

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

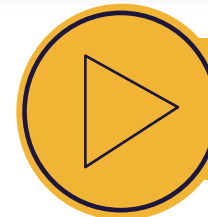
95 Nova Scotia Trunk 1 brings together land, existing improvements, and flexible zoning in a way that's becoming harder to find. Set on approximately 0.5 acres with frontage along Trunk 1, the property includes a residential home and a +/- 1,000 SF garage/automotive bay.

This setup naturally supports a wide range of users, from contractors and automotive operators to service businesses or buyers looking for a live-work configuration. The RC zoning adds another layer, opening the door to commercial, industrial, and service-based uses that can evolve over time.

Whether you're looking to operate, store, service, or reposition, this property gives you the flexibility to make it work.

KEY DETAILS

Address:	95 Nova Scotia Trunk 1
Site Area:	0.5 Acres
Building Size:	+/- 1,000 sf
Frontage:	+/- 100'
Zoning:	RC Regional Commercial
PID:	45140712
Lease Opp:	Yard, garage, office space
List Price:	Please Contact



DRONE TOUR



PROPERTY FEATURES

BUILT FOR FLEXIBILITY FROM DAY ONE

Land, Buildings, and utility already in place

- A rare combination of usable land, a residential structure, and garage space creates immediate functionality without the need for major upfront changes.

Garage space that supports real work

- The +/- 1,000 SF garage/automotive bay is well suited for service, repair, storage, or workshop-style operations across a range of industries.

Residential component adds optionality

- The on-site home opens the door for live-work setups or additional space that can support day-to-day business needs.

Yard area that works with your operation

- 0.5 acre lot provides usable yard area for equipment, vehicles, or outdoor storage.

Frontage that improves access and visibility

- Positioned along Trunk 1 with approximately 100 feet of frontage, the property allows for straightforward access and consistent exposure.



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



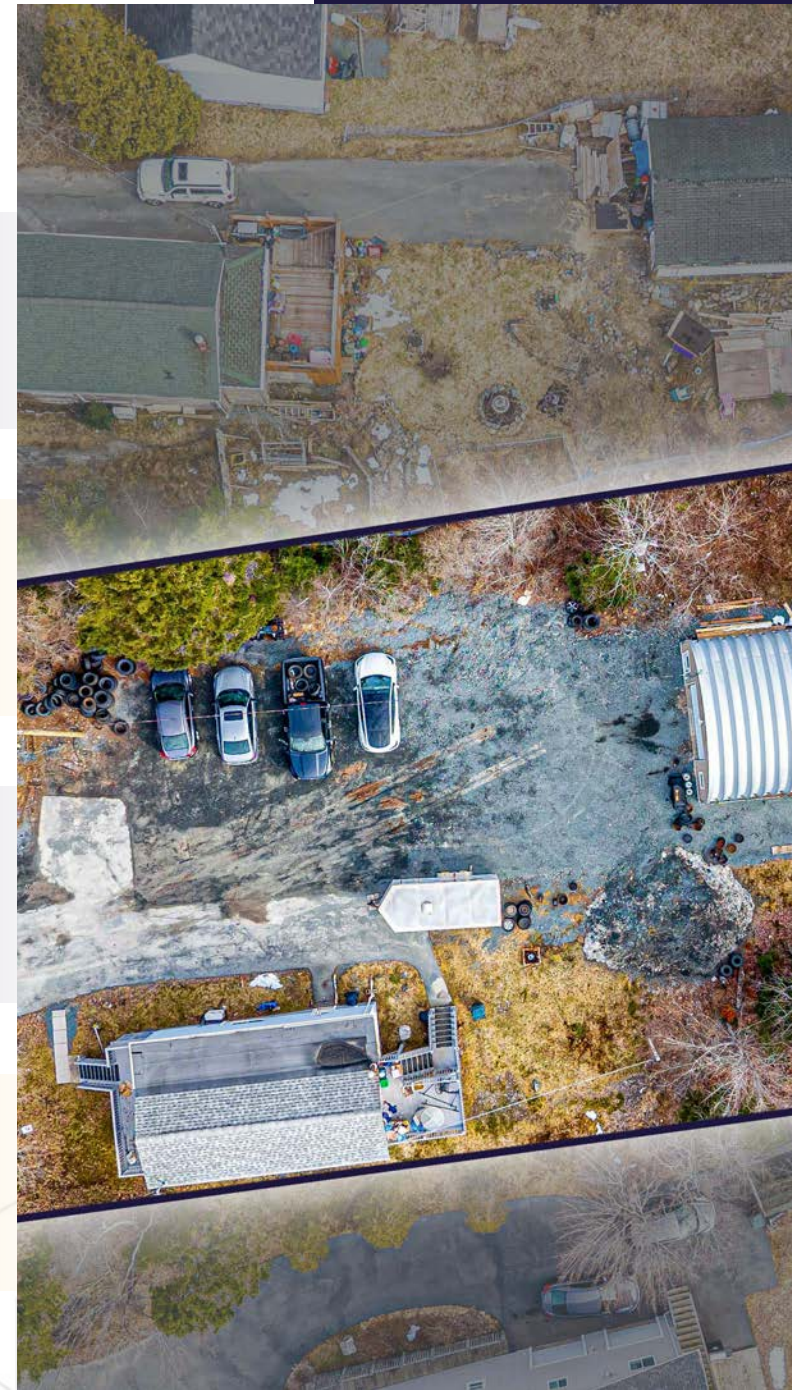
Retail & Service Uses

- 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

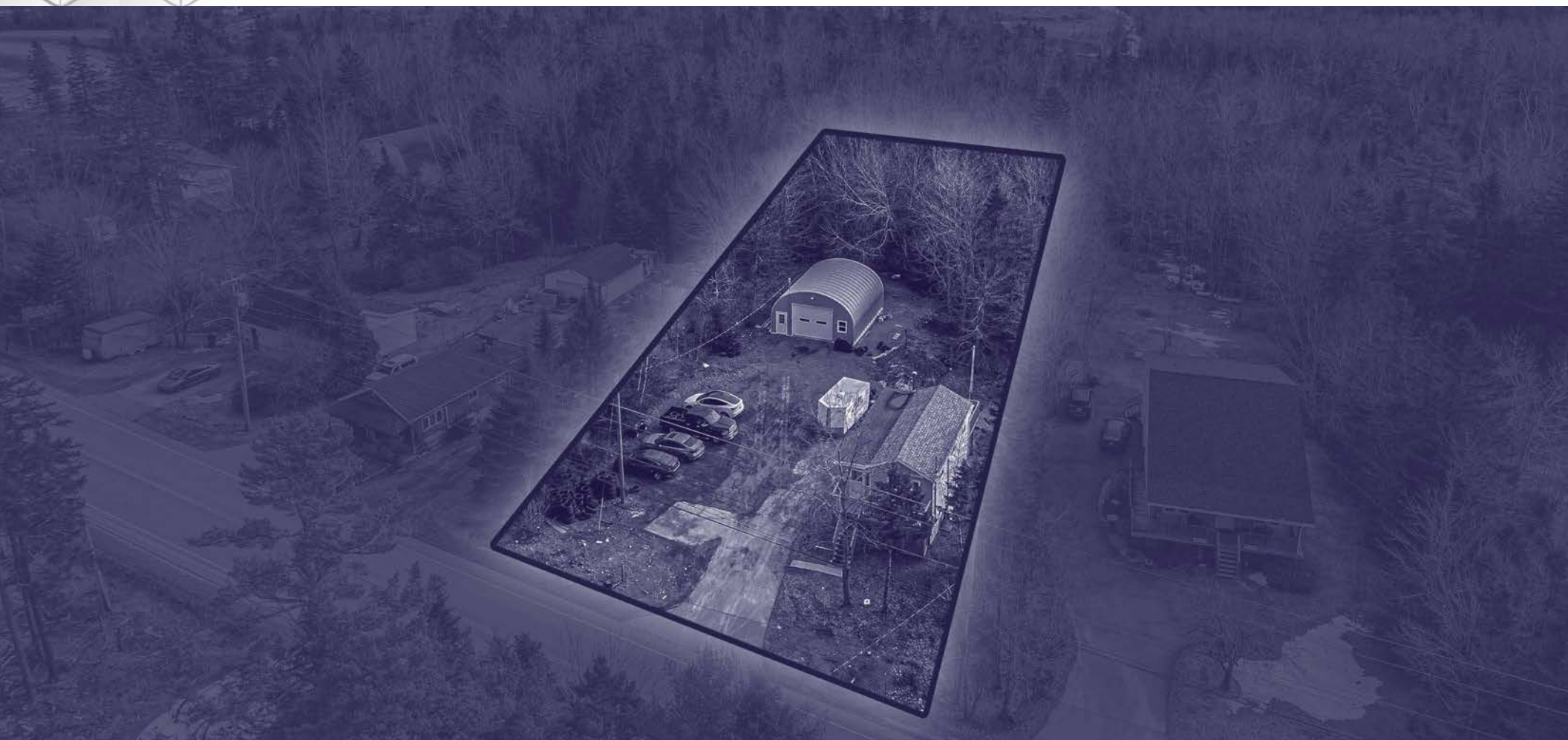
EXPOSURE ALONG A KEY CORRIDOR

95 Nova Scotia Trunk 1 is positioned in Mount Uniacke along a well-travelled stretch of Trunk 1, providing consistent exposure and straightforward access for both local and pass-through traffic. The property sits within a growing corridor that connects Halifax to West Hants and surrounding rural communities, making it a practical location for businesses that serve a wide geographic area.

Mount Uniacke continues to see steady residential growth, with increasing demand for local services, trades, and commercial offerings that support both residents and nearby communities. This has created an environment where flexible, service-oriented properties are well positioned to meet evolving needs.

The location offers a balance that is difficult to replicate, with access to a regional customer base while still providing the space and functionality typically associated with more rural settings. For businesses that rely on accessibility, visibility, and room to operate, this corridor presents a strong foundation.





CONTACT



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