

LOON LAKE MULTI-RESIDENTIAL & ASSISTED LIVING

613 HIGHWAY 7, WESTPHAL, NOVA SCOTIA

Three Shovel-Ready Development Sites Available

\$4,500,000 Per Site



**CUSHMAN &
WAKEFIELD**
Atlantic

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**WE DIDN'T
COME
THIS FAR,
JUST TO
COME
THIS FAR.**

THE OPPORTUNITY

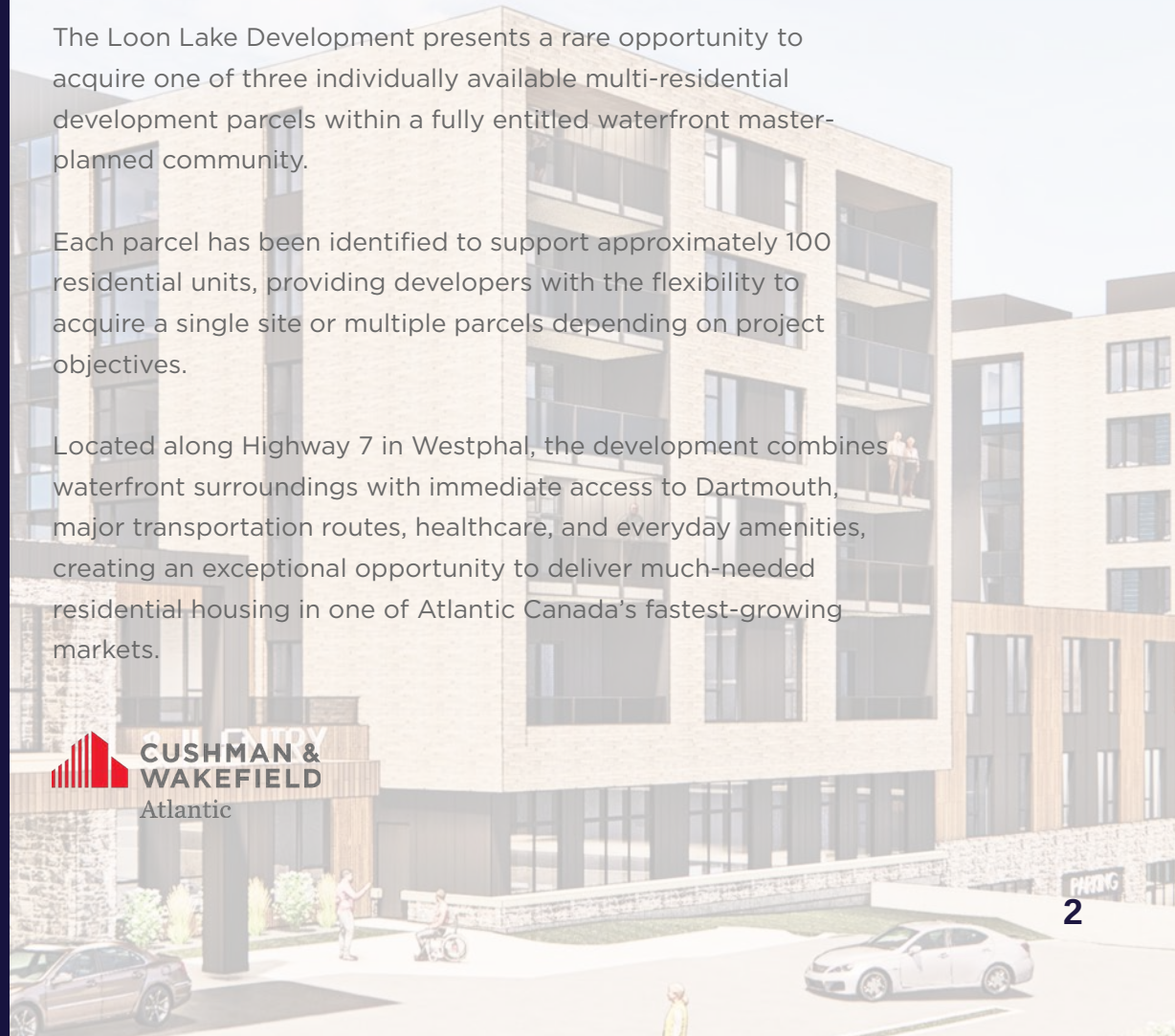
The Loon Lake Development presents a rare opportunity to acquire one of three individually available multi-residential development parcels within a fully entitled waterfront master-planned community.

Each parcel has been identified to support approximately 100 residential units, providing developers with the flexibility to acquire a single site or multiple parcels depending on project objectives.

Located along Highway 7 in Westphal, the development combines waterfront surroundings with immediate access to Dartmouth, major transportation routes, healthcare, and everyday amenities, creating an exceptional opportunity to deliver much-needed residential housing in one of Atlantic Canada's fastest-growing markets.



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Investment Highlights



***Three individually available development sites.
Approximately 100 units
each. Ready for what's next.***



Three Individually Available Sites

Acquire one, two, or all three development sites, each planned to support approximately 100 residential units.



Shovel-Ready Opportunity

Fully entitled within an approved master-planned community, allowing development to move forward with significantly reduced planning risk.



Available From \$4.5 Million

Each development site is offered individually, providing flexibility for a range of investment and development strategies.



Prime Westphal Location

Situated along Highway 7 with direct access to Dartmouth, downtown Halifax, and the region's major transportation corridors.



Waterfront Community Setting

Positioned within the Loon Lake Development, combining natural surroundings with established municipal infrastructure and nearby amenities.



LOCATION OVERVIEW

- Lake Loon is located within Dartmouth, part of the Halifax Regional Municipality, the largest urban centre in Atlantic Canada with a population exceeding 450,000.
- Halifax serves as the economic hub of the region, supported by a diverse mix of public and private sector employment and anchored by one of the world's largest natural harbours.
- The property is situated along Highway 7, providing direct connectivity to Main Street and surrounding arterial routes. The site is approximately 9 minutes from downtown Dartmouth and 17 minutes from downtown Halifax, offering convenient access to employment centres, retail, and services.
- The Dartmouth General Hospital, located nearby, serves over 120,000 residents and reinforces the suitability of the area for long-term residential and seniors-oriented development.



DEVELOPMENT OVERVIEW

- The Loon Lake Development encompasses approximately 12.8 acres of fully entitled waterfront land in Westphal, Nova Scotia and is being offered as three individually available multi-residential development sites.
- Each site has been planned to support approximately 100 residential units, providing developers with a right-sized opportunity while benefiting from the planning framework established for the broader community.
- Available individually from \$4.5 million per site, the offering provides flexibility for developers seeking to undertake a single project or acquire multiple sites.
- Positioned along Highway 7 with convenient access to Dartmouth, Halifax, healthcare services, shopping, and major transportation corridors, the property combines excellent connectivity with a desirable waterfront setting.
- With development approvals in place, Loon Lake offers a shovel-ready opportunity in one of Atlantic Canada's strongest and fastest-growing residential markets.



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