kitchen and storage area; totalling +/- 1,064 sq. ft.

Site Plan

567 Main Street, Mahone Bay, Nova Scotia





RESTAURANT BAR



KITCHEN



DINING



FRONT PATIO



REAR PATIO VIEW



LIVING AREA



WASHROOM



BALCONY VIEW



KITCHEN



BEDROOM



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