

**CUSHMAN &
WAKEFIELD**
Atlantic

35 DEVANEY MARSH RIGHT OF WAY

CENTRELEA, NOVA SCOTIA

FOR SALE

***SPECIALIZED
AQUACULTURE FACILITY
& INFRASTRUCTURE
OPPORTUNITY***



OPPORTUNITY OVERVIEW

Hamilton's Eel Fishery presents an opportunity to acquire a specialized aquaculture asset in Centrelea, Nova Scotia, featuring approximately 123.30 acres of land, existing production infrastructure, freshwater resources, and supporting operational systems.

Historically associated with indoor fish production and hatchery operations, the property includes a 90% recirculating aquaculture system (RAS), hatchery and fry production areas, processing-related infrastructure, power and efficiency systems, and on-site accommodation associated with the operation. Additional infrastructure includes two freshwater wells, an oxygen generator, solar field, and 3-phase generator system supporting the facility.

The offering is being positioned as an asset sale of the land, infrastructure, and related equipment, creating an opportunity for purchasers seeking an established aquaculture facility and operational foundation within Nova Scotia's Annapolis Valley.

123.30 ACRES

Large-scale rural property in Centrelea, NS

MULTI-SPECIES USE

Previously associated with eel, trout, Arctic char, and striped bass production.

EXISTING INFRASTRUCTURE

Facility includes reported RAS, hatchery, and processing-related systems



PROPERTY DETAILS

Property Overview	
ADDRESS	35 Devaney Marsh Right of Way
LOCATION	Centrelea, Nova Scotia
SITE AREA	123.30 Acres
PID	05209283
AAN	01650297
AQUACULTURE SYSTEM	90% Recirculating Aquaculture System (RAS)
WATER SUPPLY	Two Freshwater Wells
HATCHERY INFRASTRUCTURE	Hatchery & Fry Production Areas
PROCESSING INFRASTRUCTURE	CIFA-Approved Processing Room
POWER INFRASTRUCTURE	3-Phase Generator
EFFICIENCY INFRASTRUCTURE	Solar Field & Oxygen Generator
PRODUCTION CAPACITY	Approx. 300,000 fish to 3lbs (growth)
HATCHERY CAPACITY	Approx. 100,000 Eggs
HISTORICAL SPECIES	American Eel, Rainbow Trout, Speckled Trout, Arctic Char & Striped Bass
SALE STRUCTURE	Asset Sale Including Land, Infrastructure & Related Equipment



- **Established Aquaculture Infrastructure:** The property includes existing aquaculture infrastructure historically associated with indoor fish production, hatchery operations, and processing capability, providing a specialized setup that may be difficult to replicate from the ground up.



- **Existing RAS & Production Systems:** Hamilton's Eel Fishery features a 90% recirculating aquaculture system (RAS), along with hatchery and fry production areas designed to support controlled indoor growing conditions and aquaculture-related operations.



- **Significant Site Area:** Spanning approximately 123.30 acres, the property offers a large-scale rural setting with room for operational flexibility, supporting infrastructure, and future evaluation of additional site uses.



- **Freshwater Supply & Processing Capability:** The facility includes two freshwater wells and a CIFA-approved processing room, adding important infrastructure components for operators evaluating aquaculture production or processing-related applications.



- **On-Site Accommodation:** The property also includes a one-bedroom on-site suite/cottage, providing potential accommodation for an owner, operator, staff member, or visiting personnel associated with the facility.

PROPERTY PHOTOS

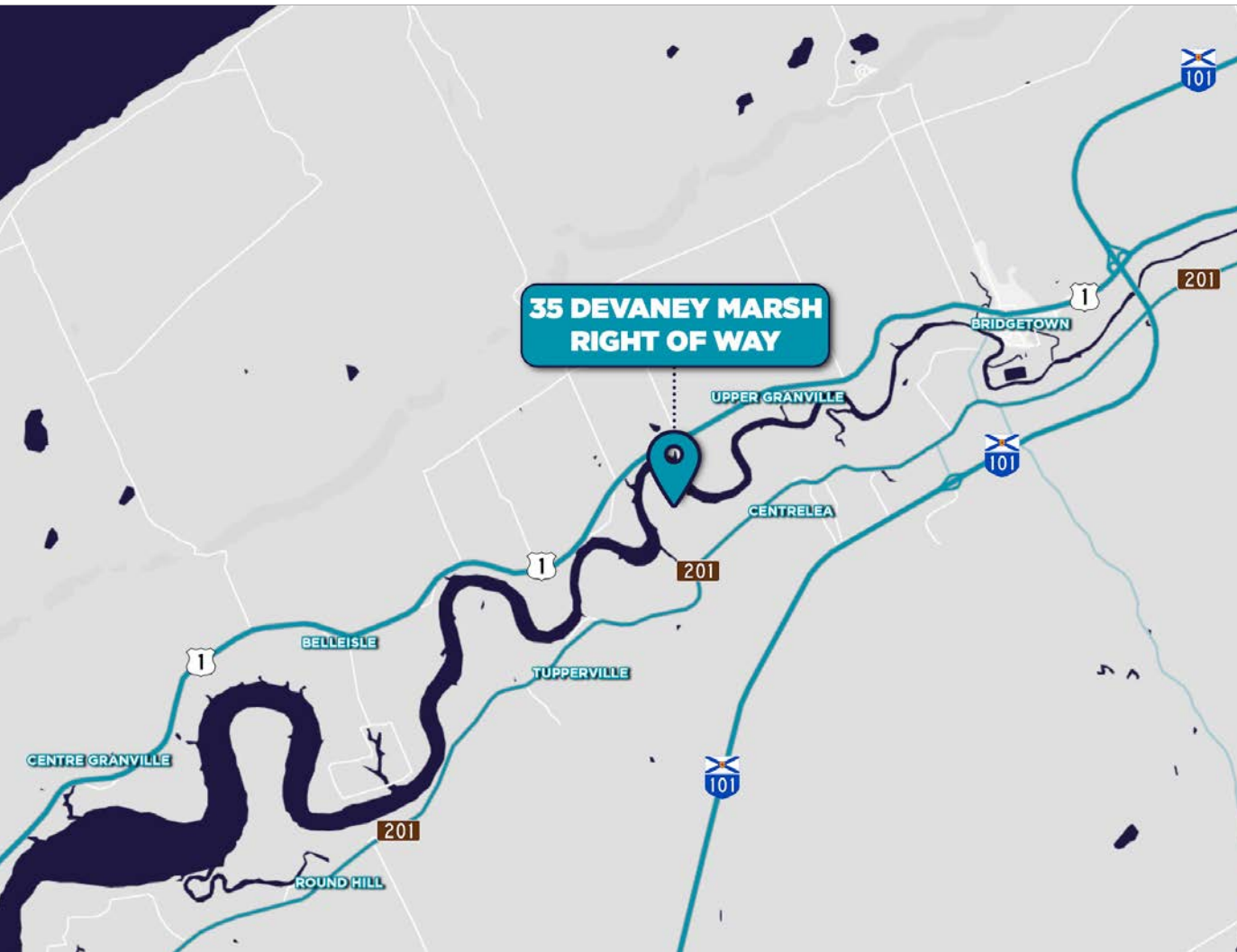








LOCATION OVERVIEW



Located in Centrelea, Nova

Scotia, 35 Devaney Marsh Right of Way is positioned within Annapolis County and the broader Annapolis Valley region, an area known for its agricultural, rural, and resource-based activity.

The site offers a large-scale rural setting while remaining accessible to nearby service centres and regional transportation routes throughout western Nova Scotia. Providing a specialized setup that may be difficult to replicate from the ground up.

ANNAPOLIS VALLEY LOCATION

Positioned within Nova Scotia's established agricultural and aquaculture region

WESTERN NOVA SCOTIA ACCESS

Connected to regional transportation routes serving Annapolis County and surrounding areas.

NEARBY SERVICE CENTRES

Access to nearby communities supporting labour, logistics, and day-to-day operations.

35 DEVANEY MARSH RIGHT OF WAY

CENTRELEA, NOVA SCOTIA

FOR SALE



FOR MORE INFO, CONTACT:

Mike Vaughan
Senior Associate
+1 902 452 3692
mvaughan@cwatlantic.com

HEAD OFFICE
205-170 Cromarty Drive
Dartmouth, NS B3B 0G1
+1 902 425 1444



CWATLANTIC.COM