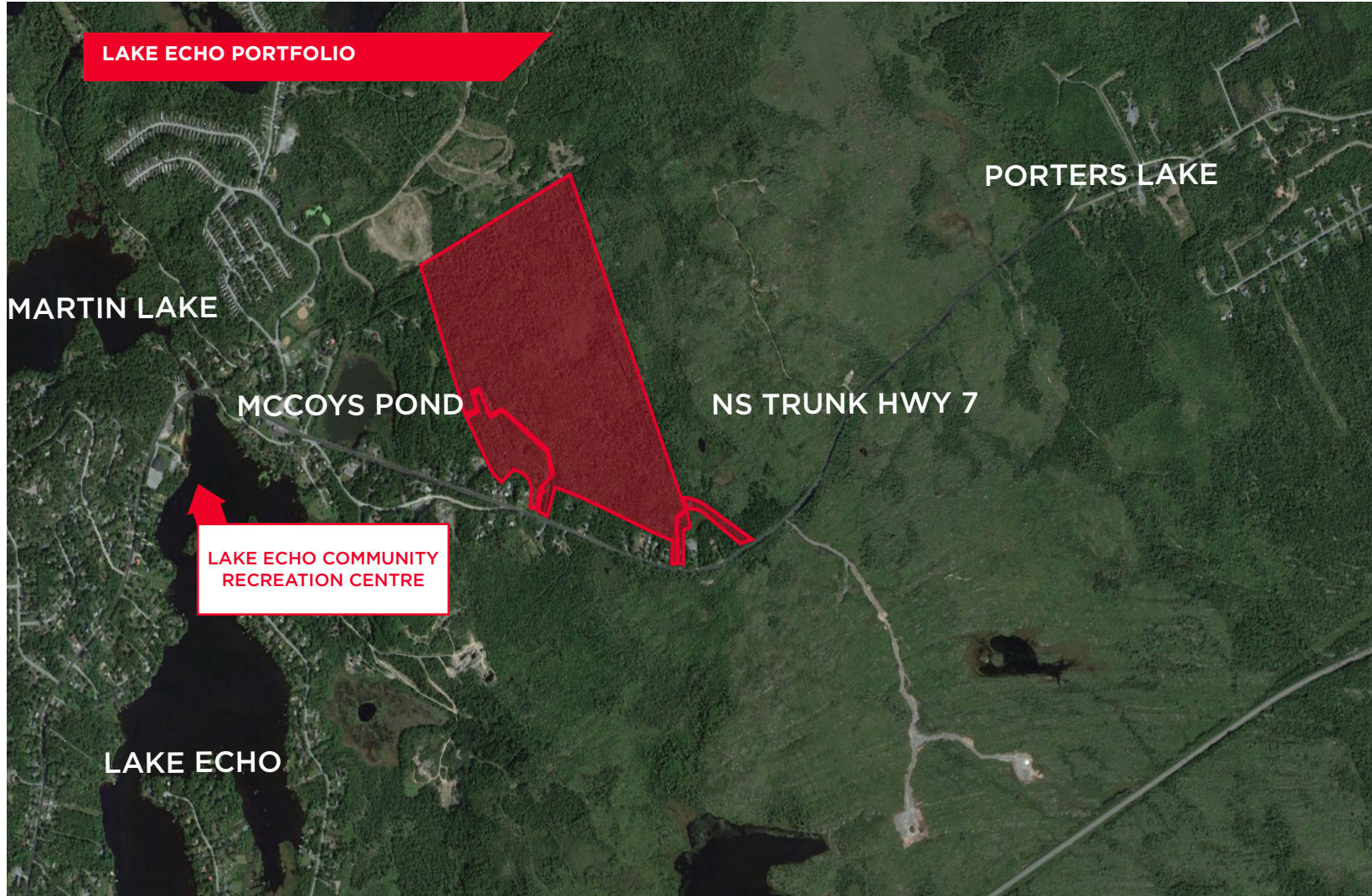




FOR
SALE

DEVELOPMENT LAND

LAKE ECHO
PORTFOLIO
EASTERN SHORE
NOVA SCOTIA



PROPERTY DESCRIPTION

LOCATION & NEIGHBOURHOOD DESCRIPTION

The subject properties are located east of Lake Echo and adjacent to the Nova Scotia Trunk Highway 7.

The Lake Echo Portfolio is comprised of 4 unique parcels offering a total of 134.3 acres of land near the East side of Lake Echo. Spanning two zoning categories, there is significant potential for development, including single or multi-family residential. The land is currently unserved by municipal sewer and water. Located Lake Echo in Eastern Shore, this portfolio is a significant urban in-fill opportunity, where a parcel of this size and quality rarely comes available within HRM.

The surrounding area boasts established residential communities, containing predominantly single-family developments, while Highway 107, which connects Lake Echo to Cole Harbour, offers access to commercial and industrial opportunities.

The area of Lake Echo is a suburban community that features prominently with local and commuter workforces, aided by the adjacent Highway 107, and Nova Scotia Trunk Highway 7.

The area is serviced by Halifax public transit routes and is 10 minutes (10.2 km) from the Porters Lake Terminal, which provides quick and convenient access to Cole Harbour.

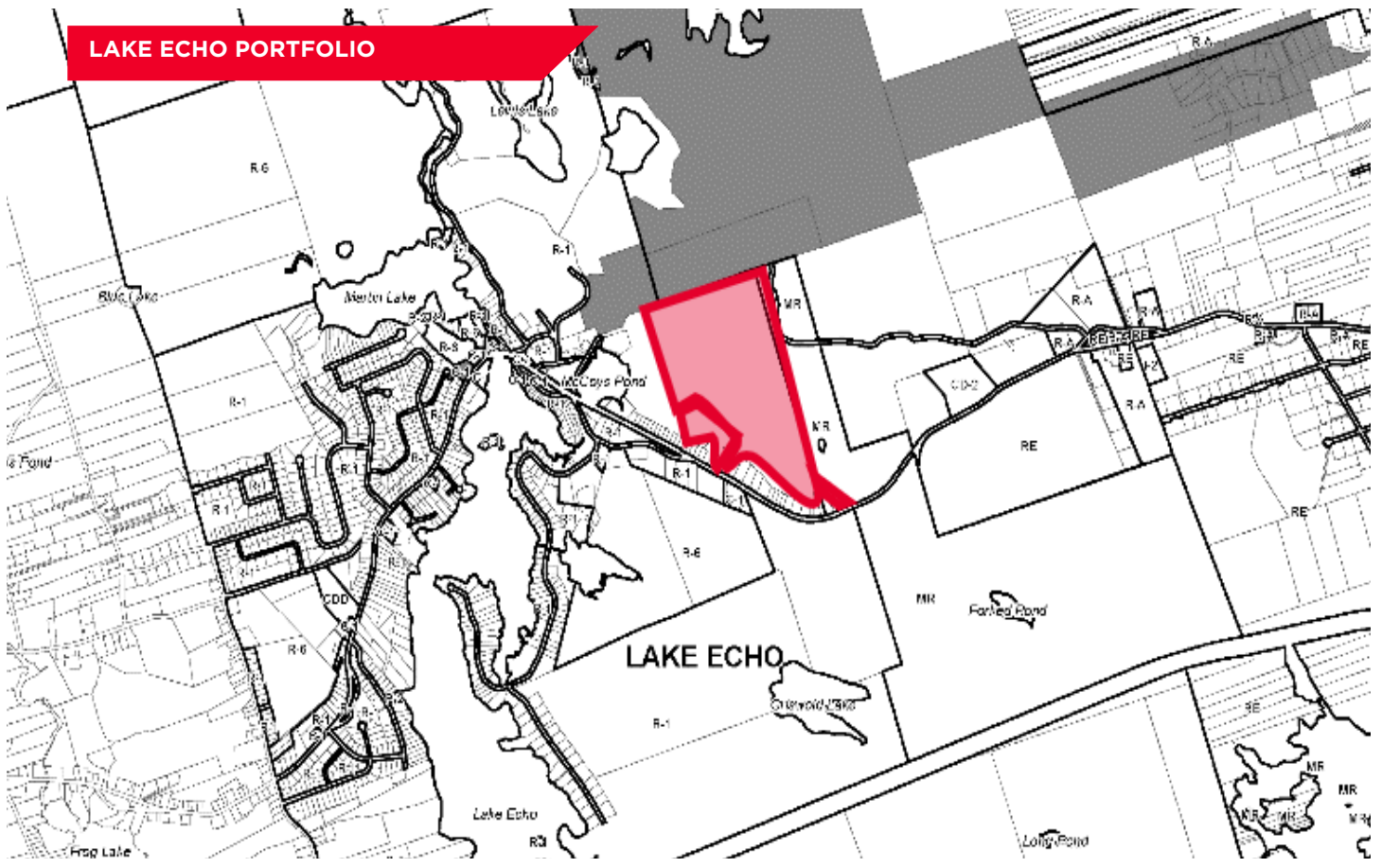
The area benefits from a short 8 minute drive (7.9 km) to the nearby grocery anchored Porters Lake commercial plaza with offerings of a variety of shops and services.

Lake Echo is a 6-minute drive (5.5 km) from Highway 107, 26 minutes from the Dartmouth General Hospital (22.5 km), and 29 minutes from the Halifax Stanfield International Airport (41.5 km).

Offers or questions can be directed to:

STEVEN DEXTER
+1 902 222 2399
sdexter@cwatlantic.com

ZONING



SALE PRICE

\$1,340,000

SITE AREA / DIMENSIONS

The properties are approximately a total of 134.3 acres in size and 488.5 sf of road frontage. The properties are comprised of two zoning by-law, as shown below.

PORTFOLIO INCLUDES

PID # 40881484
PID # 40168478
PID # 41152471
PID # 41224346

ZONING

R1 Single Unit Dwelling Zone
MR Mixed Resource Zone

HIGHEST AND BEST USE

Single and Multi-family Residential.

HIGHLIGHTS

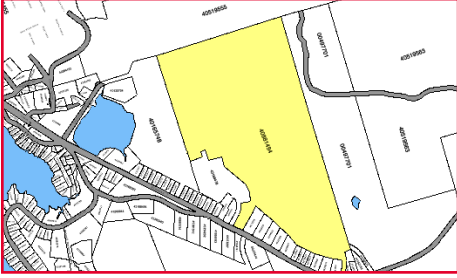
- ▶ Rare opportunity to acquire bulk lands in HRM
- ▶ Approximately 134.3 acres of land, across 4 properties
- ▶ PID # 41152471 provides road reserve to access PID # 40881484
- ▶ Lots are zoned R1, and MR, permitting a wide range of as-of-right uses, including multi-family.
- ▶ The area has the potential for a residential development containing a dwelling mix that includes multi and single family

PROPERTY DESCRIPTIONS

1. PID # 40881484

Frontage onto Highway 7.

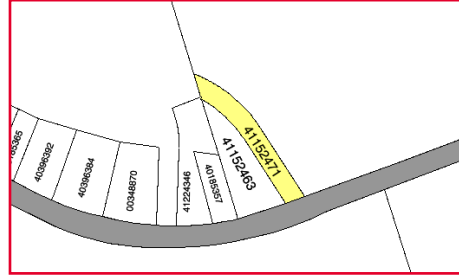
- ▶ Size (Acres): 123.2
- ▶ Frontage: 170.0 sf
- ▶ Zoning: R-1



3. PID # 41152471

Road reserve to access PID 40881484.

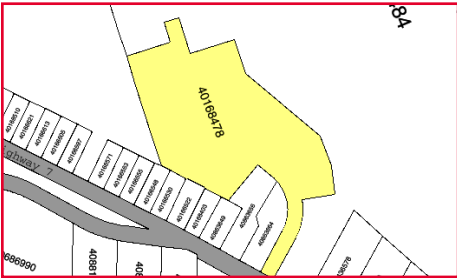
- ▶ Size (Acres): 0.8
- ▶ Frontage: 67.5 sf
- ▶ Zoning: MR



2. PID # 40168478

Frontage onto Highway 7.

- ▶ Size (Acres): 9.4
- ▶ Frontage: 66.0 sf
- ▶ Zoning: R-1



4. PID # 41224346

Frontage onto Highway 7

- ▶ Size (Acres): 0.9
- ▶ Frontage: 185.0 sf
- ▶ Zoning: R-1

