



**CUSHMAN &
WAKEFIELD**
Atlantic



672 BROADWAY AVENUE

DR. PAUL LAFLECHE HALL
ANNAPOLIS COUNTY, NS

FOR SALE | 1.43 ACRES | \$175,000

Commercial Investment / Development Opportunity | PID: 05215306





OPPORTUNITY OVERVIEW

672 Broadway Avenue offers a 1.43-acre parcel in Annapolis County, zoned for industrial use with permissions that extend to retail and office development. Improved with the Dr. Paul LaFleche Hall building, the property provides an adaptable footprint for a range of potential uses, from commercial services to light industrial or institutional operations.

Located within a region experiencing new investment and community growth, including the redevelopment of the former CFB Cornwallis site into a planned community with multi-family housing, the property is positioned to serve both local and regional demand.

SNAPSHOT

LOCATION	Annapolis County
ADDRESS	672 Broadway Avenue
PARCEL SIZE	1.43 Acres
PID	05215306
ZONING	IND Light Industrial
TAX ASSESSMENT	\$290,600 (2025)
LIST PRICE	\$175,000

PROPERTY HIGHLIGHTS

672 Broadway Avenue presents real potential in a location that is gaining momentum. Within Annapolis County, the address pairs an established building and sizable grounds with flexibility that can accommodate a range of commercial directions. Zoning supports multiple paths forward, giving room for plans to adapt as the market evolves. Nearby redevelopment at the former CFB Cornwallis is adding residents and daily activity, strengthening demand for services and employment space. For operators, investors, and developers, this is a credible foothold with room to shape the next phase.

KEY DETAILS



- **1.43 Acre Parcel:** Ample size for current use, redevelopment, or expansion.



- **Existing Multi-Purpose Building:** Adaptable structure suitable for office, retail, service, or light industrial use.



- **Strong Visibility & Access:** Frontage on Broadway Avenue with quick links to Highway 101 and Route 1.



- **Zoning Flexibility:** Industrial zoning with allowances for retail and office opens multiple redevelopment pathways.

INVESTMENT HIGHLIGHTS

BROAD COMMERCIAL POTENTIAL

Suitable for retail, office, or service-oriented occupiers in addition to light industrial..

GROWING LOCAL MARKET

Nearby redevelopment of the former CFB Cornwallis site is adding residents and stimulating demand for services.

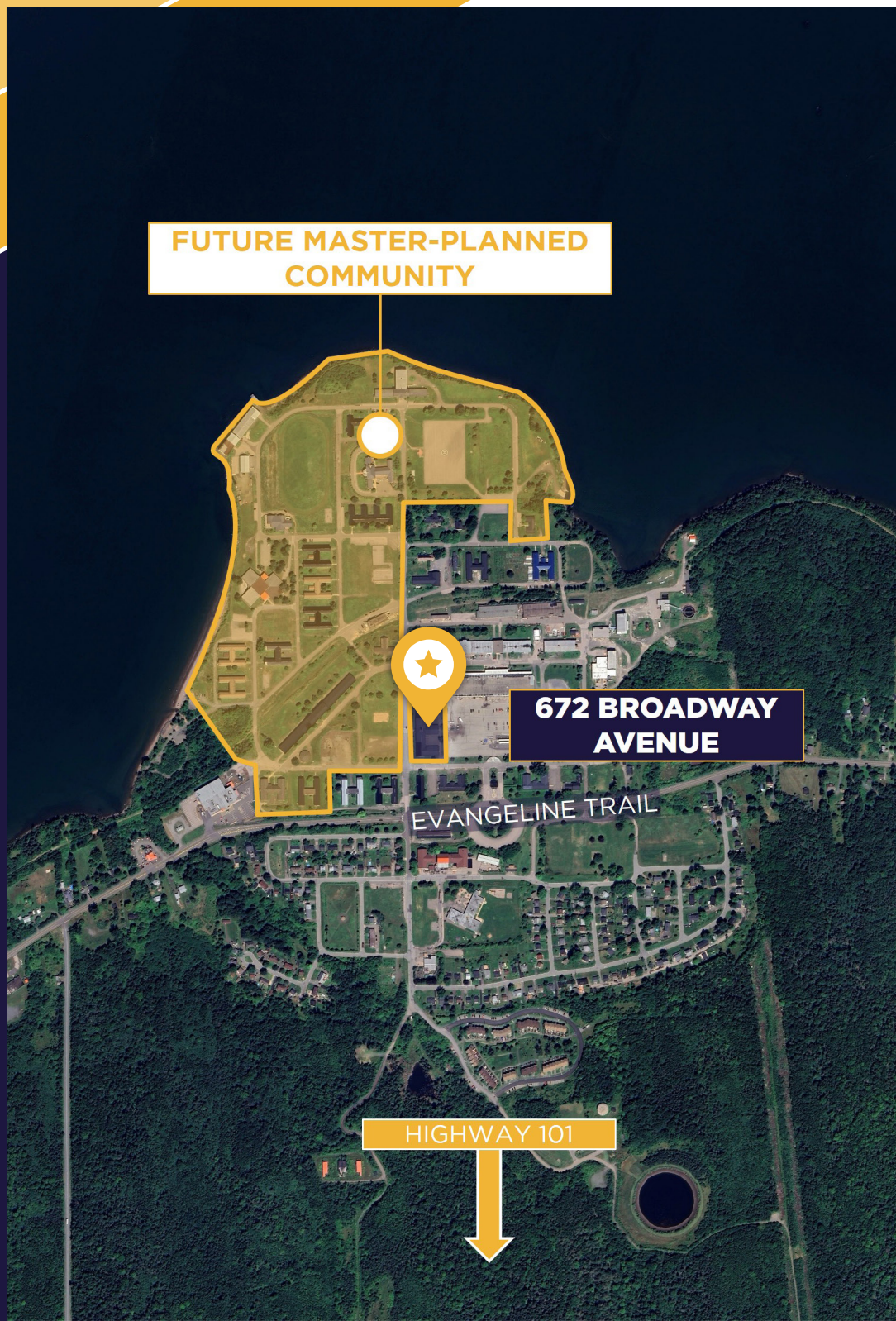
STRATEGIC POSITIONING IN ANNAPOLIS BASIN CORRIDOR

Leverage the property's location in a corridor connecting key Nova Scotia communities.

PROVEN BUYER ACTIVITY IN THE IMMEDIATE AREA

Adjacent properties have recently sold, demonstrating demand and market interest.





**FUTURE MASTER-PLANNED
COMMUNITY**

**672 BROADWAY
AVENUE**

EVANGELINE TRAIL

HIGHWAY 101

ANNAPOLIS COUNTY

Annapolis County, on Nova Scotia's scenic Annapolis Basin, blends maritime heritage, natural beauty, and emerging investment activity. The former CFB Cornwallis site has recently been sold and is being redeveloped into a planned community, with former barracks and historic buildings converted into multi-family residences.

The property is positioned between Digby and Annapolis Royal, offering quick access to services, culture, and recreation. Highway 101 connects the area to the rest of the province, with Halifax just two hours away. This combination of location, infrastructure, and new development creates a strong environment for future growth.

DEMOGRAPHICS | 5 KM

15.96%

POP.
GROWTH
(2011-2035)

\$51,937

MEDIAN
HOUSEHOLD
INCOME

945

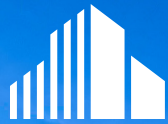
DAYTIME
POP.

54.67

MEDIAN AGE

639

HOUSEHOLDS



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