

For Sale



233 Main Street, Liverpool, Nova Scotia

Exciting investment opportunity in the heart of
Liverpool



The Opportunity

This historic building offers endless potential for a savvy investor or entrepreneur. Featuring two commercial spaces, a two-bedroom apartment, and the opportunity to add additional units, this property is brimming with possibilities.

The main floor boasts a spacious 1,400 sq. ft. commercial unit with large street-facing windows, an open retail/reception area, multiple private offices, a kitchenette, and a washroom. Currently vacant, it's a blank canvas for your vision. Adjacent to this, a 700 sq. ft. commercial space—accessed from Gorham Street—is leased to a stained glass studio, providing immediate rental income. Additionally, a separate 700 sq. ft. storage area with a washroom could be transformed into a third commercial space with reconfiguration and the addition of a storefront entrance.

Upstairs, a two-bedroom apartment is occupied by a long-term tenant, ensuring steady revenue. There's also a large storage area on this level, with preliminary concept plans available for two one-bedroom apartments (subject to municipal approval).

Behind the building, a deeded parking area offers space for 3-4 vehicles, accessible from Gorham Street. While the property requires significant work, key improvements have been made over the years, including a new roof (2016), updated electrical in select areas, some vinyl windows, and a new heat pump in one of the commercial spaces.

With its prime location and incredible versatility, this property is a rare find!

Offering Price: \$250,000





Property Overview

LISTING ID	10428
ADDRESS	233 Main Street, & 48,50,52 Gorham Street, Liverpool
PROPERTY TYPE	Mixed-use investment property
PIDS	70028667, 70028675, 70028683
LOT SIZE	70028667 : 2,967 sq.ft. 70028675 : 1,164 sq.ft. 70028683 : 975 sq.ft. Total: 5,106 sq.ft.
BUILDING SIZE	5,320 sq.ft.
BUILDING CONFIGURATION	<ul style="list-style-type: none">• 1,400 sq.ft. Commercial space (vacant)• 700 sq.ft. Commercial space (occupied)• Two bedroom apartment (occupied)
ZONING	Commercial
PARKING	3-4 parking spaces on PIDs 70028675 & 70028683
OFFERING PRICE	\$250,000

Location Overview

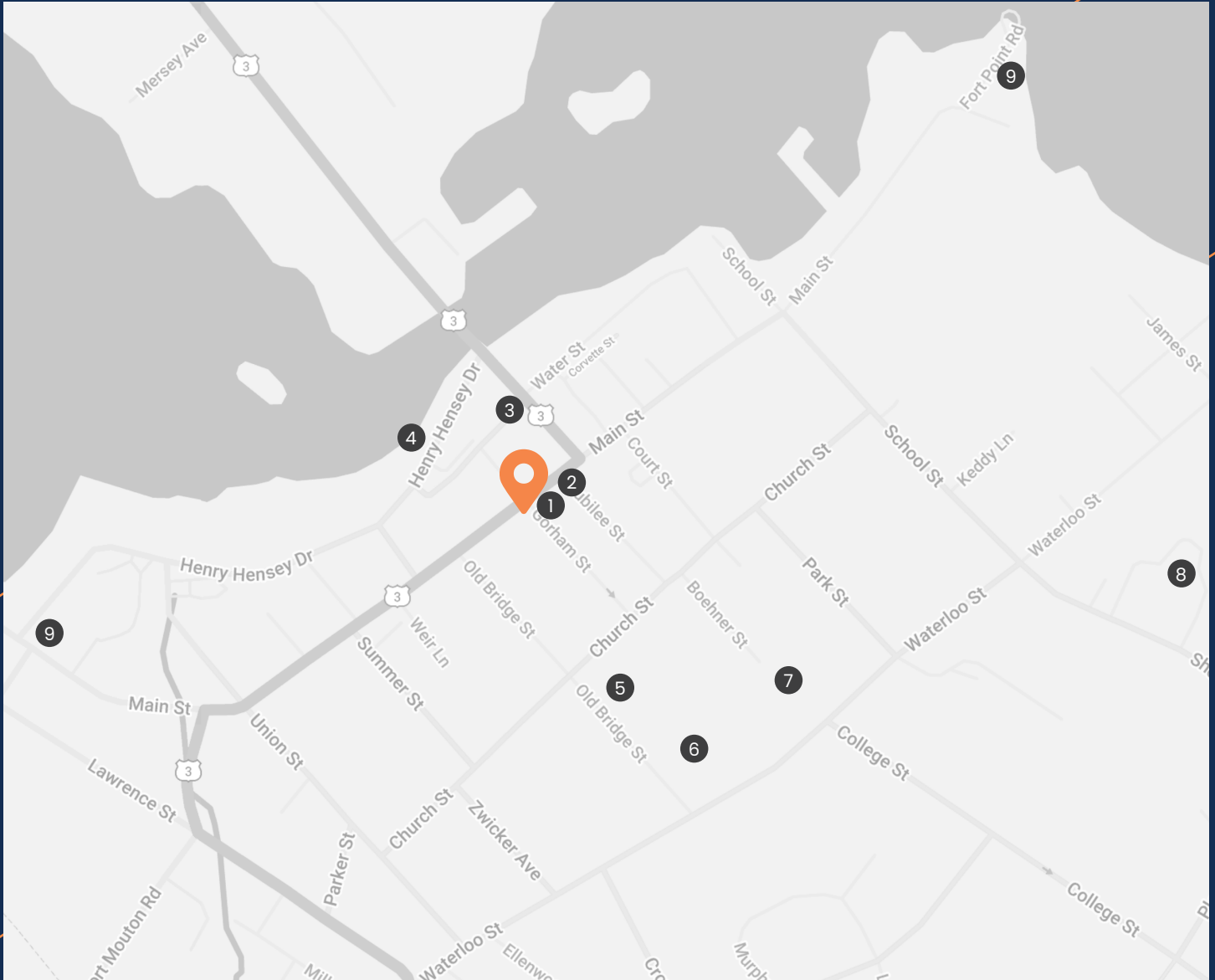
Liverpool, Nova Scotia, is a historic coastal town located on the South Shore of the province. Known for its deep maritime roots, stunning waterfront, and strong sense of community, Liverpool is a vibrant and welcoming place with a rich history dating back to the 18th century.

Founded in 1759 by New England Planters, Liverpool quickly became a major center for shipbuilding, trade, and privateering. The region's history is preserved at the Queens County Museum and the Perkins House Museum, offering insights into the town's storied past.

Liverpool is home to the renowned Astor Theatre, one of the oldest performing arts venues in Canada, offering live performances, film screenings, and cultural events. The town hosts the annual Privateer Days Festival, celebrating its privateering heritage with parades, reenactments, and local entertainment.



Liverpool Amenities & Attractions



- ① Astor Theatre
- ② Royal Bank
- ③ Bank of Montreal
- ④ Tourist Bureau of Liverpool
- ⑤ South Shore Regional Library

- ⑥ South Queens Middle School
- ⑦ South Queens Jr High School
- ⑧ Queens General Hospital
- ⑨ Fort Point Lighthouse & Park
- ⑩ Liverpool Fire Station

White Point Beach Resort
DRIVE TIME: 15 MINUTES

Bridgewater
DRIVE TIME: 35 MINUTES

Shelburne
DRIVE TIME: 45 MINUTES

Halifax
DRIVE TIME: 1 HOUR 35 MINUTES

Halifax Stanfield Intl. Airport
DRIVE TIME: 1 HOUR 45 MINUTES

Aerial Photo







Upstairs Storage



Upstairs Storage



Main Floor Storage



Rear Parking Area



Main Floor Storage



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