

228-230-232 Lincoln St, Lunenburg



MLS® 202405766

Main Street Opportunity Knocks in Lunenburg!

\$995,000 +HST

Talk about "Location, Location, Location"...here we have the full package! A prime commercial location on the main street of popular Lunenburg; high visibility with year-round pedestrian and drive-by traffic; 2 doors from the post office; public parking directly across the street, and just 3 blocks from the famous waterfront. The striking Burns Building was built around 1930 and retains fine original features from its handsome red brick facade with small paned windows on the exterior to the hardwood floors throughout. A substantial renovation in 2005 updated the building's systems, including plumbing & heating, electrical (now 6 separate services) and most of the windows in the building. More recently, the roof was redone with an energy saving silicone foam system.

The street level features 2 stunning storefronts each with window displays, a 2-piece washroom and south facing windows at the back. The second floor is an ideal co-operative workspace with a larger studio positioned in each of the 4 corners of the building, plus a wide hallway with 2 management offices and a common 2-piece washroom. The basement level provides additional possibilities with its own entrance, good height and natural light. This versatile level currently serves as a creative workshop and storage space.

This is your opportunity to take your place on Lunenburg's "Main Street".



see full details for this and other fine properties at:
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Property Highlights

Age ±: c. 1930
Lot Size: 2,344 sq ft
Style: 2 Storey Commercial
Floor Space: 4192 sq ft (above grade)
Bathrooms: 3
Flooring: hardwood
Heating: oil-fired hot water baseboards
Water: municipal
Sewer: municipal
Features: 2 street-level storefront units (1000 sq ft & 650 sq ft), 4 professional studio spaces, 2 offices, 6 electrical services
Zoning: General Commercial

Rooms

Storefront #228: 46.9 x 13.7 +/- jogs (Main)
Storefront #230: 46.9 x 21 +/- jogs (Main)
Studio A: 18.7 x 11.3 + 8.3 x 4.8 (2nd)
Studio A, side office: 12.4 x 7.3 (2nd)
Studio A, closet: 6 x 3.2 (2nd)
Studio B: 15.10 x 15.4 + jog (2nd)
Studio B, closet: 3.8 x 2.4 (2nd)
Studio C: 17.10 x 15.5 - jog (2nd)
Studio C, side office: 13.6 x 8.6 - jog (2nd)
Studio D, room 1: 12.11 x 11.10 (2nd)
Studio D, room 2: 12.11 x 11.1 (2nd)
Management Office #1: 13.8 x 6.4 (2nd)
Management Office #2: 11.2 x 7.5 (2nd)
Bath (2-pc): 5 x 5 (2nd)
Foyer/Hall: 27.8 x 7.4 + 9.2 x 6.4 (2nd)
Workshop Space: 30.3 x 25.7 + 15.7 x 12.11 (Lower)
Storage: 16.9 x 8.5 (Lower)
Storage: 18 x 17 (Lower)
Storage: 19.2 x 11.10 + 7.2 x 8 (Lower)
Utility Room: 11.6 x 7.6 (Lower)

Listing Agents

Cindy Dial C: 902-298-0332
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Adam Dial C: 902-298-0336
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Directions

Located in the heart of downtown
Lunenburg: Lincoln Street between King and
Duke Streets.