



**CHAMBERS  
DEVELOPMENTS**

**For Sale**  
**531 Main Street**  
**Kentville, Nova Scotia**

**Excellent opportunity for Commercial or Residential use in this very well maintained house with original features.**

This well cared for house presents numerous options for any new owner!



The property is located on Main Street in very close proximity to the downtown core, the Valley Regional Hospital, and a large seniors living/care complex (currently under construction) – making it an ideal spot for a doctor's office, with enough room for 2 doctors.

It is also perfect for a law office and any other operation requiring office space.

In addition to an ample space with several rooms on the main floor, there are 5 rooms on the 2<sup>nd</sup> level, as well as a well lit and spacious new room with a skylight in the attic.

All new windows, new efficient furnace and heating system, provide for very reasonable heating cost.

The house has been used as a residence in the upper part and it can easily be converted to either a single family dwelling, or used as a combination of office and residential units.

- Possibilities for 2 doctors or 3-4 lawyers or any office.
- Easily convertible to a single family.
- Large residential quarters on 2<sup>nd</sup> and 3<sup>rd</sup> levels.
- Full basement with new furnace, new air ducts, and new water heater.
- New windows throughout, as well as new roof.
- Restored hardwood floors and many other updates.
- Large lot for parking.
- Excellent location.
- Listing Price : **C\$249,000.00** - all offers will be given consideration.

**For further information, please contact:**

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