

FOR SALE

2294 BALMORAL ROAD

THE FALLS, NS | ± 35 ACRES

HOSPITALITY INVESTMENT
OPPORTUNITY



**CUSHMAN &
WAKEFIELD**
Atlantic



PROPERTY HIGHLIGHTS

An established boutique hospitality property set across approximately 35 acres in The Falls, Nova Scotia.

2294 Balmoral Road is home to Kabina, an operating retreat featuring six tiny cottages, an A-frame chalet and shared guest amenities within a private, wooded setting.

The property combines an existing hospitality operation with significant surrounding acreage, providing an opportunity to acquire an established destination with room to accommodate future expansion or complementary uses.

Located minutes from Tatamagouche, Drysdale Falls and Ski Wentworth, the property offers convenient access to some of northern Nova Scotia's best-known recreational and tourism destinations.

 **\$1,700,000**
SALE PRICE

 **± 35 ACRES**
LOT SIZE

 **COMMERCIAL**
ZONING

 **20029195**
PID



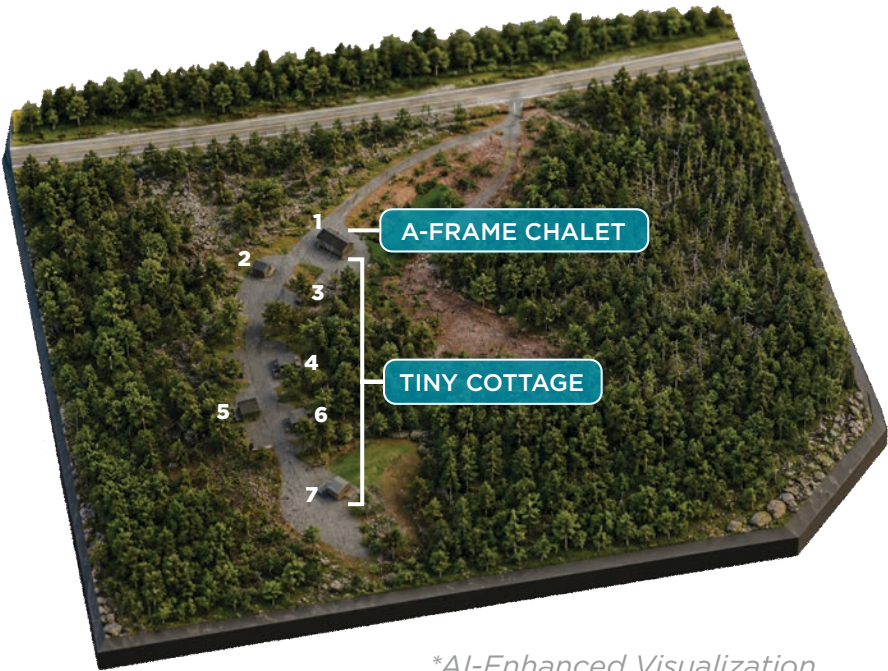
**AI-Enhanced Visualization*

**This image was created using Artificial Intelligence. It is for visionary purposes only.*

Kabina is a boutique hospitality destination located in a peaceful natural landscape just minutes from Tatamagouche, Drysdale Falls, and Ski Wentworth.

Kabina features six tiny cottages and one A-frame chalet, each thoughtfully designed with floor-to-ceiling windows, dedicated parking, a private fire pit, equipped kitchen and micro-bathroom with spa shower.

All accommodations are pet-friendly and equipped with Level 2 EV charging. Guests also have access to shared amenities including a large sauna and hot tub.



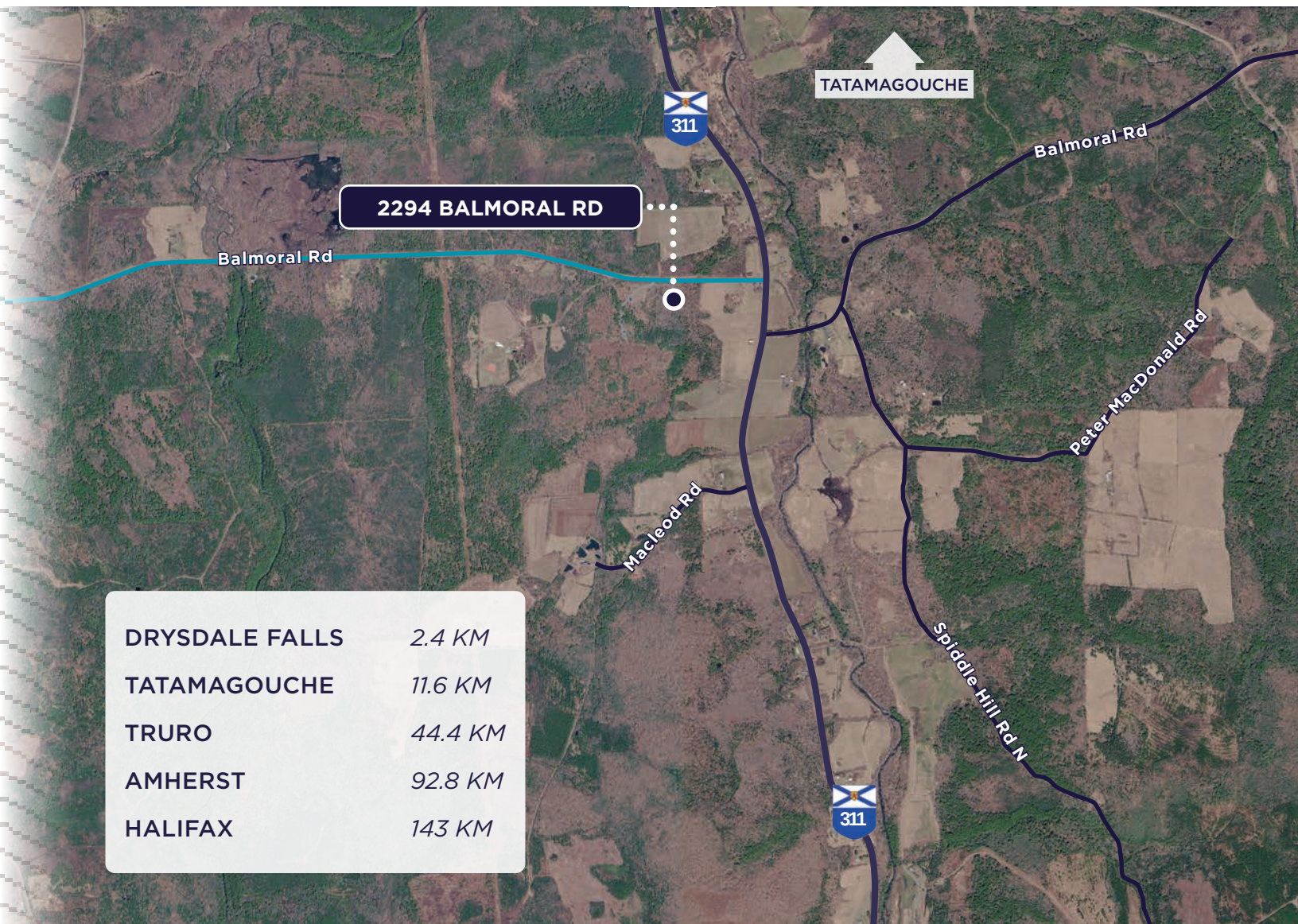
**AI-Enhanced Visualization*

ACCOMMODATION	QUANTITY	CONFIGURATION	CAPACITY
Tiny Cottage	3	1 Queen Bed	2 guests
	3	2 Queen Bunk Beds	4 guests
A-Frame Chalet	1	1 Queen Beds 2 Queen Bunk Beds	6 guests



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LOCATION MAP

Located in The Falls, Nova Scotia, 2294 Balmoral Road offers a private rural setting with convenient access to Tatamagouche and northern Nova Scotia's established recreational and tourism destinations.

The property is approximately 10 minutes from Tatamagouche, 3 minutes from Drysdale Falls and 20 minutes from Ski Wentworth, supporting its positioning as a year-round hospitality destination. Access to Route 311 provides convenient connections throughout the region, with Halifax Stanfield International Airport approximately 1 hour and 15 minutes away.



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