

Better never settles



FOR SALE 9,535 SF
MIXED-USE INVESTMENT
OPPORTUNITY

**4901
HIGHWAY #1**

SALMON RIVER
NOVA SCOTIA

OPPORTUNITY OVERVIEW

Just off Exit 32 of Highway 101, DJ's Corner Store & Café is a well-established local business serving Salmon River and surrounding communities. Known both as a grocery destination and a place for locals to gather, the property combines operating business income with multiple rental revenue streams.

This opportunity includes:

- The **Corner Store & Café**, with a long-standing customer base.
- Owner's suite and a **one-bedroom rental** within the main building.
- A **secondary residential building** with a three bedroom suite and a one-bedroom suite, both leased to long-term tenants.
- A **warehouse/garage** generating additional rental income.

At a Glance

- ±9,535 SF total building area
 - Two-bay warehouse with dock-height door
 - Four rental units (including owner's suite)
 - Prominent Highway 1 frontage with steady traffic
 - Financial details available upon CA

PROPERTY HIGHLIGHTS

Main Building

- Corner Store & Café with dining area, commercial kitchen, and customer washrooms.
- Owner's suite with multiple bedrooms, two kitchens, dining and living areas, and private deck.
- One-bedroom rental unit with kitchen and bath.
- Warehouse: two connected bays, 2,836 sf and 2,977 sf, dock-height loading, drive-in access.



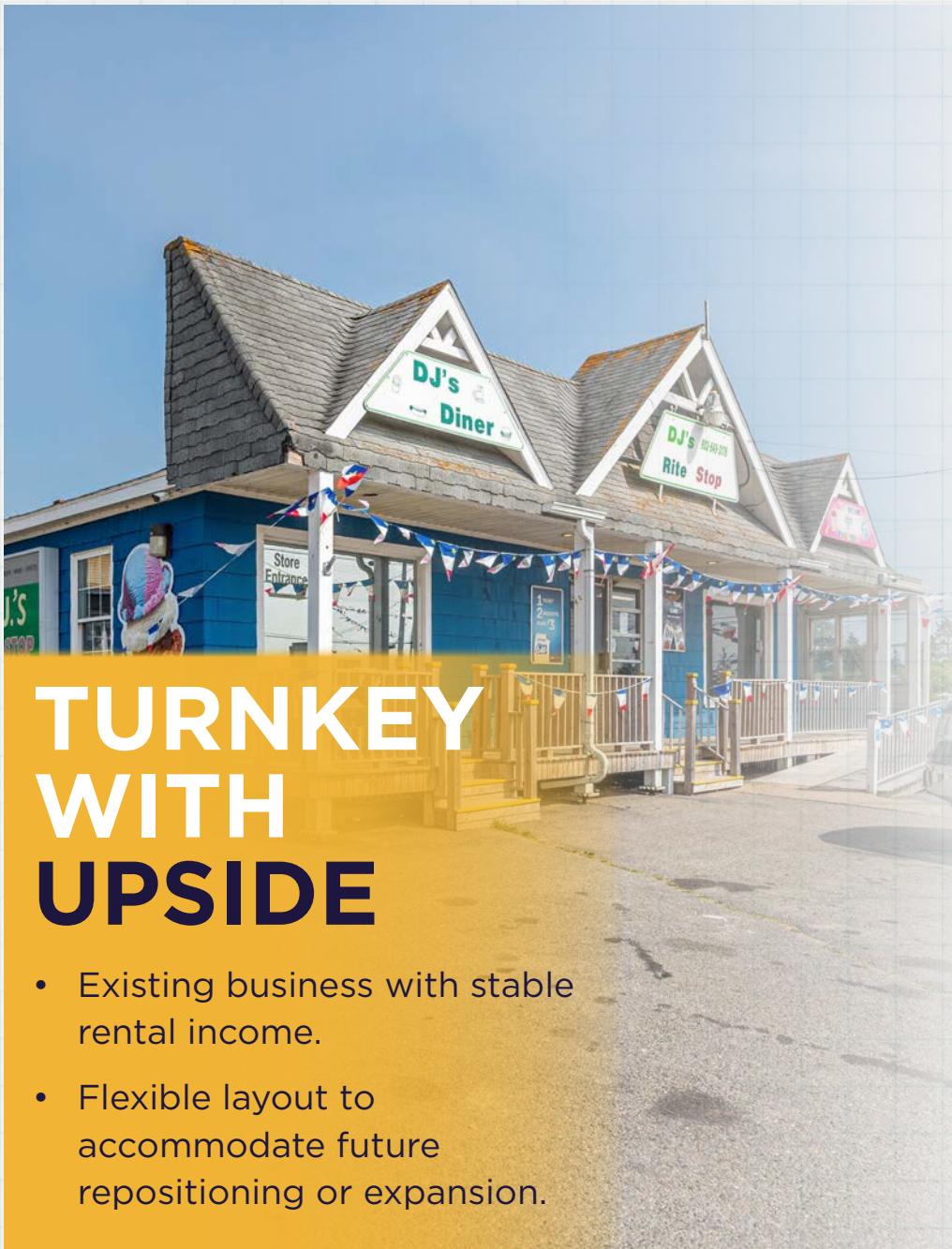
Secondary Residential Building

- Three-bedroom suite (long-term tenant).
- One-bedroom suite (long-term tenant).

Site Features

- Prominent visibility along Highway 1.
- On-site parking.
- Easy access for customers, tenants, and deliveries.





TURNKEY WITH UPSIDE

- Existing business with stable rental income.
- Flexible layout to accommodate future repositioning or expansion.

INVESTMENT HIGHLIGHTS

DIVERSE INCOME PROFILE

- **Retail & Café:** Community hub with established operations.
- **Residential:** Multiple rental units across main and secondary buildings.
- **Industrial:** Two-bay warehouse with utility and accessibility.



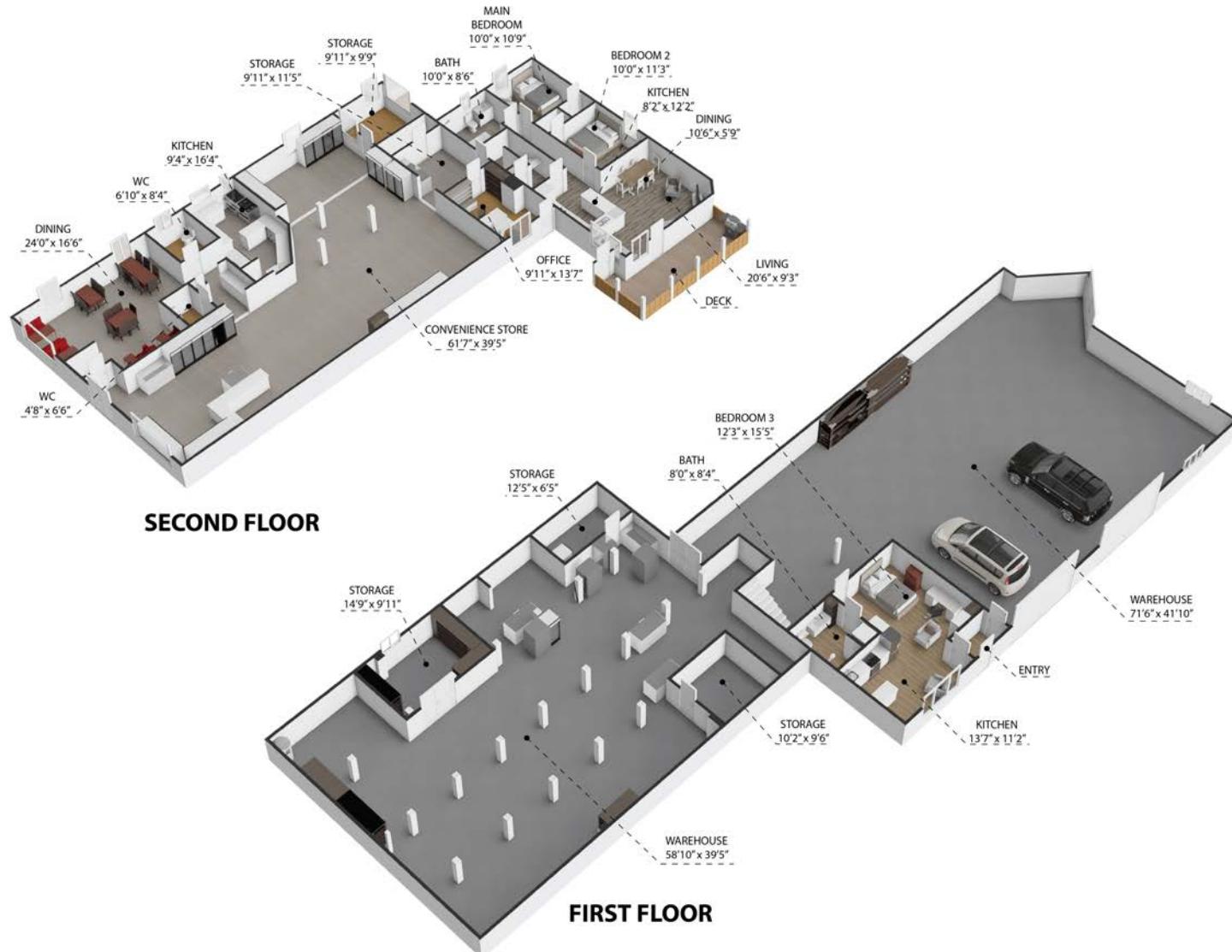
PRIME LOCATION

- *Located on Highway 1 with steady year-round traffic.*
- *25 minutes to Yarmouth, and an abundance of amenities.*
- *Easy access to Highway 101.*

FLOOR PLANS



FLOOR PLANS | 3D



LOCATION OVERVIEW

Strategic Positioning in Salmon River

Set in Salmon River on Nova Scotia's southwest coast, this mixed-use property sits on Trunk 1 with quick access to Hwy 101 at Exit 32. The site is minutes from Mavillette Beach and Smugglers Cove, about 25 minutes to Yarmouth, and about an hour to Digby. The location serves daily needs for locals, travelers on the Evangeline Trail, and seasonal beach traffic.

KEY TRAVEL TIMES

Yarmouth
25 Minutes

Weymouth
30 minutes

Digby
1 hour



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