



FOR SALE

**64 MILL LAKE #2 ROAD
HUBBARDS, NOVA SCOTIA**

1.19 ACRES AVAILABLE

**PRIME DEVELOPMENT LAND
ON THE SOUTH SHORE**

5475 Spring Garden Road
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FOR SALE

64 Mill Lake Number 2 Road

Hubbards, Nova Scotia



**CUSHMAN &
WAKEFIELD**
Atlantic



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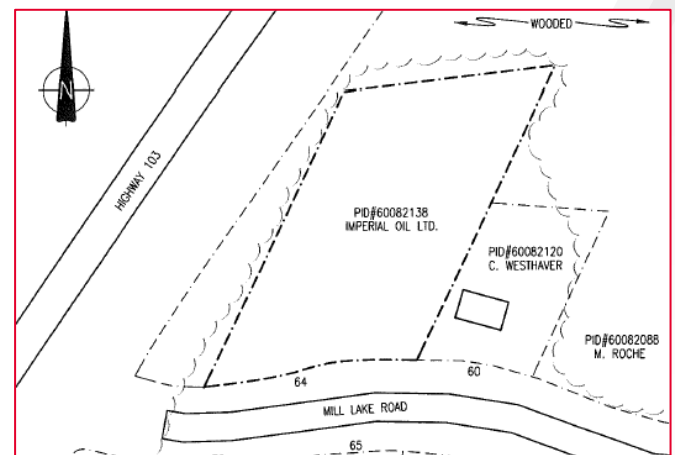
1.19 acres (51,836 sf) Prime Development Land | Sale Price: \$150,000

Property Highlights

- One parcel of land totalling 1.19 acres (+/- 51,836 sf) ideally positioned for development in Hubbards, Nova Scotia. The road leading to the property is gravel and the property is at the end of the road near Highway 103.
- Commercial zoning allowing for a variety of uses including development of retail and services, such as stores, restaurants, gas stations, motels, banks and a multitude of other possibilities.
- Vacant land cleared of all buildings with excellent frontage onto Mill Lake Road and Highway 103, offering the perfect opportunity for development.
- The surrounding area is residential in nature, containing predominantly single family homes.
- Monthly taxes for 2020 are estimated at \$267.08.
- The property is identified as PID # 60082138.

Area Demographics

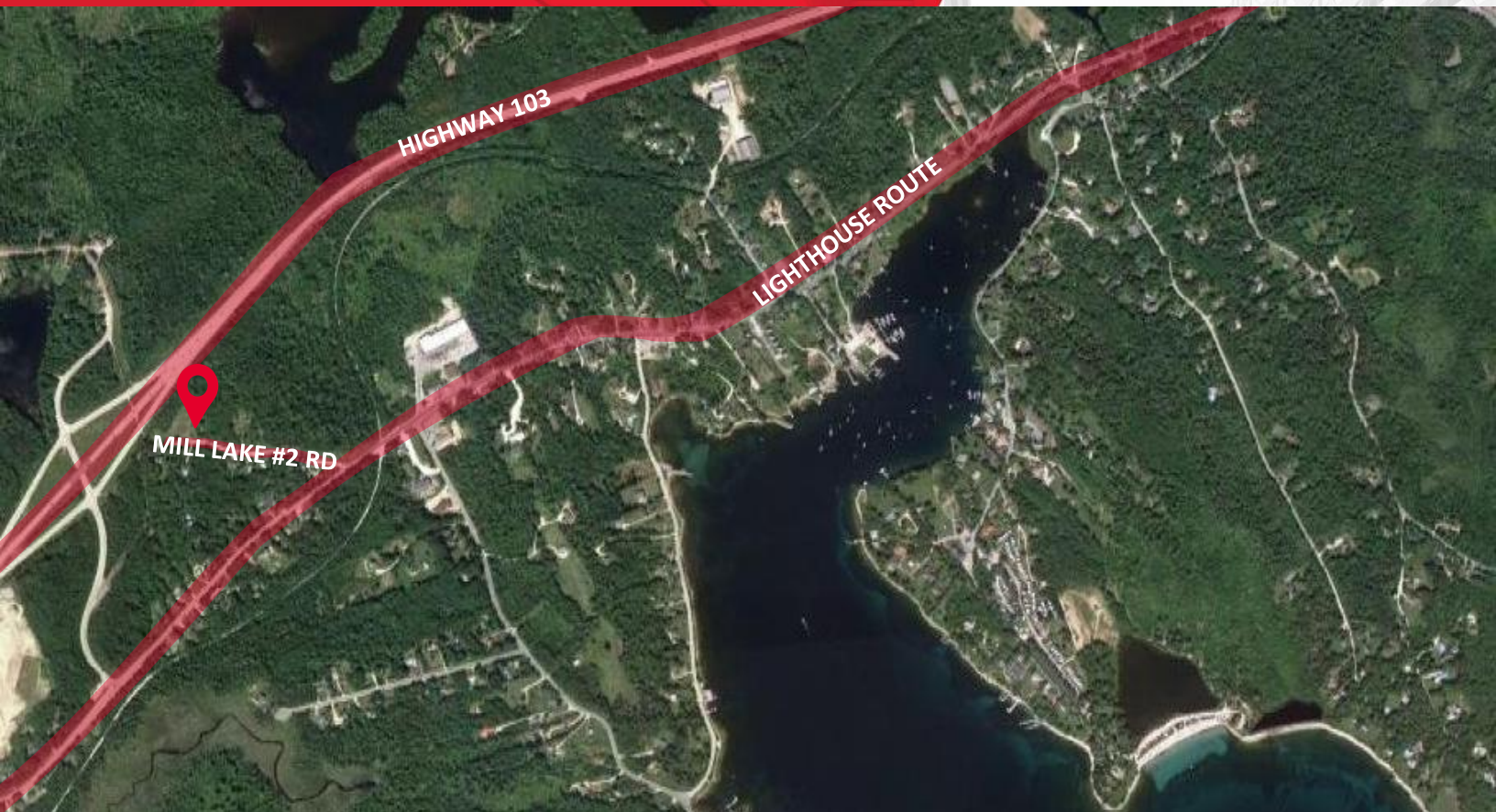
- Population of the South Shore 91,380
- Median age is 52 years old
- Median income is \$60,357



Contact

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**Minutes from
major highways**



**Summer vacation
destination**



**Zoning Commercial
property**



**35 minutes to the
city of Halifax**

Location Information

- The subject property is minutes from the oceanfront in Hubbards, Nova Scotia off of Highway 103. Located on the South Shore the area is a popular summer vacation destination with stunning beaches such as Hubbards, Queensland, Cleveland and Fox Point.
- The area acts as a rural community with easy access points connecting to the rest of the South Shore including, Chester, Mahone Bay, Lunenburg and Liverpool. Surrounding land use includes a large majority of residential developments.
- Located less than 35 minutes to Halifax, and just minutes away from a grocery store, pharmacy, library, popular restaurants.
- The area is home to numerous cottages, inns, restaurants and campgrounds. Nearby restaurants include Hubbards Market, 4 Way Stop Restaurant & Pizzeria, Trellis Café, Hubbards Cove Coffee, and The Shore Club.

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