

An aerial photograph of a landscape in Truro, Nova Scotia. A large, irregularly shaped area of land is highlighted with a red outline. This area is primarily forested but includes some cleared sections and small buildings. To the right of the highlighted area, there is a mix of residential housing, commercial buildings, and parking lots. A major road, likely a highway, runs diagonally through the center of the image. The background shows more green space and some industrial or commercial structures. A large, semi-transparent red triangle is overlaid on the right side of the image, serving as a background for the text.

FOR  
SALE

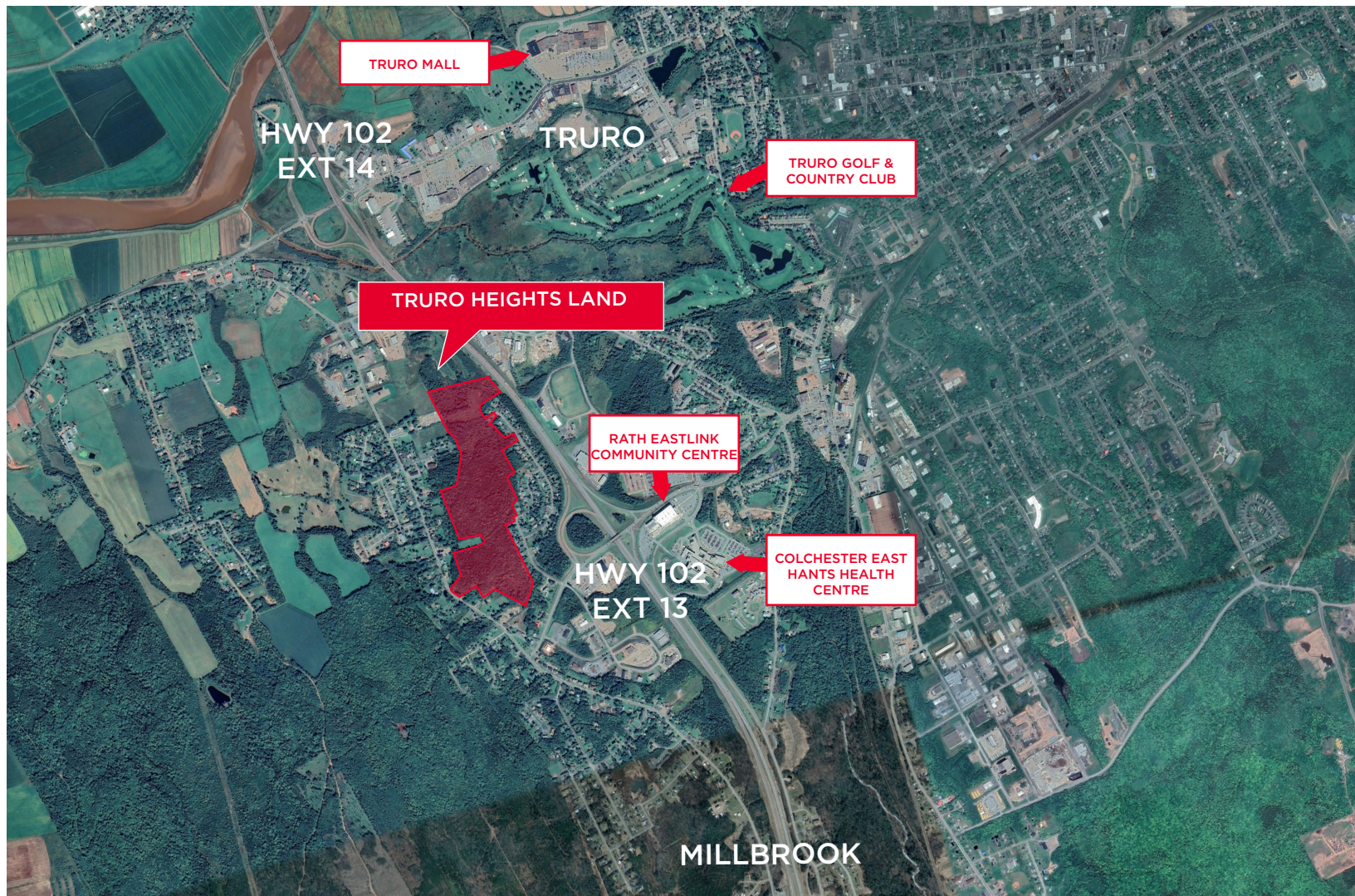
DEVELOPMENT LAND

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TRURO HEIGHTS  
LAND

TRURO, NOVA SCOTIA





## PROPERTY DESCRIPTION

### LOCATION & NEIGHBOURHOOD DESCRIPTION

The subject property is located in the village of Truro Heights, adjacent to the town of Truro and a six-minute drive from Millbrook.

The Truro Heights Land consists of 1 unique parcel totaling 59.9 acres of land. Spanning one zoning category there is significant potential for development, including single or multi-family residential. The land is serviceable by municipal sewer, but would require on-site wells. Located on the Northern edge of Truro Heights within Truro, this parcel of land is a significant urban in-fill opportunity, where a parcel of this size and quality rarely comes available within Colchester County.

The surrounding area boasts established residential communities, containing predominantly single-family developments, while the adjacent highway 102 offers easy access to commercial and industrial opportunities, and the highway 102/104 interchange which provides access to New Brunswick, Cape Breton, and Prince Edward Island.

The area of Truro is considered to be the “Hub of Nova Scotia” as it is located at the junction for several highways and rail lines. Truro features prominently with local workforces, aided by the adjacent Veteran’s Memorial Highway.

The area benefits from a short 5-minute drive (2.8km) to the nearby Truro Shopping centre, and a 6-minute drive (3.8km) from the Truro Mall with combined offerings of a variety of shops and services, including national and international retailers.

Truro Heights is just a 4-minute drive (2.4km) from Highway 102, 5 minutes from the Colchester East Hants Health Centre (3km), 53 minutes from the Halifax Stanfield International Airport (73.1 km), and a one-hour drive (111km) from the Nova Scotia & New Brunswick border.

Offers or questions can be directed to:

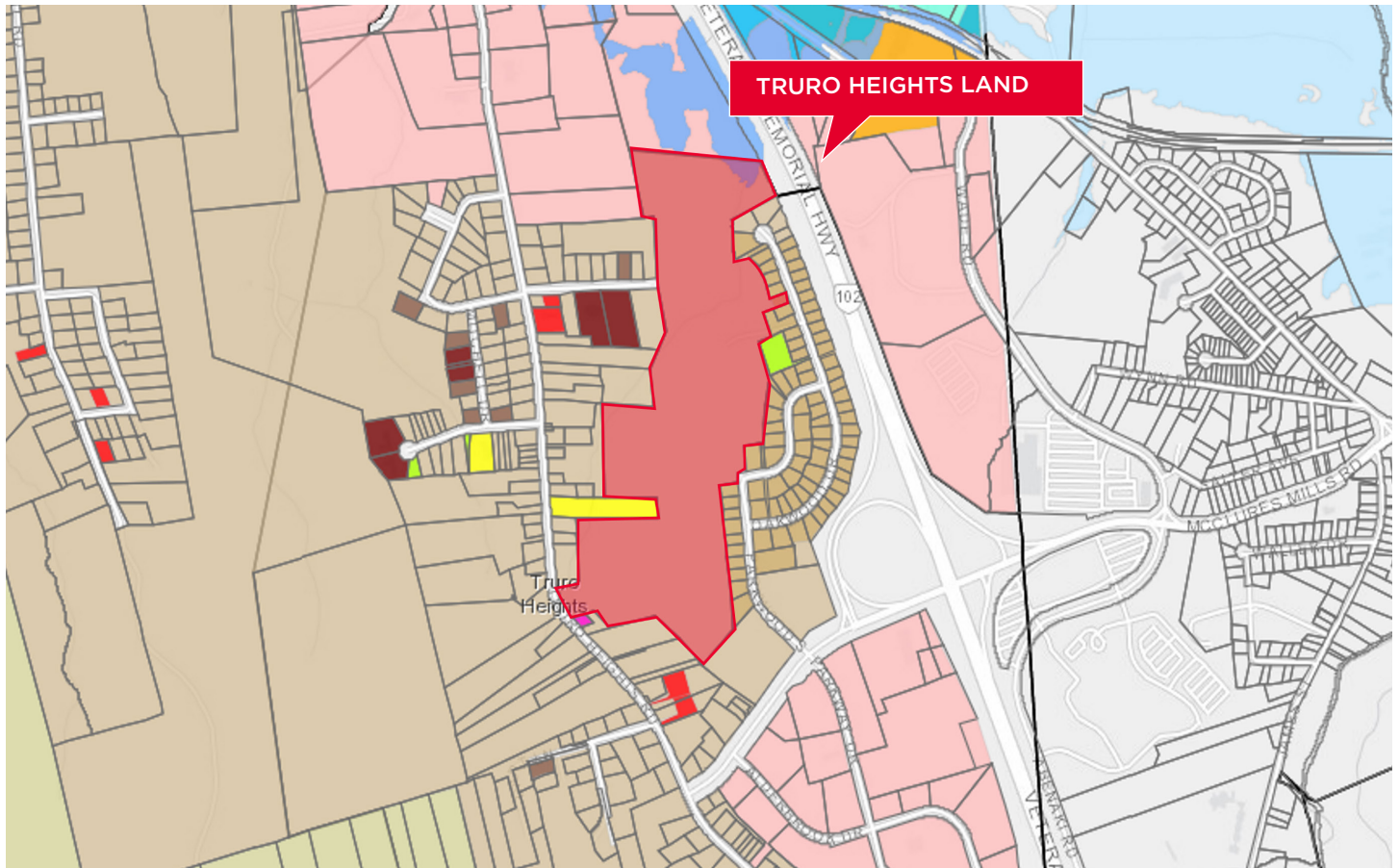
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# ZONING



## SALE PRICE

\$1,200,000

## SITE AREA / DIMENSIONS

The property is approximately a total of 59.9 acres in size with 268.6 sf of road frontage. The property is comprised of one zoning by-law, as shown below, with potential to be rezoned for multi-residential.

## PORTFOLIO INCLUDES

PID # 20359212

## ZONING

R-2 Residential Double Unit

### 1. PID # 20359212

Located off Parkwood Drive.

- Size (Acres): 59.9
- Frontage: 268.6 sf
- Zoning: R-2 Residential Double Unit

## HIGHEST AND BEST USE

Single and Multi Family Residential

## HIGHLIGHTS

- Rare opportunity to acquire bulk land in Truro.
- Approximately 59.98 acres of land within 1 parcel.
- They can be accessed from Parkwood Drive or Oakwood Drive.
- Currently zoned R-2
- These properties have easy highway access.
- The area has the potential for a residential development containing a dwelling mix that includes multi and single family

