CUSHMAN & WAKEFIELD
Atlantic

185 HIGHWAY 214

Elmsdale, Nova Scotia

FOR SALE

OPPORTUNITY OVERVIEW

A Site That Works Today. And Evolves Tomorrow.

Positioned within Elmsdale's Village Core, 185 Highway 214 presents a rare opportunity to deliver a mixed-use development in a location where growth is already underway.

The site is fully serviced and supported by zoning that allows for a practical, build-able form today. At the same time, upcoming municipal planning updates introduce a clear path toward increased density, creating a layered opportunity for both active developers and longer-term investors.

This is not a speculative play. It's a site with a defined development path, backed by planning analysis, with additional upside already on the horizon.

- ***Village Core designation***

- ***Municipal water & sewer***

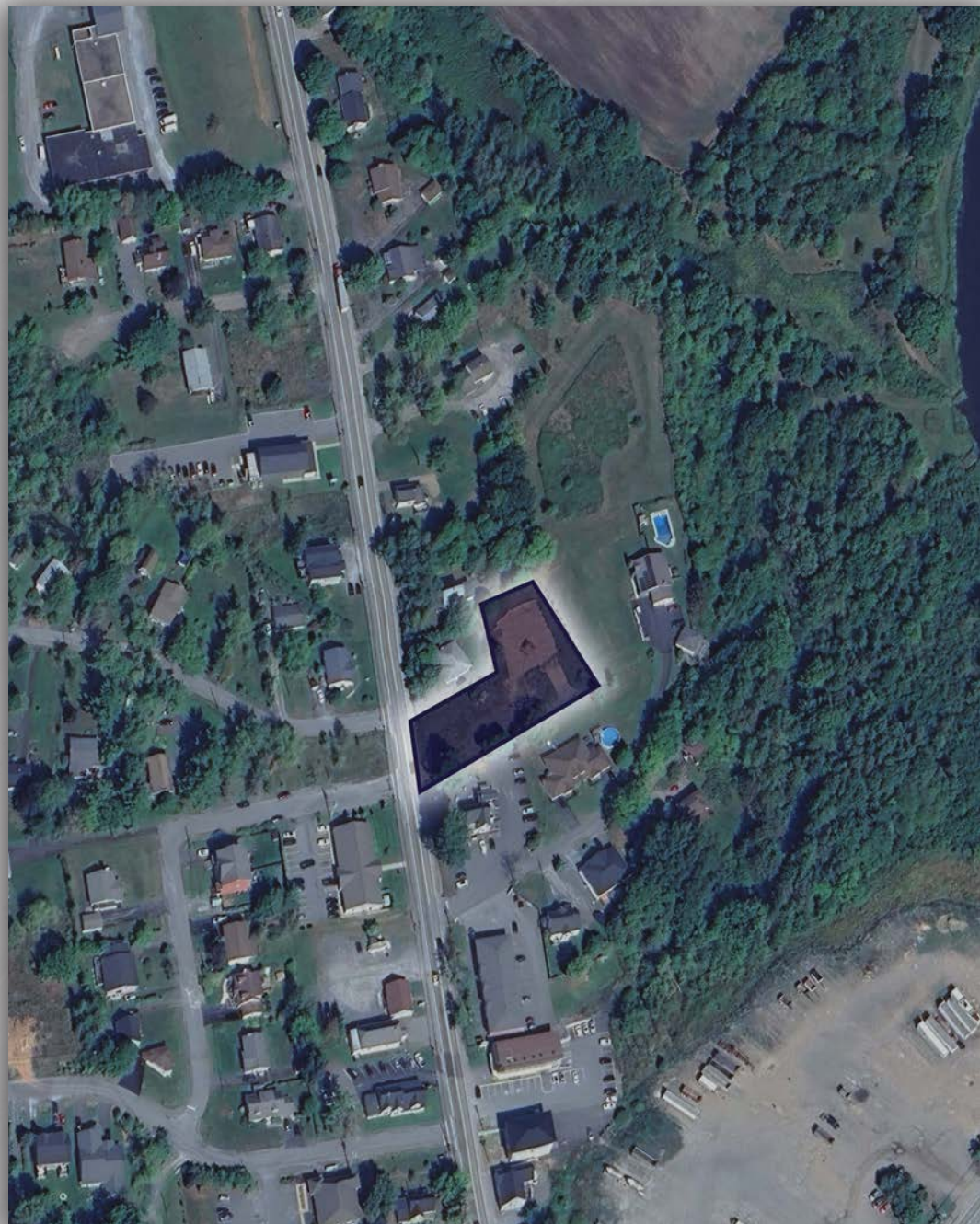
- ***3-storey mixed-use permitted***

- ***Yield study completed***

- ***Future density potential***

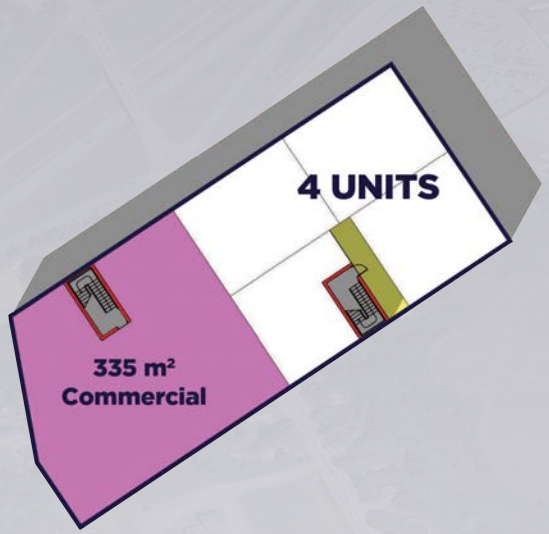
OPPORTUNITY SNAPSHOT

Address	185 Highway 214, Elmsdale, NS
Site Area	0.67 Acres (29,195 sf)
Zoning	Village Core (VC)
Services	Municipal Water & Sewer
Permitted Form	Mixed-Use (Comm + Res)
Max GFA	1,888 m^2
LIST PRICE	**$750,000.00**

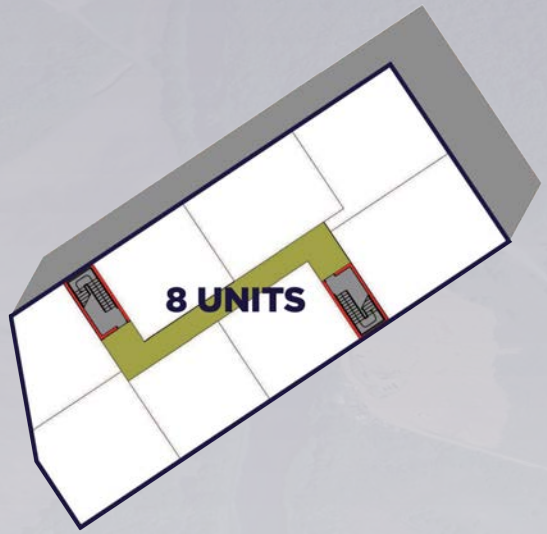


Key Highlights

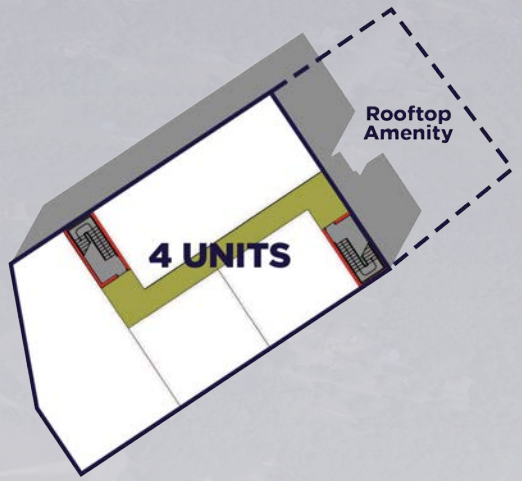
- A fully serviced site positioned within Elmsdale's designated Village Core.
- Zoning supports a 3-storey mixed-use building without requiring an elevator.
- A 16-unit development concept has already been tested and validated.
- Site configuration allows for both surface and underground parking solutions.
- Located within a municipality actively reviewing and updating its planning framework.



Ground Floor
Comm. Space w/ four residential units



Second Floor
Eight residential units



Third Floor
Four residential units w/ rooftop amenity

DEVELOPMENT POTENTIAL

A development concept prepared by Fathom Studio demonstrates a viable 3-storey mixed-use building that aligns with current zoning requirements while maximizing the site's potential.

The configuration balances residential density with ground floor commercial space, creating a project that is both functional and financially realistic under today's framework.

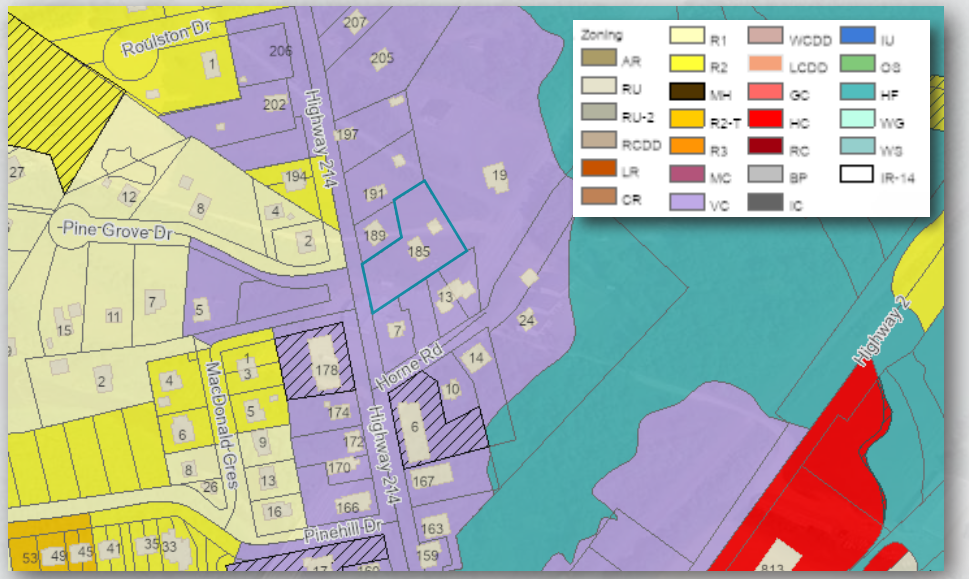
Concept Highlights

- *16 residential units*
- *335 m² ground floor commercial*
- *3-storey building form*
- *Rooftop amenity space*
- *Underground parking potential*

SITE PLAN

The proposed layout demonstrates a clean and efficient site configuration, with building placement, access, and parking designed to support both functionality and long-term usability.

ZONING OVERVIEW



ZONING THAT SUPPORTS DEVELOPMENT

The Village Core (VC) zone is intended to support compact, mixed-use development that contributes to a more walkable and connected community. Recent updates to the bylaw have expanded what can be achieved on sites like this, allowing for increased density while maintaining practical building forms.

SECONDARY NOTES

- *Street-oriented building placement required*
- *Parking located to the side or rear*
- *Architectural articulation required for larger forms*

HIGHLIGHTS

- Up to 3 storeys permitted
- No elevator required at this height
- Mixed-use buildings encouraged
- Up to 16 units permitted
- Max GFA of 1,888 m^2

FUTURE UPSIDE

The Municipality of East Hants is currently undertaking a Municipal Planning Strategy and Land Use Bylaw update, with adoption anticipated in late 2027 or early 2028.

This process is expected to revisit density allowances within Village Core areas, creating a clear opportunity for increased development potential.

Today
- 16 units
- 3 storeys
- 335 m^2 commercial

Potential Future
- 24 units
- 4 storeys
- 700 m^2 commercial

“This site should be able to accommodate a 24 unit, 4-storey building with expanded commercial space, **though current by-laws limit development to 16 units.”**

LOCATION OVERVIEW

ELMSDALE | A GROWING VILLAGE CORE

Elmsdale continues to grow as a key community within East Hants, supported by its proximity to Halifax, Stanfield International Airport, and surrounding residential expansion.

The Village Core designation reflects the municipality's intention to concentrate development in walkable, service-oriented areas. As new housing continues to be delivered throughout the region, demand for both residential and neighbourhood-serving commercial space is expected to follow.

185 Highway 214 is positioned directly within this growth pattern, offering a site that aligns with both current demand and future planning direction.

185 HIGHWAY 214 | DEVELOPMENT OPPORTUNITY | FOR SALE

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