



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

111 Montague Row, Digby, NS



Welcome to Harmony Bed and Breakfast and Suites located in the charming community of Digby next to the picturesque waterfront of Water Street. This stunning property at 111 Montague Row offers a fantastic investment opportunity with four rooms and six suites. This property is a turnkey business ready for new owners and a dream for potential investors...

This property has been immaculately maintained and boasts clean, bright, and welcoming accommodations. Each suite features a kitchenette, separate bedroom and living areas with king or queen beds. All rooms and suites have air conditioning, high-speed internet, cable, and most have stunning waterfront views. There is a primary suite on the main level for the owners/managers to use. There is also additional space in the unfinished basement currently used for storage.

The sellers are looking to sell the shares of the corporation which includes the property and assets, The units are already booking up quickly and has approx. 40% booked for the busy season, and a 7.6% CAP making this investment a must-see for serious investors.





Digby offers a wide range of activities for all interests. --The Golfer: Less than 5 Mins from the Digby Pines Golf Course, an 18-hole Championship Golf Course with picturesque views. ---The Sailor: Seconds to the Royal Western Nova Scotia Club with a history dating back to the 1890's. ---The Beach Lover/Swimmer: Just 5 Min from Rattling Beach, a cute little spot nestled into Shore Road in Digby. ---Entertainment: Endless opportunities just down the street. Pubs, restaurants, tourist shops and don't forget to walk the beautiful waterfront of Digby. Take a short scenic Drive to Digby Neck, Light Houses, Long and Brier Island with the best whale watching experience and the Balancing Rock, a Nova Scotia Icon.





This property is located on a bustling street, with a vendor market held every weekend during the warmer seasons, nearby the Digby Tourist Information Centre, and within close proximity to the ferry from St. John. The adorable town of Annapolis Royal is only a 30-Minute drive away and Halifax Stanfield International Airport and Downtown Halifax are just over 2 Hours away. Don't miss out on this perfect investment opportunity! Book your private viewing today!



Leaman Murray
REAL ESTATE GROUP

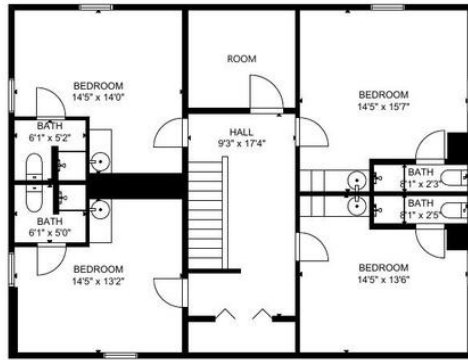
Stacey Vries

902-691-2595

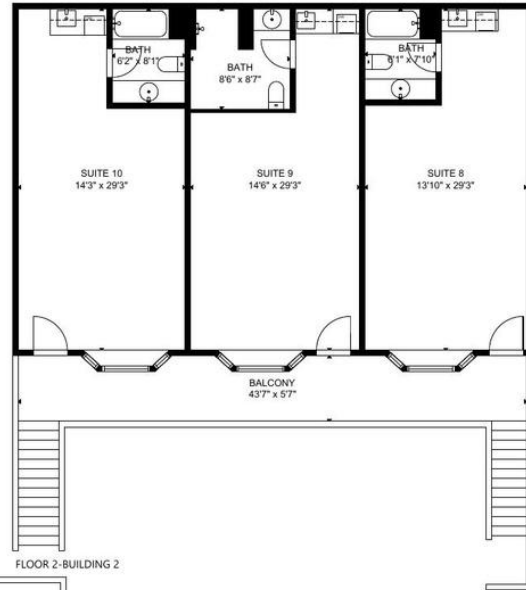
Stacey@LeamanMurray.ca

LeamanMurray.ca

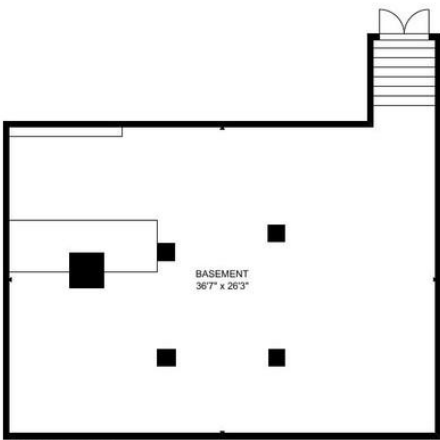
111 Montague Row Basement, Digby NS B0V 1A0, CA



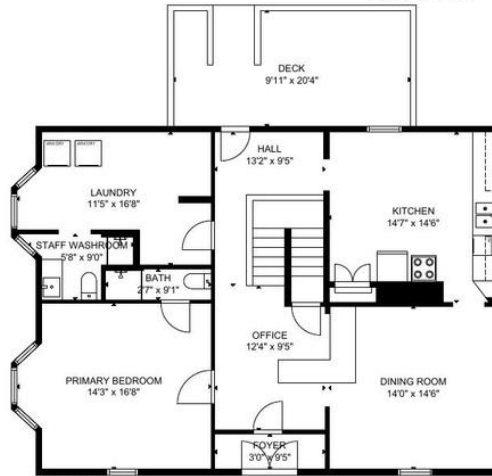
FLOOR 2 - BUILDING 1



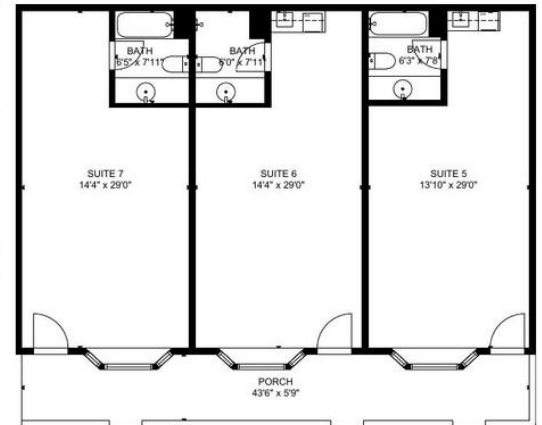
FLOOR 2 - BUILDING 2



BASEMENT - BUILDING 1



FLOOR 1 - BUILDING 1



FLOOR 1 - BUILDING 2

GROSS INTERNAL AREA
 TOTAL: 5,884 sq ft
 BASEMENT: 1,001 sq ft, FLOOR 1: 2,441 sq ft
 FLOOR 2: 2,442 sq ft
 EXCLUDED AREA: BALCONY: 218 sq ft, DECK: 202 sq ft
 PORCH: 224 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Price \$779,000
Status ACTIVE
Sale/Lease Building and Land



MLS # 202304844
PID # 30229728 **PID #2**
PID #3 **PID #4**
Total Lot Size SqFt 14639.00

Address 111 Montague Row
Community Digby
Legal Description NS B0V 1A0

Approx Total Acres 0.34

Lot Size

Square Footage (MLA) 5,130

Total Fin SqFt (TLA) 5,130

Outside Dimensions

Building Dimensions 30'x 40.5" house & 30'x 45' back

District Digby County

Sub-District V4

Zoning CD

Waterfront No

Water Type

Water Meas/Units /

Water Frontage

Water Access/View Access: Bay, Access: Public,

Virt Tour URL

Selling Price

Closing Date

Possession June 1, 2023

Property Overview Welcome to Harmony Bed and Breakfast and Suites located in the charming community of Digby next to the picturesque waterfront of Water Street. This stunning property at 111 Montague Row offers a fantastic investment opportunity with four rooms and six suites. This property is a turnkey business ready for new owners and a dream for potential investors.... This property has been immaculately maintained and boasts clean, bright, and welcoming accommodations. Each suite features a kitchenette, separate bedroom and living areas with king or queen beds. All rooms and suites have air conditioning, high-speed internet, cable, and most have stunning waterfront views. There is a primary suite on the main level for the owners/managers to use. There is also additional space in the unfinished basement currently used for storage. The sellers are looking to sell the shares of the corporation which includes the property and assets. The units are already booking up quickly and has approx. 40% booked for the busy season, and a 7.6% CAP making this investment a must-see for serious investors.

Type Other
Sub-Type Motel/Hotel

Title to Land Freehold
Property Size Under 0.5 Acres

Site Influences Public Transportation, Shopping Nearby, Visual Exposure, Waterfront, Fenced, High Traffic Location

Heat/Cool Baseboard, Forced Air, Window Cooling

Fuel Type Electric, Oil

Fire Protect. Smoke Detector, Other Fire Protection

Utilities Cable, Electrical, Municipal Water,

Rental Equip None

Documents Blueprint

Bldg Features Fully Fenced, Lighting, Wheelchair Accessible

Driveway/Pkg Multiple Driveways, Parking

Construction Stone, Wood Frame

Bldg Amenities Air Conditioning, Living Accommodations

Roof Metal

Flooring Concrete, Wood, Other

Inclusions Fully equipped and furnished items to run turnkey business

Exclusions Personal items of owner or tenants

Directions to Property 111 Montague Row (across from Digby Visitor Information Centre)

Floors 2
Rental Income Yes
Building Age 152 **Yr Built** 1871
Year Built Unknown

Sign No **HST (PEI)**
HST Subject to HST; over and above purchase
Migrated Yes
PDS Yes

Garage No
Details
Parking Y
Details 11 spaces

| # | RENTAL TYPE | NET RENTABLE | RENTAL RATE | OCCUPANT | LEASE EXPIRY |
|---|-------------|--------------|-------------|----------|--------------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |

| WHO PAYS: | | Structural Maint | |
|----------------|-------|----------------------|-------|
| Heating | Owner | Owner | Owner |
| Electric | Owner | | |
| Interior Maint | Owner | | |
| Property Taxes | Owner | | |
| Water | Owner | | |
| Exterior Maint | Owner | | |
| Business Taxes | Owner | | |
| Insurance | Owner | | |
| | | Gross Revenue | |
| | | Total Expense | |
| | | Net income | |
| | | Lease Type | |

Betterment Charges

Listing Office Keller Williams Select Realty



111 Montague Row

Digby, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With public schools near this home, your kids can thrive in the neighbourhood.

Digby Regional High School

Grades 7 to 12

107 King St

Digby Elementary School

Grades PK to 6

20 Shreve St



SAFETY

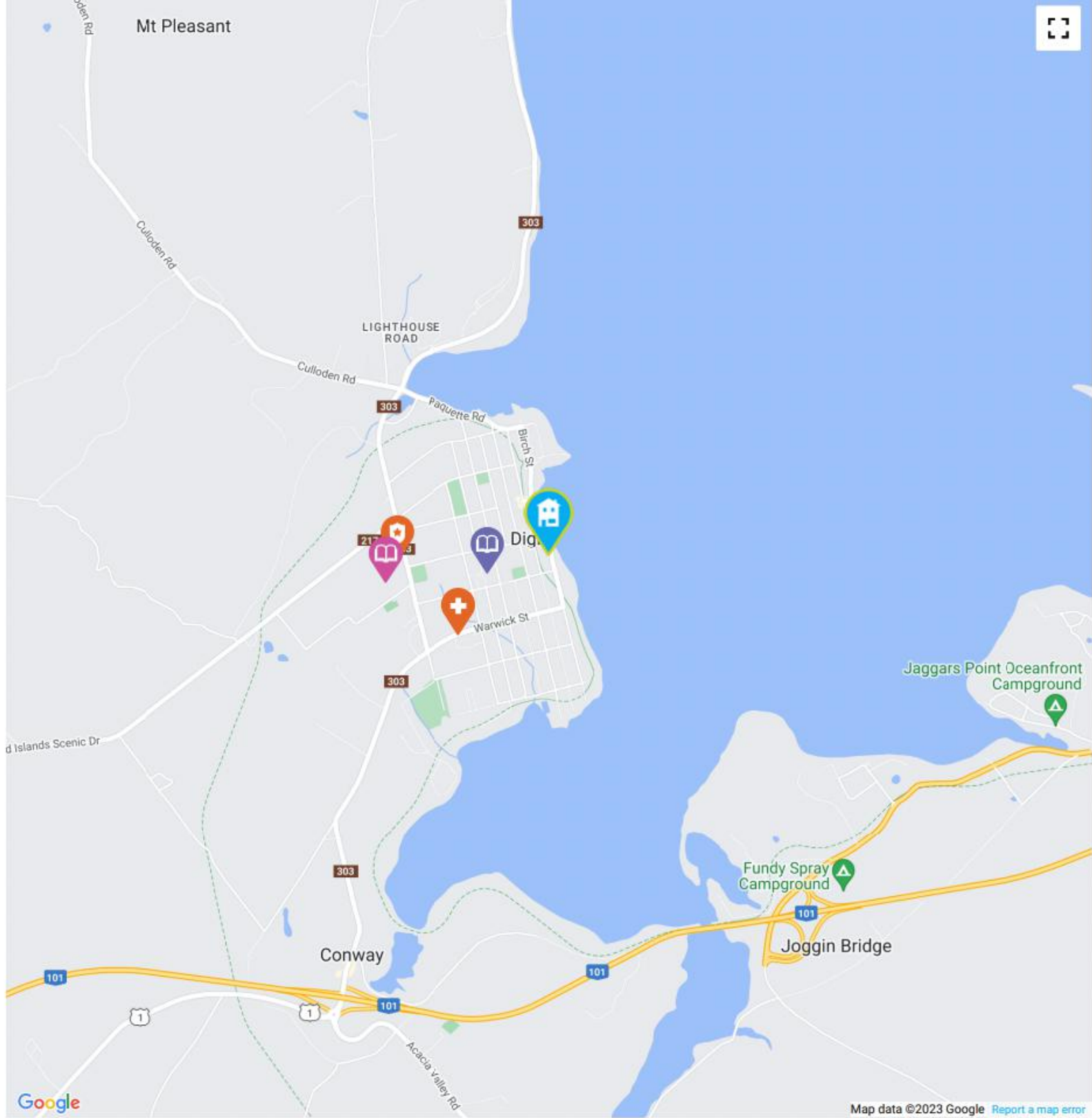
With safety facilities in the area, help is always close by. Facilities near this home include a hospital and a police station within 0.9km.

+ Digby General Hospital
75 Warwick St

Police Station
129 Victoria St

HoodQ

Disclaimer: These materials have been prepared for angela@leamanmurray.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.



Google

Map data ©2023 Google [Report a map error](#)

-  Elementary Schools
-  Middle Schools
-  High Schools
-  Transit
-  Safety
-  Elementary Attendance Zone
-  Middle Attendance Zone
-  High Attendance Zone
-  Parks

HoodQ

Disclaimer: These materials have been prepared for angela@teamanmurray.ca and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.



A B r i e f H i s t o r y o n D i g b y

Digby is called Oositookun, meaning ear of land, by the Mi'kmaq. A small group of New England Planters settled in the area of the town in the 1760s naming it Conway. Digby's history is preserved and interpreted by the Admiral Digby Museum, located facing the harbour in the historic Woodrow/Dakin home, one of oldest houses in the town.

Tourism has played an important role in Digby during the 20th century beginning with the establishment of railway and steamship links that opened the town and surrounding communities as an-easy-to-reach destination for larger urban centres in eastern North America. A landmark in this industry was the construction of the Digby Pines Resort on the town's outskirts. Built in 1905 and then purchased in 1917 by the Dominion Atlantic Railway, the resort provided a focal point to the local tourism industry with a large expansion in 1927. The Pines attracted notable visitors including early film star Theda Bara who spent her honeymoon there in 1921. Expanded several times since, it was bought by the Government of Nova Scotia after the Dominion Atlantic sold its hotels. About 20 additional motels, inns and bed and breakfast operations are based in Digby making tourism an important employer.

The annual Scallop Days Festival, held the first week of August, brings the fishing and tourism industries together to showcase the town's history and heritage to the tourists. The festival offers a variety of themed activities for all ages, including scallop shucking contests, a parade, and an exhibition of local artists.

Since 2004, Digby has become the destination of the largest motorcycle rally in Atlantic Canada, the annual Wharf Rat Rally. It attracts many times the town's population; the town of 2,000 residents grows to 50,000 people, including 25,000 motorcycles. So many that schools and some roads have to close for the day due to crowds and motorcycle traffic. The Wharf Rat Rally event is held the weekend of Labour Day in August/September each year.



Town of Digby
 P. O. Box 579
 Digby, N. S.
 B0V 1A0
 Voice: (902)245-4769
 Fax: (902)245-2121

TAX NOTICE

FINAL BILL

| | | |
|----------------------------------------------|-------------------------------------------|----------------------|
| TAX YEAR 2022/23 | MAILING DATE September 21, 2022 | PROPERTY ID # |
| LEGAL DESCRIPTION 111 Montague | | |
| PROPERTY LOCATION 111 Montague Row | | |
| MORTGAGE INFORMATION | | |

| TAX CATEGORY | ASSESSMENT | TAX RATE | TAX AMOUNT |
|------------------------------|-------------------|-----------------|-------------------|
| 01 - Residential Taxable | 153400 | 1.86000000 | 2,853.24 |
| 02 - Commercial Taxable | 158500 | 4.15000000 | 6,577.75 |
| 500 - Fire Rate | 158500 | 0.00000000 | 206.05 |
| 500 - Fire Rate | 153400 | 0.00000000 | 199.42 |
| TOTAL PROPERTY TAXES: | | | 9,836.46 |
| | | | 9,836.46 |

| LOCAL IMPROVEMENT DESCRIPTION | EXPIRY DATE | TAX AMOUNT |
|--------------------------------------|--------------------|-------------------|
| 801 - GARBAGE RATES | 2099 | 283.00 |
| TOTAL LOCAL IMPROVEMENTS: | | 283.00 |
| | | 283.00 |

| | | |
|------------------------|-------------------------------|------------------------|
| | TOTAL CURRENT TAXES: | 10,119.46 |
| | LESS INTERIM BILLINGS: | 4,715.50 |
| | CREDITS OR ARREARS: | <u>0.00</u> |
| TOTAL TAXES DUE | | |
| 31-OCT-2022: | | <u><u>5,403.96</u></u> |

Taxes are due on October 31. Payments may be made in Canadian funds by cash, cheque, debit card, telephone banking, online banking, in person at bank branch, or by EFT. Credit cards are not accepted. No exchange on US funds. Taxes are due even if the assessment is under appeal.

1.25% Interest is charged (15% per year) on overdue taxes.

Town of Digby
 P. O. Box 579, Digby, N. S., B0V 1A0

04848586 000

Digby Water Commission
 PO Box 579
 Digby, Nova Scotia
 B0V 1A0
 Business: (902)245-4769
 Fax: (902)245-2121
 Email: townhall@digby.ca

UTILITY NOTICE

| | |
|---------------------|-------------|
| Date Issued: | 01-Feb-2023 |
| Due Date: | 17-Mar-2023 |

| | |
|-------------------------|---------------------------|
| Service Address: | 113 Montague Row |
| Billing Period: | 01-Dec-2022 - 31-Jan-2023 |

| | |
|-----------------------------|---------|
| Balance 02-Dec-2022: | 169.13 |
| Payments Received: | -169.13 |
| Interest Charges: | 0.00 |
| Other: | 0.00 |
| Balance Forward: | 0.00 |

| Days | Current Rdg | Previous Rdg | Usage | | |
|------|-------------|--------------|-------|---|---------------------------------|
| 61 | 1910 GAL | 1907 GAL | 3 GAL | A | 5/8" Water Meter 47.63 |
| | | | | | Sewer @\$6.26/1000Gal 18.78 |
| | | | | | Off/On 0.00 |
| | | | | | Total New Charges: 66.41 |
| | | | | | Total Due: 66.41 |

Payments may be made in Canadian funds by cheque, debit card, telephone banking, online banking, or electronic funds transfer. Credit cards are not accepted. No exchange will be paid on US funds. Interest will be applied on all overdue accounts at the rate of 1.25% per month.

| Water Rates | | Sewer Rates | |
|-------------|-----------|----------------------------|----------------|
| 0 - | 0 | \$40.7300 | Minimum |
| 1 - | 9,999,999 | \$2.3000 | /1 000 Gallons |
| | | Based on Water consumption | |
| | | 0 - 9,999,999 | \$6.2600 |

Digby Water Commission
 PO Box 579
 Digby, Nova Scotia
 B0V 1A0
 Business: (902)245-4769
 Fax: (902)245-2121
 Email: townhall@digby.ca

| | |
|----------------------------------|---------------------|
| Total Amount Due On: 17-Mar-2023 | |
| TOTAL AMOUNT DUE: | AMOUNT PAID: |
| 66.41 | |



1 - 44 ORION CRT, DARTMOUTH, NS B2Y 4W6
Office: 1 902 463-0962
Toll Free: 1 855 554-0554
Toll Free (N.S. & N.B.): 310-3776
info@maritimefuels.ca



Bill To

Harmony B&B and Suites Ltd
111 Montague Row
Digby NS B0V 1A0

| DATE | Invoice | PAGE |
|------|---------|------|
|------|---------|------|

2023/03/03

Ship to :

Harmony B&B and Suites Ltd
111 Montague Row

Digby NS

Shipment Accounts 111MONT

Order

| Product | Description | Qty | Price | Amount |
|------------------|------------------|--------|----------|--------|
| 951 | FURNACE OIL DYED | 339.30 | 1.279999 | 434.30 |
| Sub Total | | | | 434.30 |
| GST/HST | | | | 65.15 |
| PST | | | | 0.00 |
| TOTAL CAD | | | | 499.45 |

Terms: 21 Day Autopay

HST # 773129283RT0001

Please remit online to Maritime Fuels -SVP payer en ligne a Maritime Fuels
Thank you for being a Maritime Fuels Customer !- Merci d'être un client Maritime Fuels!

Payment due upon receipt. 2% service charge on all overdue accounts.
Paiement dû sur réception. 2% de frais de service sur tout retard.

BellAliant

Your Bill

March 06, 2023

HARMONY B&B AND SUITES LTD

Account number: 5680050 1

Questions?

Visit us online: bellaliant.ca/business, 24 hours a day
Customer Service: 1 800 663-2600, Mon-Fri 8am to 5pm
Repair service: 611, 24 hours a day
Internet technical support: 1 877 725-4268, 24 hours a day

Summary of your charges

| | |
|-------------------------------------------|-----------------|
| Balance owing from last bill - see page 2 | \$0.00 |
| Business Solutions - see page 2 | \$279.90 |
| Business Phone - see page 3 | \$3.86 |
| Long distance and usage - see page 3 | \$11.59 |
| Internet and IT Services - see page 4 | \$14.95 |
| Digital TV - see page 4 | \$131.90 |
| Total HST | \$66.32 |
| Total new charges | \$508.52 |
| Total due | \$508.52 |

Payment due upon receipt
To ensure your payment is reflected on next invoice, please pay by: **March 27, 2023**

Total HST (a division of Bell Canada registration # 100458652) is \$66.32

A late payment charge of 3.00% per month (42.58% per annum) will apply on total balance owing. Services are provided according to Bell Aliant's General Terms of Service: bellaliant.ca/terms

Page 1 of 4

BellAliant

PO Box 2226 Stn Central RPO
Halifax, NS B3J 3C7

Payment stub

See over for information about your payment options.

Account number

Bill date

Please pay by

Total due

March 06, 2023

March 27, 2023

\$508.52

HARMONY B&B AND SUITES LTD
PO BOX 301
DIGBY NS BOV 1A0

(A)

Amount paid

\$

Billing and Usage History Report



Date: Wednesday, March 22, 2023

Service Address: 111 MONTAGUE ROW
DIGBY, NS

Equipment Leasing: NONE Estimated Balance: *
 HEAT PUMP \$
 ELECTRIC THERMAL STORAGE (ETS) \$
 HOT WATER HEATER \$

Equipment Rental: NONE Monthly Rate:
 STREET LIGHT \$

Rates: January 1, 2022 to December 31, 2022, cost was \$0.16215 per kWh
 January 1, 2021 to December 31, 2021, cost was \$0.16008 per kWh

| Year | Month | Days | Usage | \$Billed | Year | Month | Days | Usage | \$Billed |
|------|-------|------|-------|-----------|------|-------|------|-------|-----------|
| 2023 | Mar | | 0 | \$ - | 2022 | Mar | | 0 | \$ - |
| 2023 | Feb | 62 | 757 | \$ 144.41 | 2022 | Feb | 62 | 1,569 | \$ 275.29 |
| 2023 | Jan | | 0 | \$ - | 2022 | Jan | | 0 | \$ - |
| 2022 | Dec | 58 | 1541 | \$ 271.53 | 2021 | Dec | 58 | 1,797 | \$ 309.32 |
| 2022 | Nov | | 0 | \$ - | 2021 | Nov | | 0 | \$ - |
| 2022 | Oct | 62 | 2508 | \$ 428.33 | 2021 | Oct | 61 | 2,514 | \$ 424.10 |
| 2022 | Sep | | 0 | \$ - | 2021 | Sep | | 0 | \$ - |
| 2022 | Aug | 62 | 2830 | \$ 480.54 | 2021 | Aug | 63 | 2,057 | \$ 350.94 |
| 2022 | Jul | | 0 | \$ - | 2021 | Jul | | 0 | \$ - |
| 2022 | Jun | 59 | 1917 | \$ 332.50 | 2021 | Jun | 59 | 1,138 | \$ 203.83 |
| 2022 | May | | 0 | \$ - | 2021 | May | | 0 | \$ - |
| 2022 | Apr | 62 | 1686 | \$ 295.04 | 2021 | Apr | 63 | 1,332 | \$ 234.89 |

| | Usage | Billed | | Usage | Billed |
|---------------|---------------|--------------------|--|---------------|--------------------|
| Total: | 11,239 | \$ 1,952.35 | | 10,407 | \$ 1,798.37 |

Billing and Usage History Report



Date: Wednesday, March 22, 2023

Service Address: 111 MONTAGUE ROW
DIGBY, NS

Equipment Leasing:

| | |
|---------------------------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> NONE | Estimated Balance: * |
| <input type="checkbox"/> HEAT PUMP | \$ <input type="text"/> |
| <input type="checkbox"/> ELECTRIC THERMAL STORAGE (ETS) | \$ <input type="text"/> |
| <input type="checkbox"/> HOT WATER HEATER | \$ <input type="text"/> |

Equipment Rental:

| | |
|------------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> NONE | Monthly Rate: |
| <input type="checkbox"/> STREET LIGHT | \$ <input type="text"/> |

Comments:

| Year | Month | Days | Usage | \$Billed | Year | Month | Days | Usage | \$Billed |
|------|-------|------|-------|-----------|------|-------|------|-------|-----------|
| 2023 | Mar | 28 | 2690 | \$ 410.88 | 2022 | Mar | 31 | 3,042 | \$ 462.51 |
| 2023 | Feb | 29 | 2267 | \$ 348.83 | 2022 | Feb | 30 | 2,801 | \$ 427.16 |
| 2023 | Jan | 33 | 2294 | \$ 352.79 | 2022 | Jan | 31 | 2,581 | \$ 393.15 |
| 2022 | Dec | 30 | 1922 | \$ 298.22 | 2021 | Dec | 32 | 2,488 | \$ 379.57 |
| 2022 | Nov | 29 | 1153 | \$ 185.42 | 2021 | Nov | 28 | 1,306 | \$ 206.98 |
| 2022 | Oct | 32 | 1442 | \$ 227.81 | 2021 | Oct | 30 | 1,179 | \$ 188.43 |
| 2022 | Sep | 30 | 1608 | \$ 252.16 | 2021 | Sep | 29 | 1,399 | \$ 220.56 |
| 2022 | Aug | 29 | 1611 | \$ 252.60 | 2021 | Aug | 34 | 804 | \$ 133.68 |
| 2022 | Jul | 33 | 1401 | \$ 221.79 | 2021 | Jul | 30 | 642 | \$ 110.02 |
| 2022 | Jun | 30 | 1280 | \$ 204.05 | 2021 | Jun | 31 | 685 | \$ 116.30 |
| 2022 | May | 29 | 1852 | \$ 287.95 | 2021 | May | 30 | 1,403 | \$ 221.14 |
| 2022 | Apr | 33 | 2630 | \$ 402.08 | 2021 | Apr | 33 | 2,177 | \$ 334.16 |

| | | | | | |
|---------------|---------------|--------------------|---------------|---------------|--------------------|
| | Usage | Billed | | Usage | Billed |
| Total: | 22,150 | \$ 3,444.58 | Total: | 20,507 | \$ 3,193.66 |

Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca