



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR SALE

**28875 HIGHWAY 7
MOSER RIVER, NS**

108,420 SF | 2.489 AC

LAND AVAILABLE

601 - 5475 Spring Garden Road
Halifax, Nova Scotia
+1 902 425 1444
cwatlantic.com

FOR SALE
28875 Highway 7
Moser River, Nova Scotia



Land Opportunity



2.489 acres of Land Available | Sale Price: \$49,000

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of a property located at 28875 Highway 7, Moser River, Nova Scotia ("Property").

Property Description

- 2.489 acres of land on a partially cleared and wooded lot with existing building on site, the former Eastern Consolidated School.
- It is recommended that any prospective purchaser review the structural integrity of the building.
- An easement will be created to allow access to ballfield behind property.
- Ideal location for a development that offers value to the local residents by way of community or commercial use.
- The site is set up with well and septic systems.
- Current zoning is RE – Rural Resource, which permits a wide array of potential uses from personal use to commercial use.
- For further information on zoning interested parties should review the [Eastern Shore \(East\) Land Use By-law](#). Questions about the by-law or zoning can be directed to HRM Planning & Development Services.
- One land parcel PID # 00545848.
- Located in Moser River a rural community situated along the Eastern Shore of Nova Scotia.
- Situated directly across from the picturesque Moser River, the property is centrally located in the community with nearby amenities which include a seaside park and playground, post office and convenience store.
- The Eastern Shore is well-known as a peaceful seaside area predominantly focused on hunting and fishing industries, and is also home to many leisure cottage retreats.
- This property sits only 32 km from Sheet Harbour and 51 km from Sherbrooke, which offer many amenities.
- The area is part of the Halifax Regional Municipality and is 2 hours from Halifax and about 1 hour 40 minutes from Truro.

Contact

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