

# \$1,165,000 - 663 Main Street, Wolfville

MLS® #202514998

**\$1,165,000**

0 Bedroom, 0.00 Bathroom,  
Multi-family on 0.42 Acres

Wolfville, Wolfville, Nova Scotia

Turn-Key Investment in the Heart of Wolfville  
Welcome to 663 Main Street, a fully renovated, income-generating property ideally located within walking distance to Acadia University and charming downtown Wolfville. This is a rare opportunity to invest in one of Nova Scotias most desirable university towns. The building has been completely redone, including roof shingles new heat pumps in each room and common areas, new windows throughout, and extensive interior upgrades. Though legally a duplex, its currently operating as a room-by-room rental, with each bedroom offering a private ensuite bathroom and two fully equipped shared kitchens for tenant convenience. This property delivers serious cash flow with a gross annual income just shy of \$130,000 and a net income of over \$90,000, resulting in an impressive cap rate of over 7%. Bonus: theres a spacious, unfinished attic offering excellent potential for future development, whether more living space, common areas, or additional rental income. Whether youre an experienced investor or just stepping into the market, 663 Main Street checks all the boxes: location, income, quality, and room to grow. Please note: the property will be subdivided from a larger parcel by the seller at their expense prior to closing.  
(id:6289)

Built in 1905

## Essential Information



Listing #	202514998
Price	\$1,165,000
Bathrooms	0.00
Acres	0.42
Year Built	1905
Type	Multi-family
Sub-Type	Freehold

### Community Information

Address	663 Main Street
Subdivision	Wolfville
City	Wolfville
Province	Nova Scotia
Postal Code	B4P1G3

### Amenities

Parking	Gravel
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### Interior

Appliances	Oven, Washer/Dryer Combo, Refrigerator
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### Exterior

Exterior	Wood siding
Foundation	Stone

### Listing Details

Listing Office	Exit Realty Town & Country
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