



**ELEVEN ELEVEN GROUP OF COMPANIES**

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## **1 - 112 Lincoln Street, Lunenburg, Nova Scotia**



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**Space Available:** Hardwood floors, beautiful original tin ceilings, large windows, office or storage area and offers a shared washroom with one other tenant makes this a wonderful retail space. Approx 850 sq ft.

Located is a designated heritage building that is the first thing you see when driving in Old Town Lunenburg. There is some side street parking that is not metered.

Rent is \$850 per month plus HST + CAM charges. (Common Area Maintenance covers the cost of reasonable heat, reasonable air conditioning, reasonable electric, sewer and water)

**Rent:** \$850.00 (\$12/sq ft) per month + HST + CAM charges. (Common Area Maintenance covers the cost of reasonable heat, reasonable air conditioning, reasonable electric, sewer and water)

**Property Description:** The Wambolt Building is valued as an example of commercial architecture in Old Town Lunenburg and as an integral addition to Lincoln Street. Built in 1907, this building was first owned by Lemuel Wambolt, a Lunenburg tinsmith. The building retains many original features, including large storefront windows and the doors on the Lincoln Street façade. The interior retains its pressed tin ceilings that were installed by Wambolt, and are in excellent condition.

**Contact:** For more information please contact [novascotia@elevenelevencos.com](mailto:novascotia@elevenelevencos.com)