



FOR SALE

Commercial +
residential building in
downtown Sydney

\$1.6M^{+/-}

Asking Price, Or Best Offer

Welcome to 276 Charlotte Street! This is a terrific opportunity for an **owner occupier** or **investor** to acquire a building in the heart of the Sydney business district, featuring four residential units and two commercial spaces.



Vibrant area with easy access to local amenities



Walk Score of 85



On-site parking



Sydney Transit routes nearby for convenient transportation

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PROPERTY OVERVIEW

| | | |
|---|--|---------------------------|
| PIDs | 15063977 | 15063852 (parking) |
| Lot Size | 4,000 sf | 4,000 sf |
| 2025 Assessment (Property Taxes) | Residential - \$118,500 Commercial - \$214,800 | Commercial - \$32,000 |
| Property Type | Commercial / residential | |
| Building Size | Approx. 7,500 sf - 3 storeys | |
| Lot Coverage | 31% - the footprint of the building is approximately 2,500 sf on a 8,000 sf site | |
| Zoning | CRC | |
| Year Built | Approx. 1919 | |
| Year Renovated | 2016 - new apartments on 2 nd floor; 2022 - new roof, 2024 - electrical upgrade 3 rd floor, with cosmetic upgrades | |
| Heating | Oil (1 st floor) & electric (2 nd -3 rd floor) | |
| Fire Safety | Building is sprinklered, with fire panel | |
| Elevator | No | |
| Parking | 10 spaces | |



PID 15063977



PID 15063852

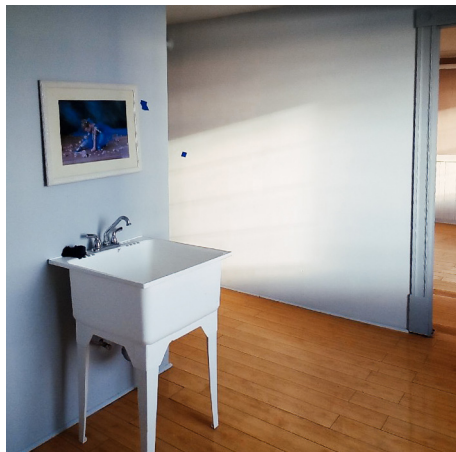
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PHOTOS - COMMERCIAL



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PHOTOS - RESIDENTIAL



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276 Charlotte Street, or the F.W. Bishop building, is part of an area rich in history and notable architecture. While specific details about the building are scarce, its proximity to landmarks like the Bank of Montreal Building, designed by Sir Andrew Thomas Taylor in 1901, indicates the area's long-standing significance in Sydney's commerce and community life.

Sydney, Nova Scotia, boasts a rich history, diverse cultural heritage, and a dynamic social landscape.

Originally inhabited by the Mi'kmaq people, Sydney was founded in 1785 and quickly grew as a hub for trade, shipbuilding, and coal mining. In the late 19th century, Sydney became an industrial center with the development of steel production.

Today, Sydney has shifted its focus to tourism, culture, and services, with efforts to revitalize its waterfront and embrace its artistic heritage. Recently, the Nova Scotia Community College (NSCC) opened its Sydney Waterfront Campus, relocating from Grand Lake to downtown Sydney. This move aims to revitalize the city's core, enhance local educational opportunities, and contribute to the city's social and economic growth. Sydney remains a gateway to Cape Breton Island's natural beauty and cultural attractions.

As of the 2021 Census, Sydney has a population of 30,960.



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