

FOR SALE

2438 HIGHWAY 2 WAVERLEY, NOVA SCOTIA

Investment opportunity in Waverley
with owner-occupier potential



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Investment opportunity in Waverley with owner-occupier potential

Now available for sale, this well-maintained two-storey property located along Highway 2 in Waverley offers a range of possibilities for prospective buyers. The +/- 2,800 sq. ft. building, currently vacant, is configured with office space on both the main and upper level. It offers great potential for owner-occupiers, whether you're seeking a complete office building for your business or a mixed-use set-up with commercial space on the ground floor and residential accommodation above.

The property benefits from high visibility, parking at both the front and rear, expansive front windows on the ground floor, and convenient access to Highway 102 and Halifax Stanfield International Airport. Zoned C-2 (General Business), it supports a variety of options, including office, personal services, community facilities, daycare centres, residential opportunities, and more.



+/- 2,800 sq. ft.
Office Building



Owner-Occupier
Opportunity

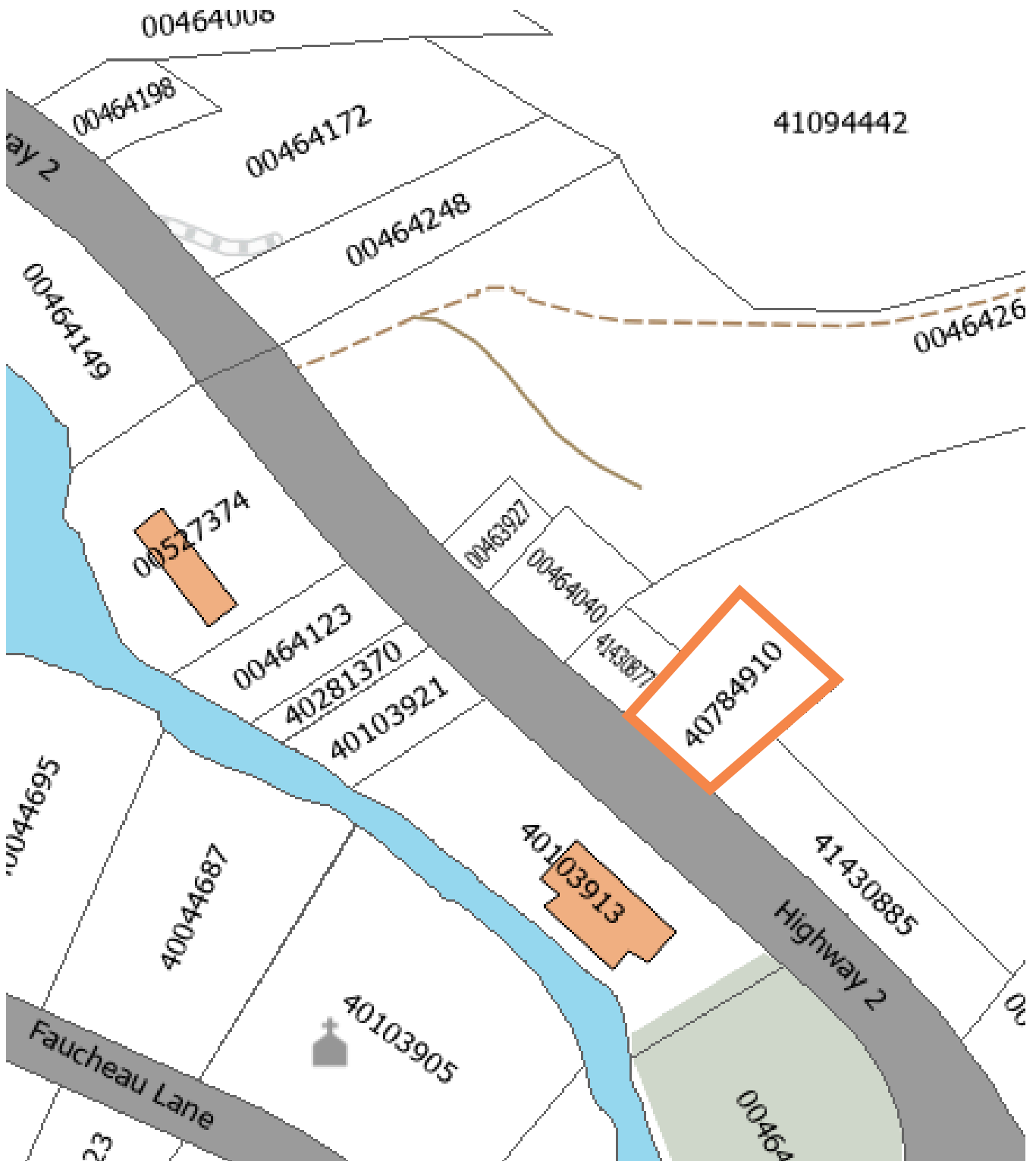


High Exposure
Property

LISTING ID	10413
ADDRESS	2438 Highway 2
LOCATION	Waverley, Nova Scotia
PROPERTY TYPE	Office / Commercial
PID(S)	40784910
SITE SIZE	14,467 sq. ft.
BUILDING SIZE	+/- 2,800 sq. ft.
NO. OF FLOORS	Two (2)
YEAR BUILT	1981
ZONING	C-2 (General Business Zone)
PARKING	On-site parking
OFFERING PRICE	\$785,000



Site View



Aerial View





FRONT EXTERIOR



RECEPTION AREA



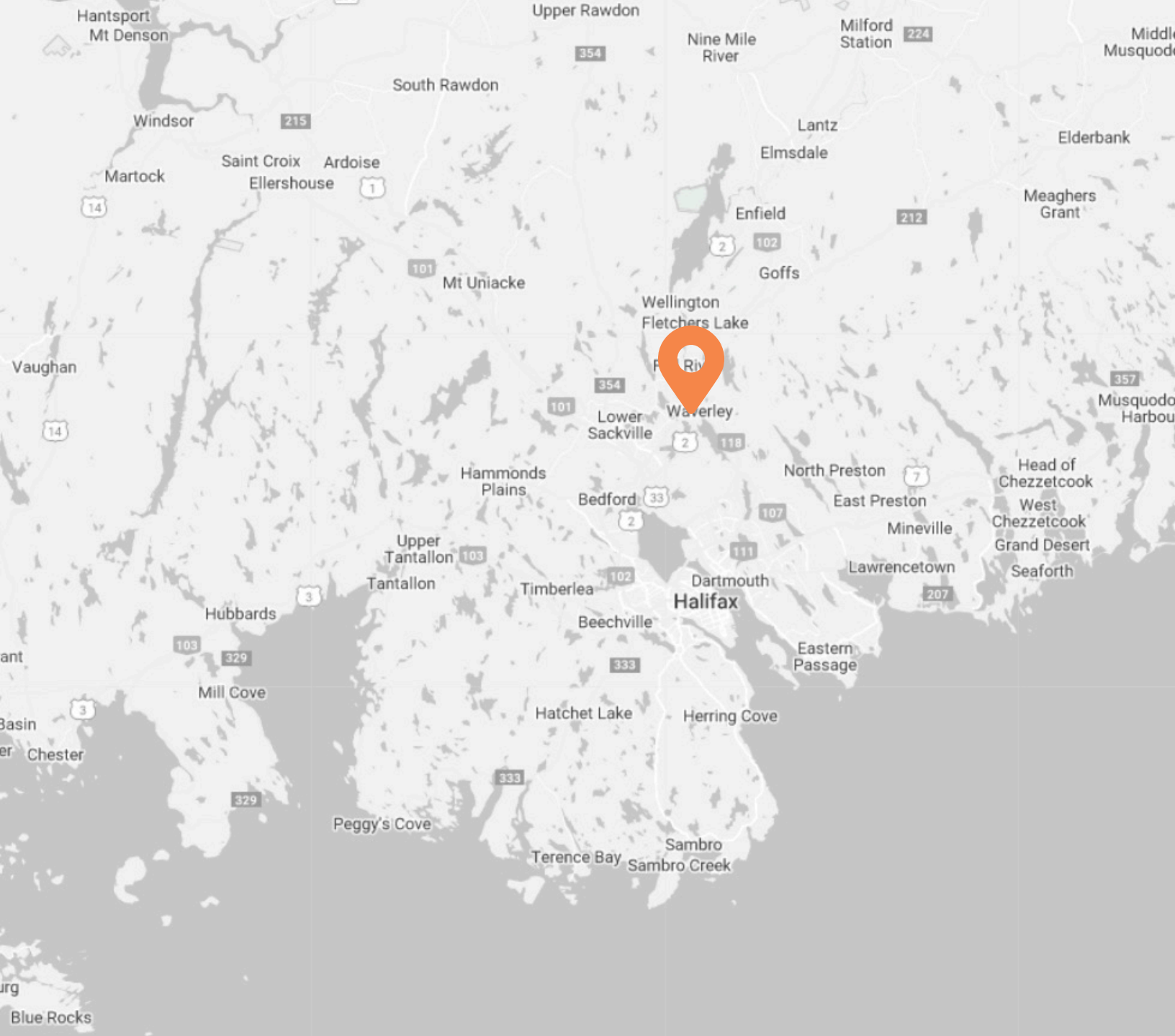
SIDE ENTRANCE



REAR EXTERIOR



OFFICE



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