

# CAPE BRETON HIGHLANDS

LAND PORTFOLIO

RARE INVESTMENT OPPORTUNITY

**For Sale**  
**27 PARCELS**  
**400+ ACRES**



**CUSHMAN &  
WAKEFIELD**  
Atlantic





## // OPPORTUNITY OVERVIEW

### **THE COASTLINE IS CALLING**

*A rare multi-parcel offering steps away from the Cape Breton Highlands and the Atlantic Coast*

This land assembly includes more than 25 individual parcels located in and around the scenic communities of Ingonish Beach, Ingonish, and North Ingonish, with additional holdings in Birch Plain, Wreck Cove, North Shore, Offering a variety of sizes and settings, from ocean-view lots to wooded hillside acreage, this portfolio presents an ideal opportunity for land banking, Eco-tourism development, residential projects, or recreational investment.

With increasing tourism, growing regional investment, and proximity to popular destinations like Ski Cape Smokey and the Cape Breton Highlands National Park, these properties are strategically positioned for long-term value.



## // PORTFOLIO HIGHLIGHTS



### **DIVERSE LAND HOLDINGS**

This portfolio includes more than 25 parcels of land ranging from under half an acre to nearly 80 acres, offering options for a wide range of project scales.



### **PRIME CABOT TRAIL FRONTAGE**

Many properties are located directly along or near the iconic Cabot Trail, enhancing accessibility and visibility.



### **SCENIC & NATURAL APPEAL**

Surrounded by forest, mountains, and coastline, these properties are ideally suited for eco-tourism, residential retreats, or recreational uses.



### **TOURISM GROWTH POTENTIAL**

Situated near key destinations like Ski Cape Smokey, Highland Links, and Cape Breton Highlands National Park, the area attracts year-round visitor traffic.



### **ACCESS TO OUTDOOR AMENITIES**

Minutes from beaches, trail-heads, golf, and ski infrastructure, offering unmatched lifestyle and leisure proximity.



### **FUTURE-ORIENTED MARKET**

With continued public and private investment in the region, Cape Breton's northeast coast is seeing renewed interest and rising real estate demand.



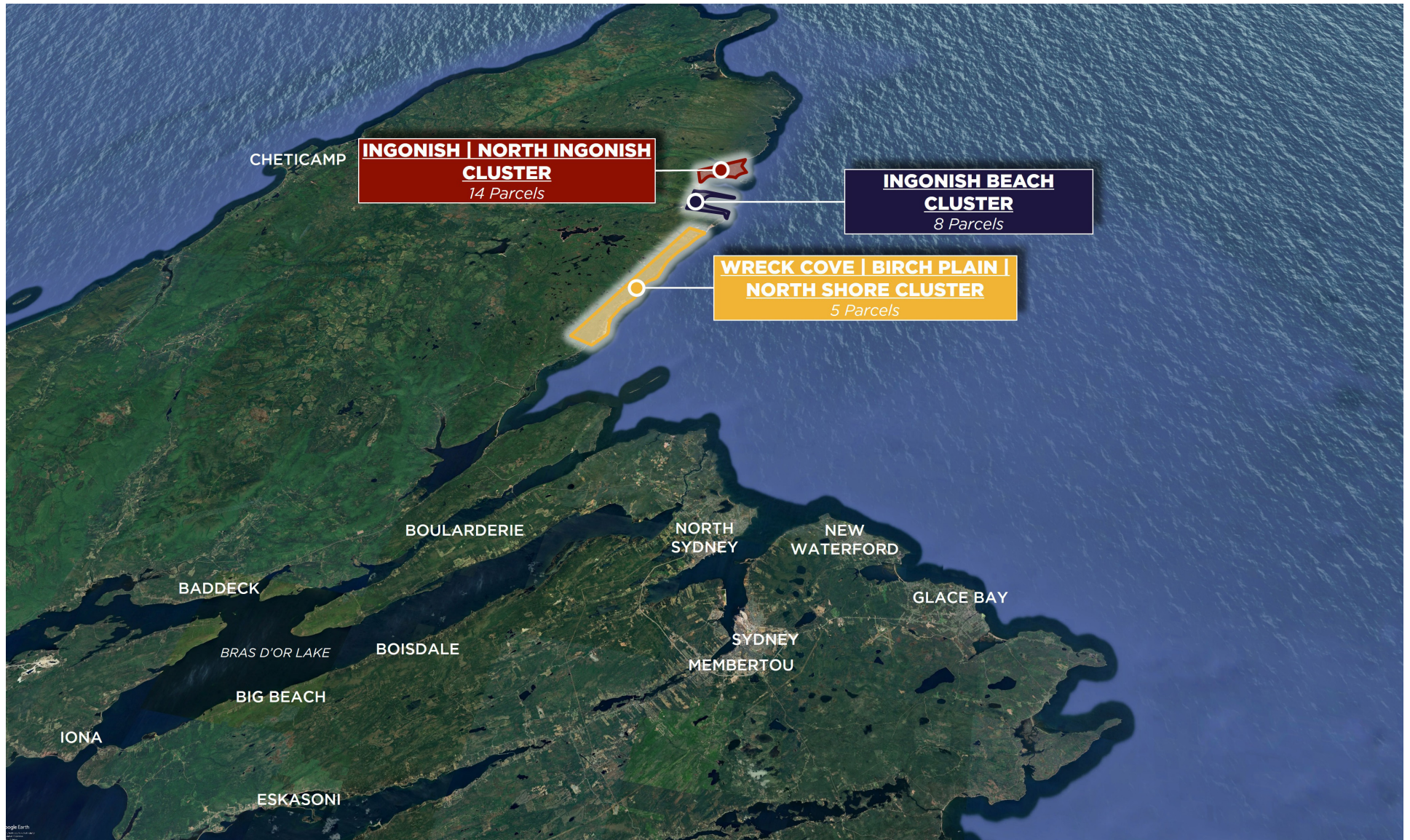
### **FLEXIBLE EXIT & HOLDING STRATEGIES**

With parcel sizes and pricing that support both development and long-term land banking, investors can tailor their strategy to suit evolving market demands.





# // PORTFOLIO MAPPING





# // PORTFOLIO BREAKDOWN

ADDRESS	LOCATION	PID	SIZE
WRECK COVE   BIRCH PLAIN   NORTH SHORE CLUSTER			
42588 Cabot Trail	Birch Plain	85038792	74.96 Acres
44664 Cabot Trail	North Shore	85040038	70.0 Acres
Cabot Trail	Wreck Cove	85038867	9.6 Acres
Cabot Trail - Lot 1	Wreck Cove	85130748	2.32 Acres
Cabot Trail	Wreck Cove	85038305	6.0 Acres
INGONISH BEACH CLUSTER			
37840 Cabot Trail	Ingonish Beach	85045698	20,890 SF
Whitty Shore Road	Ingonish Beach	8504655	23,985 SF
Whitty Shore Road	Ingonish Beach	85046563	25,000 SF
Whitty Shore Road	Ingonish Beach	85046589	25,000 SF
Whitty Shore Road	Ingonish Beach	85071587	16,000 SF
Whitty Shore Road	Ingonish Beach	85071595	25,140 SF
Whitty Shore Road	Ingonish Beach	85071678	19,944 SF
Cabot Trail	Ingonish Beach	85107746	6.0 Acres





# // PORTFOLIO BREAKDOWN CONT...

ADDRESS	LOCATION	PID	SIZE
INGONISH   NORTH INGONISH CLUSTER			
36418 Cabot Trail	Ingonish	85051332	120.0 Acres
Highland Road - Lot 9	Ingonish	85051399	16,000 SF
36497 Cabot Trail	Ingonish	85052355	15,700 SF
Cabot Trail	Ingonish	85052363	79.11 Acres
Cabot Trail	North Ingonish	85052389	26,136 SF
Highland Road	Ingonish	85085959	16,875 SF
Cabot Trail	Ingonish	5108033	32.0 Acres
George Ryseron Lane - Lot 2003 - 5	North Ingonish	85142644	37,944 SF
George Ryseron Lane - Lot 2003 - 6	North Ingonish	85142651	32,711 SF
George Ryseron Lane - Lot 2003 - 7	North Ingonish	85142669	32,710 SF
George Ryseron Lane - Lot 2003 - 8	North Ingonish	85142677	32,402 SF
George Ryseron Lane - Lot 2003 - 9	North Ingonish	85142685	32,710 SF
George Ryseron Lane - Lot 2003 - 10	North Ingonish	85142693	32,169 SF
George Ryseron Lane	North Ingonish	85153930	2.75 Acres







## // LOCATION OVERVIEW

Surrounded by rugged coastline, dramatic highlands, and year-round attractions, this portfolio spans some of the most sought-after landscapes in Cape Breton.

The majority of properties are clustered around the well-known areas of Ingonish, North Ingonish, and Ingonish Beach, within minutes of beaches, trailheads, and tourism infrastructure. Others extend into nearby regions like Birch Plain, North Shore, and Wreck Cove, offering both immediate potential and long-term holding value in areas with rising interest.

From the world-famous Cabot Trail to the Highlands National Park, Cape Breton's northeast coast draws outdoor enthusiasts, vacationers, and sightseers in every season. With tourism-focused investment on the rise, land in this area continues to gain strategic importance.

The Cape Breton Highlands Land Portfolio offers developers and investors a rare opportunity to participate in the next chapter of Cape Breton's coastal growth story.



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## LAND PORTFOLIO



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