## ENGEL&VÖLKERS



# FOR SALE 5351 Highway 2 Grand Lake (Halifax), Nova Scotia



#### **PROPERTY HIGHLIGHTS**

Property is located on Highway 2 in the community of Grand Lake, Nova Scotia. Grand Lake is a community within the greater Halifax Regional Municipality which is the capital of the Province of Nova Scotia. This unique parcel is commercially zoned on a secondary highway that connects to the Trans Canada Highway. With much residential and upcoming commercial development in the area, as well as its proximity to the Halifax International Airport, this piece is situated for success.

BUILDING SF	N/A
LAND SF	10,890
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	Unknown

SIGNAGE TYPE	N/A
1-MILE (POP.)	121
3-MILE (POP.)	2651
MED. INCOME	TBD
SPACE USE	TBD



#### **JEFF SCHEIDEGGER**

Account Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

#### **ELIZABETH BARRY**

Real Estate Advisor +1 902-422-5552 elizabeth.barry@engelvoelkers.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





### FOR SALE 8390 Highway 105 TCH Baddeck, Nova Scotia

#### **LOCATION INFORMATION**

The Grand Lake area in the Halifax Regional Municipality (HRM) is experiencing a period of growth and development. The Municipality of Grand Lake has implemented a five-year strategic plan focused on economic development, business attraction, and fiscal responsibility. The plan aims to create an environment that fosters entrepreneurship and job creation, while also preserving natural resources and enhancing livability. Key initiatives include business support and funding opportunities: One-on-one business counseling and customized strategies to help businesses thrive; Improving municipal administration: Streamlining processes and enhancing accountability to ensure efficient operation; Attracting new businesses: Creating a welcoming environment for businesses to set up and grow. This property is close to the Halifax International Airport, the Trans Canada Highway and other thrufares that are critical to commercial success in the region.



TAX PARCEL ID	40294340 (AAN 02031639)
2024 RE TAXES	Value \$11,000 (\$126.50)
ZONING	C2 (Community Commercial)





#### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

#### **JEFF SCHEIDEGGER**

Account Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

#### **ELIZABETH BARRY**

Real Estate Advisor +1 902-422-5552 elizabeth.barry@engelvoelkers.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.