



Price \$398,000
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201810648
PID # 05217807 **PID #2** 05200498
PID #3 05024013 **PID #4** 05023999

D H M I

Legal Desc
Address 1-3-5 Lower Road
Community Margaretsville NS B0S 1N0

Approx Total Acres
Lot Size 12,464 sq ft
Square Footage (MLA) 3,300
Total Fin SqFt (TLA) 3,300
Outside Dimensions
Building Dimensions
Interior Photos Allowed Yes
AAN#

District Annapolis County
Sub-District V3
Zoning Nil
Waterfront Yes
Water Type
Water Meas/Units 114.00 / Feet
Water Frontage Bay, Harbour, Ocean
Water Access/View Access: Harbour, View: Ocean

Schedule a Showing

List Date 5/10/2018
Acceptance Date **Firm Date**
Closing Date
Possession 30 days

Property Overview This seaside inn offers an exciting opportunity. The 3 buildings, originally used as a "cannery", have been renovated, updated, restored and converted. Known as "By the Dock of the Bay", the property features a main residence with 3 bedrooms, 2 baths, open concept living/diningroom and kitchen. There's a fully licensed cafe in the stone basement, 2 decks, and a separate 3 level building with 3 housekeeping suites. A laundry building, two small lots on the shore and most furnishings and equipment are included. Excellent revenue from seasonal rentals. Ideal for year round living with summer income or your Bay of Fundy holiday home with income.

Showing Instructions Contact LBO
Directions to Property Margaretsville to shore to Inn

Type Commercial Retail
Sub-Type Motel/Hotel, Residential Units
Sale/Lease Building and Land
Title to Land Freehold
Property Size 0.5 to 0.99 Acres
Site Influences Shopping Nearby, Sloping, Visual Exposure, Waterfront, Corner Site, High Traffic Location, Public Parking

Heat/Cool Baseboard, Hot Water
Fuel Type Electric, Oil
Fire Protect.
Utilities Cable, Electrical, Septic, Telephone
Rental Equip None
Documents Aerial Photos, Floor Plan, LRIS Map

Bldg Features Beach
Driveway/Pkg Visitor Parking, Other
Construction Wood Frame
Bldg Amenities Laundry Facilities, Living Accommodations
Roof Asphalt Shingle
Flooring Wood

Inclusions List of inclusions available
Exclusions List of exclusions available
Instructions to Members

Floors
Rental Income Yes
Building Age 118 **Yr Built** 1900
Year Built Unknown

HST HST over and above the purchase price
Lockbox No **Sign** No
Lockbox Location
Migrated Yes **PDS** Yes

Garage No
Details
Parking Y
Details On the street

#	RENTAL TYPE	NET RENTABLE	RENTAL RATE	OCCUPANT	LEASE EXPIRY
1	# Residential	2 bedrooms, 2 floors	Owner		
2	Retail	CAFE \$2,000/season	June 1st	to Sept 30th	
3	# Residential	Crow's Nest	\$150 - \$165	per night	1 bedrm 1 loft
4	# Residential	Bay View 1 bedroom	\$150 - \$165	per night	
5	# Residential	Tide View 1 bedroom	\$135 - \$150	per night	
6					

WHO PAYS:
Heating Owner **Structural Maint** Owner
Electric Owner
Interior Maint Owner
Property Taxes Owner **Gross Revenue** \$41,200 2017+2,000 cafe
Water Owner **Total Expense** \$13,500 2017 approx
Exterior Maint Owner **Net income** \$29,700 +- for 2017
Business Taxes Owner **Lease Type**
Insurance Owner

Betterment Charges
Seller 1 Name Joanne Green **Seller 2 Name** Kezia Brown
Listing Office MBA Country Real Estate Brokers - Toll: +1 800-711-5556 **List Member 1** Richard Matheson
List Member 2
Selling Office **Selling Member**

Selling Price **Acceptance Date** **Firm Date** **Closing Date** **Co-Opg Brk Comp 2%**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.