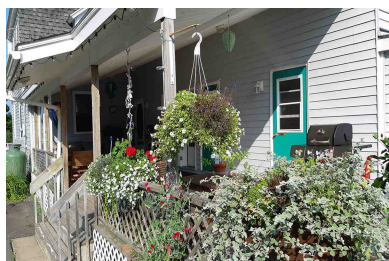


LISTING DETAIL - COMMERCIAL



MLS # 201821077
PID # 60052388
Listing Status ACTIVE
Type Other
Address 167 Victoria Road
Address 2
Community Lunenburg
Province NS
Postal Code B0J 2C0
Region South Shore
Listing Price \$1,198,000



GENERAL

SUB-TYPE	Motel/Hotel	Waterfront	No	Who Pays-Heating	Owner
Approx Total Acres	11.00	Water Type		Who Pays-Property Taxes	Owner
Building Dimensions		Water Frontage Units		Who Pays-Business Taxes	Owner
Prop Knwn As/Bdy of Water		Water Frontage Meas		Who Pays-Electric	Owner
Lot Size	11 acres			Who Pays-Water	Owner
Zoning	Comm/Res			Who Pays-Insurance	Owner
Title to Land	Freehold			Who Pays-Interior Maint	Owner
Lease Type		RENTAL TYPE	NET RENTABLE AREA	RENTAL RATE	OCCUPANT
Garage	Yes	OTH	Bachelor units 5x	\$750 per month	LEASE EXPIRY
Parking	Yes	OTH	Motel units 9x	\$120 to \$145 per	
Number of Floors		OTH	Family suites 6x	\$179 to \$195 per	
Approx Year Built	1856				
Outside Dimensions					

FEATURES

FOR SALE/FOR LEASE	Building and Land	CONSTRUCTION	Wood Frame	UTILITIES	Cable, Electrical, Municipal Water, Telephone, Other
PROPERTY SIZE	10 to 49.99 Acres	BUILDING AMENITIES	Air Conditioning, Laundry Facilities	RENTAL EQUIPMENT	Propane Tank, Water Heater
DRIVEWAY/PARKING	Double, Gravel, Parking Spaces(s), Visitor Parking	HEATING/COOLING TYPE	Baseboard	FIRE PROTECTION	Smoke Detector
FLOORING	Wood, Other	FUEL TYPE	Pellet	SITE INFLUENCES	Cleared, Highway Access, Shopping Nearby, Sloping, Treed, Visual Exposure, High Traffic Location
ROOF	Asphalt Shingle				

PROPERTY OVERVIEW

Welcome to the Homeport Motel and Residence on 11 acres of land just outside of the historic Town of Lunenburg, a UNESCO heritage site. This business consists of a main residence with 5 bedrooms and 5 bathrooms, currently used as owners' accommodations. The building was once used as a B&B and can be easily converted back. The next building consists of 5 large family suites with full kitchens. The next detached building has 9 motel units. The top building offers 5 furnished long-term bachelor apartments with bath and kitchen, and they are rented all year and guarantee a 12-month income. There are 2 more bachelor units that can be finished and added to the rental pool. This opportunity with all its different possibilities and configurations has been operated by the current owners for over 20 years and can be



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