

## 6 Chemin De Lanse Des Bourque, Sluice Point NS B0W 3M0

**\$57,000**

Viewpoint Realty Services Inc. (Shelburne)



<b>MLS®</b>	202529367
<b>PID</b>	90032707
<b>Type</b>	Commercial (Other)
<b>Year Built</b>	1925
<b>Building Dimensions</b>	1680 Square Feet
<b>Lot Size</b>	0.2471 acres
<b>Water</b>	None
<b>Heating</b>	No Heating/Cooling
<b>Roof</b>	Asphalt
<b>Flooring</b>	Wood

Located in the scenic coastal community of Sluice Point, this former schoolhouse offers a rare opportunity for someone with vision. The structure has served many roles over the years, including use as a community centre, workshop, and storage building, and now awaits its next chapter. With approximately 1680 square feet on the main and upper levels and set on a 10764 square foot corner lot, the property provides a solid footprint for redevelopment. The poured concrete foundation gives you options whether you wish to restore the existing building or design and construct something entirely new. The surrounding area is known for its peaceful ocean atmosphere, island-dotted shorelines, and convenient access to amenities in Tusket and Yarmouth. This is a chance to create a unique getaway, studio, or even a residence in a distinctive rural setting. The property is being sold as is and will require renovation, but the potential for a creative rebuild or coastal retreat is clear.

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