



Local Market Experts - Globally Connected

# *318 Main Street • Wolfville*

## *MLS# 202020955*



**COLDWELL BANKER**  
**SUPERCITY  
REALTY**



128 Chain Lake Drive  
[cowan-smithteam@supercityrealty.com](mailto:cowan-smithteam@supercityrealty.com)  
(902) 452-1639





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# *Executive Summary*

**Property Type:** Other-Commercial

**Year Built:** 1985

**Pid #'s:** 55278717 & 55278709

**Current Use:** Reta's House of Fashion

**Building Size:** +/- 6,000 sq ft finished &  
2100 Sq Ft Unfinished

**Lot Size:** 14,366 sqft

**Zoning:** Commercial C-1

**Heating Type:** Hot water, Radiator, Electric-Oil

**Assessed Value:** \$326,500

**Taxes:** \$10,835



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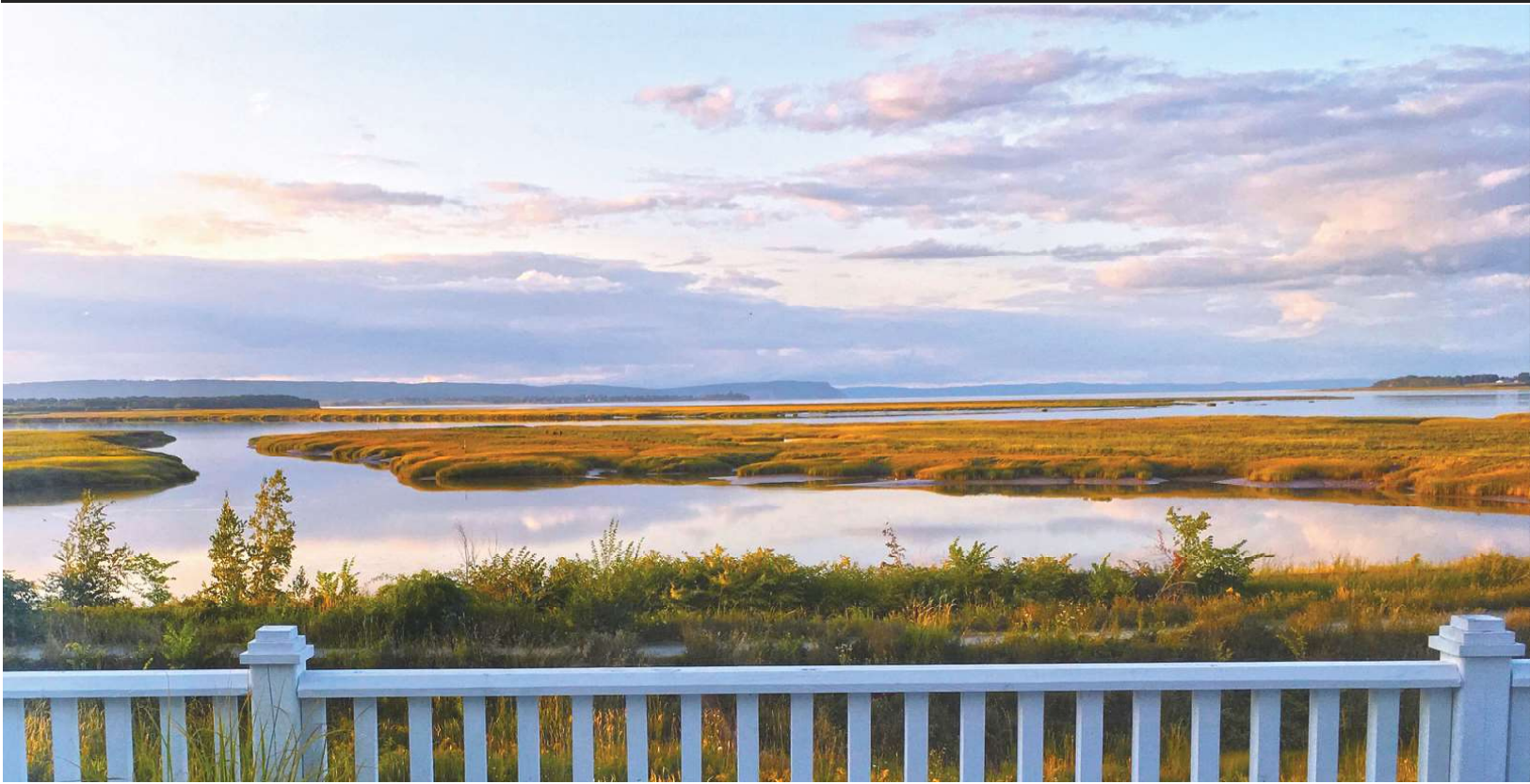


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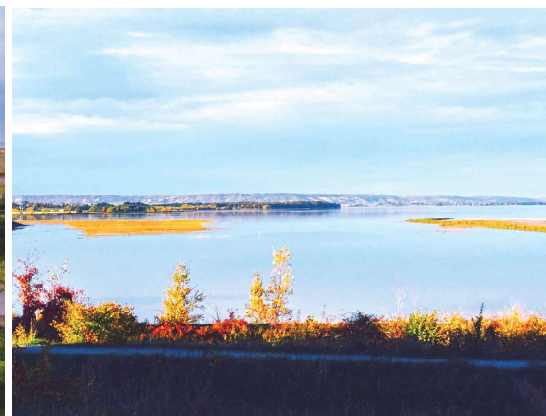


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Start your business at one of the most central, gorgeous locations that Wolfville has to offer! This property has been built overlooking the Dyke Lands and offers beautiful views of the water. You and your guests will fall in love with the picturesque scenery that can be enjoyed year round.

The open layout of the main area allows for panoramic views of the dykeland. Whether outside or in your guests will be astounded at the gorgeous views that will keep them coming back for years to come!



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Offering over 4000 Sq.Ft. of main level finished area. The open layout of the main area and the views from the rear to the dyke lands make it suitable for many uses including (but not limited to) a boutique inn, tea room, retail, office or combination. The lower level has its own separate side entrance that has access to over 2100 Sq.Ft of dry storage or other possibilities. Ideally located near Grande Pre, a world heritage Unesco site.



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The upper level presently used as a seasonal accommodation with it's own entrance and office area. This could be used as a primary residence or for rental income. Superbly located, waterfront accommodation with a million dollar view! Private, peaceful and located on the harbourfront right in the heart of downtown Wolfville. Just steps from world class dining, outdoor cafe's, unique boutique shopping, galleries, parks, trails and Acadia University



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This second story unit has its own private outside entrance and free parking on location. A two landing staircase leads to a wide patio deck with breathtaking views of Wolfville Harbour, the Acadian Dykelands and Cape Blomidon in the distance. Double french doors lead into the large and bright open loft space. Here you will find comfortable seating, a cozy, fully equipped kitchen, and a large bedroom. The unit also features a private and spacious bathroom with a corner shower and laundry. There is also a separate en-suite walk-in dressing-room/closet.



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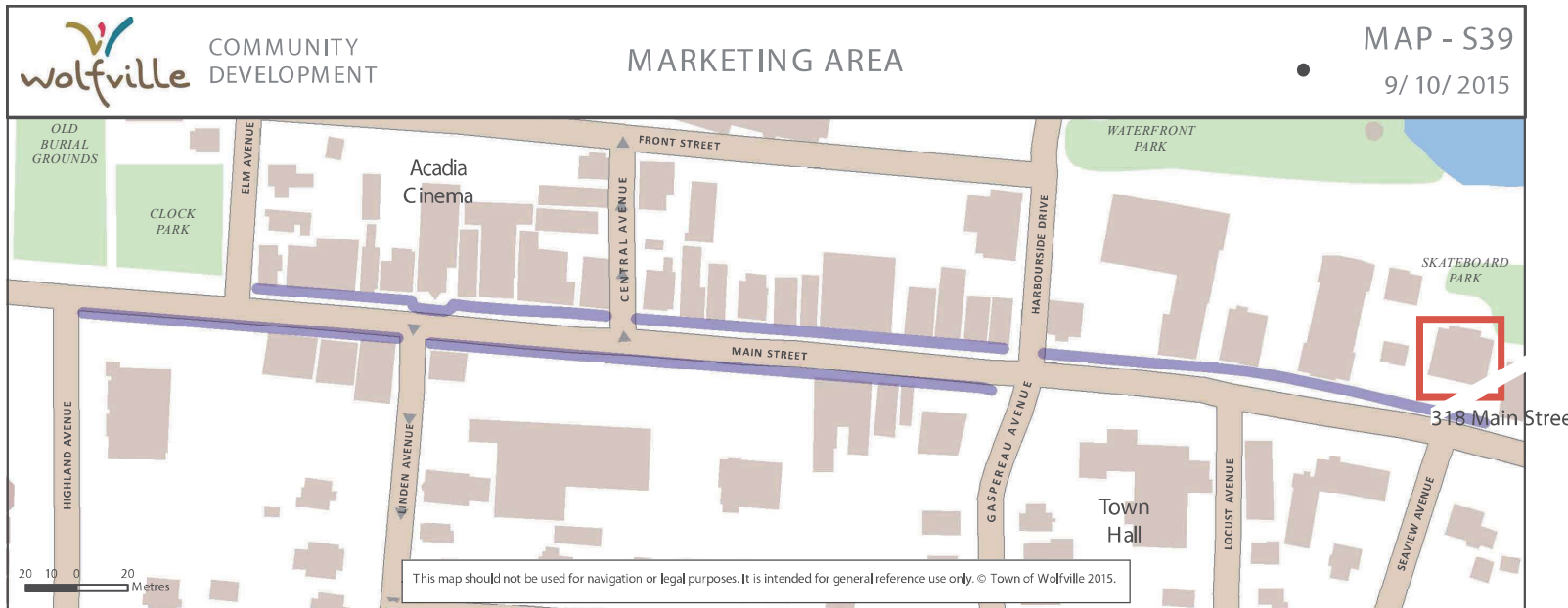
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# Area Overview

- In 2011, Wolfville's population was 4,269 (+13.2% since 2006). When Acadia University is in session, Wolfville's population grows to almost 7,000 people!
- Wolfville's median family income is \$56,270 which is higher than the median family income in Nova Scotia.
- Wolfville has one of the most educated populations in the province with more than 41% of adults possessing a university degree (versus 16% for Nova Scotia).
- Wolfville also has the province's most diverse population with 12% of residents born outside Canada.
- Wolfville has a busy commercial district which is visited by more than 12,000 cars each day.
- Wolfville has a thriving cultural community which helps to bring more than 100,000 event participants to our community each year.



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a special place where rich, rolling farmland meets the mighty Bay of Fundy, where gracious towns and villages with centuries of history and cultural diversity lie nestled along one of Canada's most abundant fruit-growing valleys. Kings County offers an affordable, enjoyable lifestyle, an agreeable climate, a stable economy and a safe, secure environment. There's Acadia University, restaurants, shops, farm markets and galleries of renowned artists and artisans. You'll also find great golf and endless, year round sport and recreational activities for people of all ages. Wolfville had fabulous farm markets, music and theatre, Grand Pré National Historic Site of Acadian culture, not to mention the 'world's highest' tides in the Minas Basin filling up our 'world's smallest' harbor.

If you are looking for outdoor activity, look no further! Wolfville has over 14 Kilometres of trails, connecting from Reservoir Park to the Waterfront, with plenty of natural beauty along the way. The Millennium Trail, built in 2000, provides a direct route from the Reservoir to the Downtown, winding through mature-growth woodlands and the Rawding Ravine. Reservoir Park features over 5 Kilometres of trails for walking and biking, including the Bike Skills Park and a series of Mountain Bike Trails that has something for every skill level. The Harvest Moon Trail extends 117 Kilometres across the Annapolis Valley, from Grand Pré to Annapolis Royal, along the old railway bed. This trail runs through the heart of Downtown Wolfville and is constructed with a compact surface that makes it safe for many modes of travel. The trail runs through the heart of Downtown Wolfville and this section is constructed with a compact surface that makes it safe for many modes of



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## Building Details

**Construction Style** 2 Storey Wood frame

**Age** 33 years

**Building Size** 73.4 x 62.6 + bays

**Lot Size** 8106 + 6260

**Lease Details** 6000 sq ft commercial  
900 sq ft residential

**Heating System** Hot Water,  
Radiator - Electric & Oil

**Roof type** Asphalt Shingle

**Parking** Multiple Driveways,  
Parking spaces, paved

**Building Amenities** Laundry, security system,  
Monitored alarm system

**Site Influences** High traffic location, Public  
transportation, Visual Exposure, Public Parking

**Heating Costs** \$3,347 2017

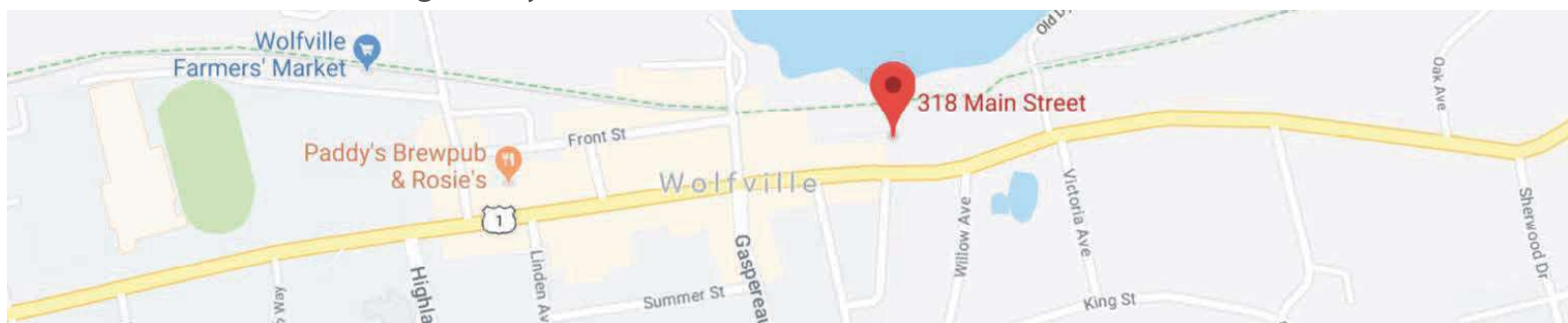
**Electricity** \$5,934 2017

## Area Overview

Wolfville is situated in the North Western portion of Nova Scotia, along the shores of the Minas Basin which is part of the Bay of Fundy, home to the world's highest tides. The Town is separated from the Minas Basin by agricultural dykes which were built by Acadians in the 17th century. Wolfville experiences the Bay of Fundy's record setting tides each day as water flows and drains from the Wolfville Harbour, which is the world's smallest harbour.

The subject property is located in the downtown core and on the main thoroughfare in Wolfville, Nova Scotia.

You can find Wolfville along Highway 1, which is connected to Highway 101 at two interchanges approximately 4 kilometres east or west of Town limits. The Town has a geographic area of 7.31 square kilometres and is approximately an hour's drive from Halifax International Airport and Halifax, Atlantic Canada's largest city.



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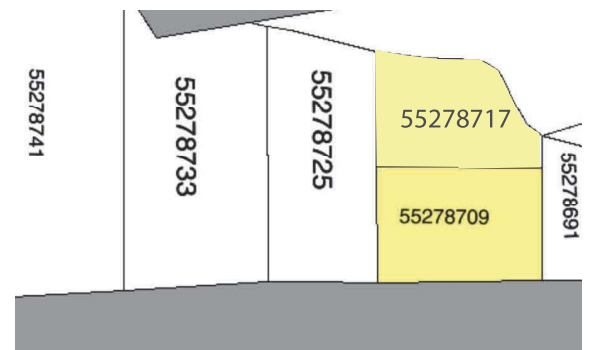
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# Permitted Developments

- art galleries
- automobile rental establishments
- automobile service stations
- bakeries
- banks and other financial institutions
- commercial schools
- craft workshops
- daycare facilities
- dwellings units above the ground floor or located on the ground floor more than 15 metres from the street line.
- hotels
- institutional uses
- laundromats
- marina and wharves
- medical clinics
- office buildings and office uses
- outdoor markets
- public parking lots and parking structures or parking lots accessory to a main use
- personal service shops
- photography studios
- places of entertainment, recreation and assembly, within wholly enclosed buildings
- plumbing, heating and electrical services (or similar trades)
- private clubs
- repair shops
- retail stores
- restaurants
- taxi stands and bus terminals
- theatres
- veterinary clinics
- No development permit shall be issued for any new commercial buildings permitted in this section that exceeds 100 square metres.

# Site Specifications

Civic Address	318 Main Street, Wolfville, NS
PID #	55278717
Lot Size	8106 + 6260 SF
Zoning	C-1 Commercial
Municipal Services	Municipal water & sewer
Site Improvements	Asphalt paved parking,
Assessed Value	PID 55278717 \$32,200 2018 commercial taxable PID 55278709 \$270,200 2018 commercial taxable
Area:	PID 55278717 6260.0 SQUARE FEET PID 55278709 8106.0 SQUARE FEET



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