

FOR SALE LAND | GARAGE | RESIDENTIAL

95 NOVA SCOTIA TRUNK 1

MOUNT UNIACKE, NS

FLEXIBLE COMMERCIAL OPPORTUNITY



OPPORTUNITY OVERVIEW

A Property that works how you need it to

Set on approximately 0.5 acres with Trunk 1 frontage in the Municipality of East Hants, the property includes a residential home, a +/-750 SF garage/automotive bay built in 2025, ground floor office space, and a gravel yard.

Regional Commercial zoning supports automotive, trades, light industrial, retail, and service-based uses.

Operate, store, service, or reposition - this property adapts.

KEY DETAILS

Address:	95 Nova Scotia Trunk 1
Site Area:	0.5 Acres
Garage Size:	+/- 750 sf
Residential Size:	+/- 1,000 sf
Frontage:	+/- 100' on Trunk 1
Zoning:	RC (Regional Commercial)
PID:	45140712
Opportunity:	Gravel yard + Garage + Office
Pricing:	Please Contact



DRONE TOUR



PROPERTY FEATURES

BUILT FOR FLEXIBILITY FROM DAY ONE

Land, Buildings, and utility already in place

- Usable land, a residential structure, garage space, and a recently installed gravel yard, functional from day one without major upfront investment.

Garage space that supports real work

- The +/- 750 SF quonset-style garage, built in 2025, is well suited for service, repair, storage, or workshop operations across a range of industries.

Two-unit structure adds optionality

- The property includes two units, a vacant upper residential unit and a self-contained ground floor office space, supporting live-work setups or independent use of each level.

Yard area that works with your operation

- Set on a 0.5 acre lot, the 2025 installed gravel yard provides usable space for equipment, vehicles, or outdoor storage.

Proven Use, Ready to Operate

- Previously operated as a tire installation business with a leased residential unit - the infrastructure is already suited for service-based use.



FLEXIBLE USE POTENTIAL

A wide range of uses under one property



Automotive & Trade Uses

- Automotive repair and autobody operations
- Welding, electrical, plumbing, and carpentry services
- General contracting and trade-based businesses



Commercial & Industrial Uses

- Light manufacturing and processing
- Storage yards and service-based operations
- Trucking, excavation, landscaping, and paving services



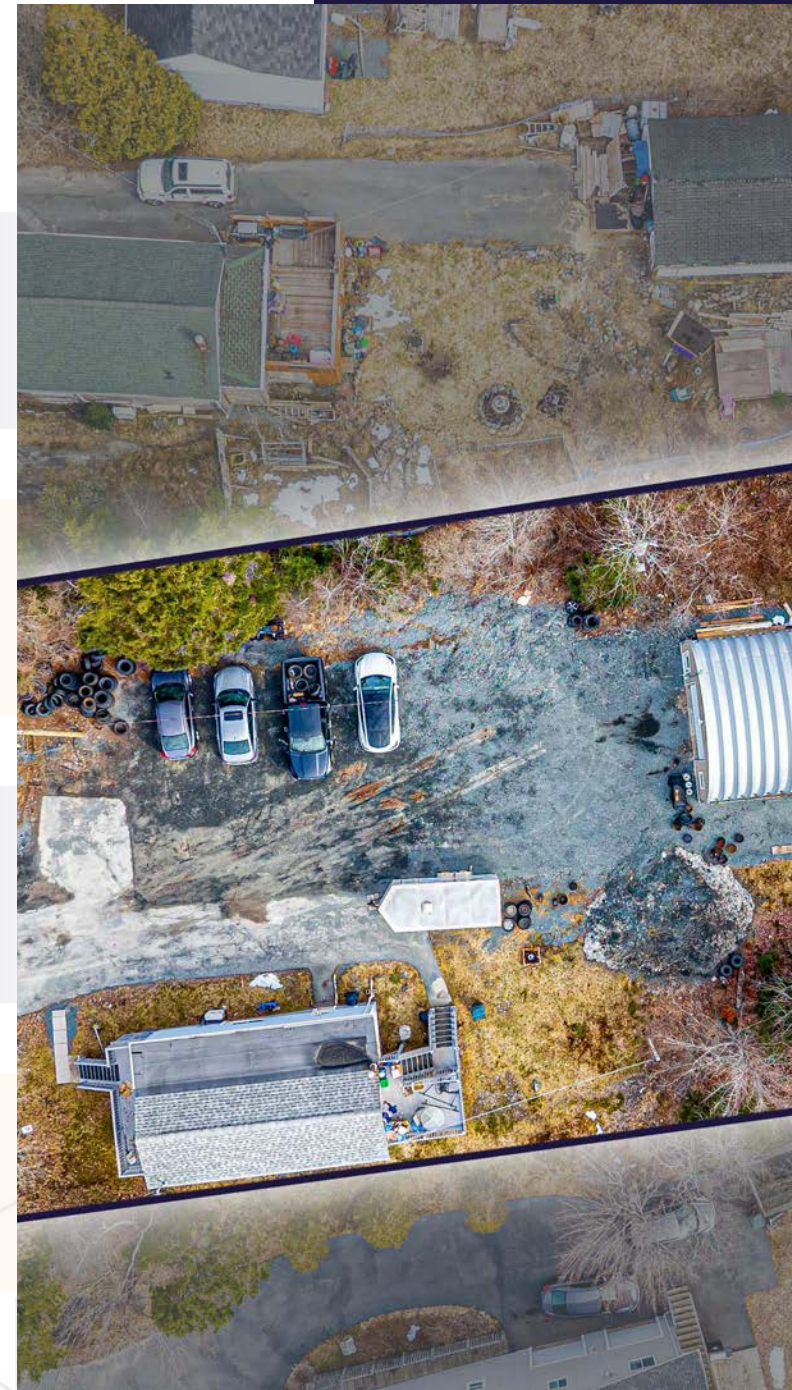
Retail & Service Uses

- Office and professional services
- Personal service businesses and specialty retail
- Fitness, entertainment, and restaurant uses



Institutional & Community Uses

- Day care and community-focused facilities
- Recreational and open space-related uses
- Cultural, educational, or public-oriented applications



LOCATION OVERVIEW

EXPOSURE ALONG A KEY CORRIDOR

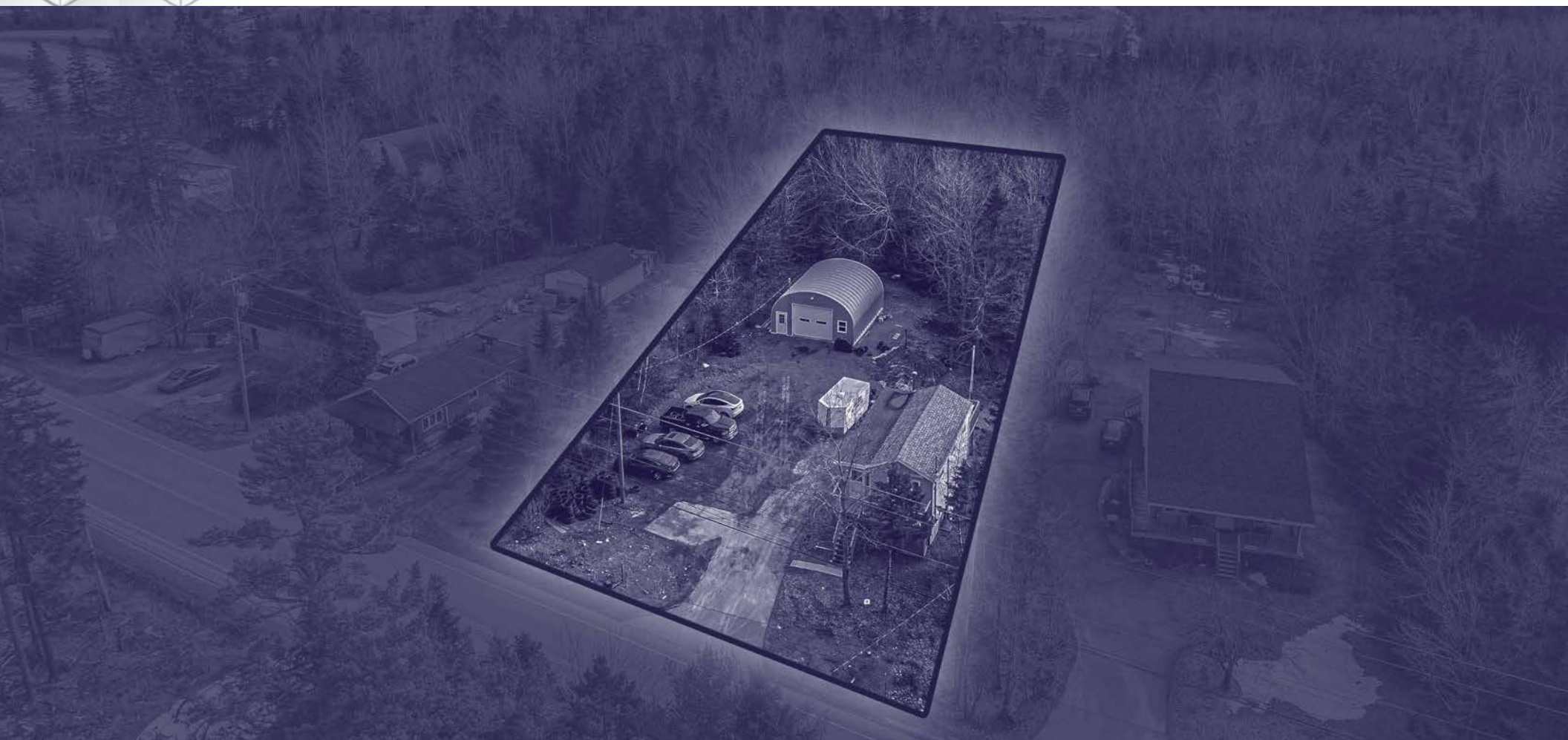
Positioned along a high-traffic stretch of the Evangeline Trail, this property offers exceptional visibility and direct access to key regional routes. Strategically located between Halifax and West Hants, it serves both local demand and a broader regional customer base - ideal for operators covering multiple markets.

700m from Mount Uniacke Business Park.

East Hants is one of Nova Scotia's fastest-growing corridors, with steady residential expansion driving consistent demand for trades, services, and commercial users who need functional space without the limitations of urban sites.

Accessible. Visible. Built for business.





CONTACT



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