



**FOR SALE**

**47 NELSON ROAD**

Shubenacadie, Nova Scotia

**7,800 SF BUILDING**

**2.49 ACRE LOT**



**CONTACT US:**

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# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

**Vacant Or Turnkey:** Property can be sold vacant, or as a ready-to-operate entertainment centre with business assets available.

**Flexible & Expansive:** 7,800 SF clear-span building on 2.49 acres – perfect for recreation, events, or alternative commercial uses.

**Modern & Efficient:** Completed in 2024 with heat pumps, electric baseboards, pitched metal roof, and corrugated siding.

**High Visibility & Lifestyle Appeal:** Excellent exposure from Highway 102 and Nelson Road, combined with a playful, memorable space for visitors.

## PROPERTY DETAILS

<b>Building Size:</b>	7,800 sf
<b>Site Area:</b>	2.49 Acres
<b>Year Built:</b>	2024
<b>Clear Height:</b>	12'
<b>Roof:</b>	Pitched metal
<b>Siding</b>	Corrugated metal
<b>Construction:</b>	ICF
<b>Heating:</b>	Heat pumps & baseboards
<b>Zoning:</b>	Rural (RU)
<b>*List Price:</b>	<b>\$1,990,000</b>

*\*List price excludes contents & equipment*



# INVESTMENT HIGHLIGHTS



**Flexible Opportunity:** Owner-occupier can step directly into operations or purchase the building alone.



**Flexible Use Potential:** Space easily adapts to recreation, event hosting, fitness, or alternative commercial concepts.



**New Construction:** Completed in 2024 with modern finishes and energy-efficient systems.



**High Exposure:** Excellent visibility from Highway 102 and Nelson Road ensures steady traffic and branding potential.



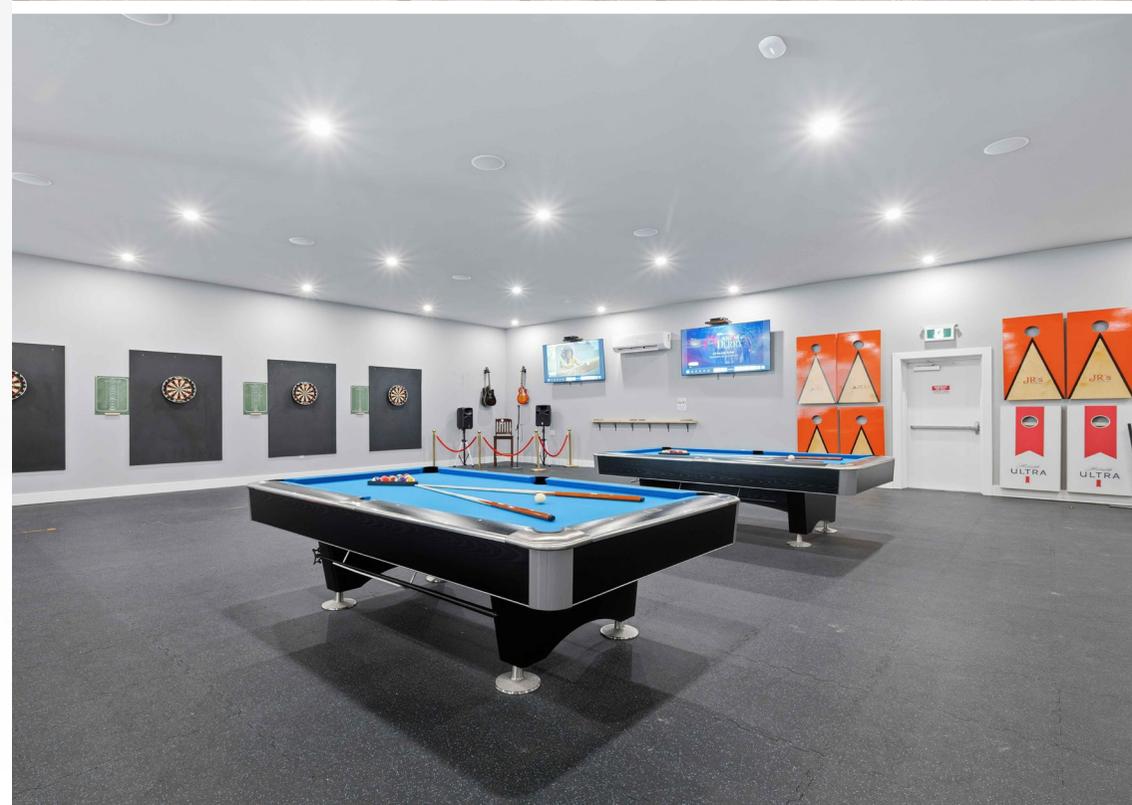
**Generous Lot Size:** 2.49 acres allow for parking, outdoor events, expansion, or creative land use.



**Quick Possession:** Immediate availability allows for seamless transition and investment capture.



**Lifestyle Appeal:** Attractive recreational property offering fun, memorable experiences that can draw repeat visitors.



**PROPERTY SITE PLAN**



# **DRONE TOUR**



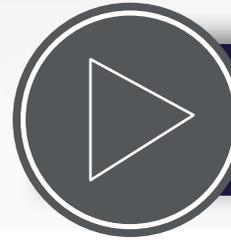
**HIGHWAY VISIBILITY**

**AMPLE ON-SITE  
PARKING**

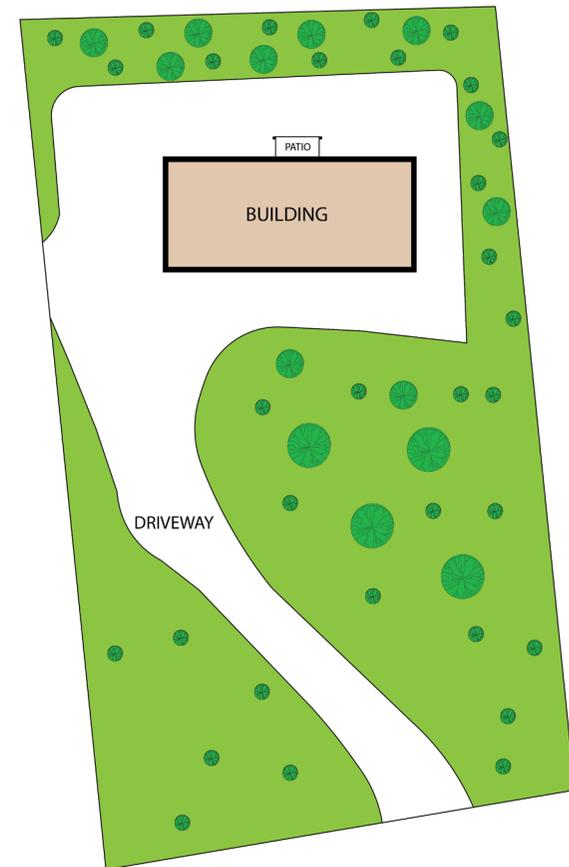
FLOOR PLAN

# Flexible Layout

7,800 SF



# VIRTUAL TOUR



PROPERTY PHOTOS



# LOCATION MAP



## LOCATION OVERVIEW

47 Nelson Road is situated in Shubenacadie, NS, offering a rare combination of peaceful surroundings and strong regional connectivity. The property enjoys direct visibility from Highway 102 and excellent exposure along Nelson Road, making it highly accessible to local residents and regional traffic.

The surrounding area blends residential, small commercial nodes, and recreational amenities, creating a natural audience for a recreation or event-focused business. Shubenacadie provides a rural lifestyle with proximity to urban centers, making this property strategic for owner-occupiers or investors seeking visibility and growth potential.

### Key Location Highlights:

**Regional Access:** Quick connection to Highway 102 for easy travel.

**Community & Amenities:** Close to local services and recreational destinations.

**High Exposure:** Visible from Nelson Road & Highway 102.

**Rural Appeal:** Quiet, scenic surroundings with a welcoming community.



## CONTACT INFORMATION

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