

PARK STREET DEVELOPMENT LAND KENTVILLE, NOVA SCOTIA

Large Acreage Development Land Adjacent to Kentville Business Park

- Three parcels totalling 94.5 acres (38.2 hectares)
- Option to acquire entire site or just a portion
- Zoned Industrial (M-1)

This opportunity includes three (3) parcels of commercial / industrial land located adjacent to Kentville Business Park, with the option to purchase between 22.5 acres and 94.5 acres.

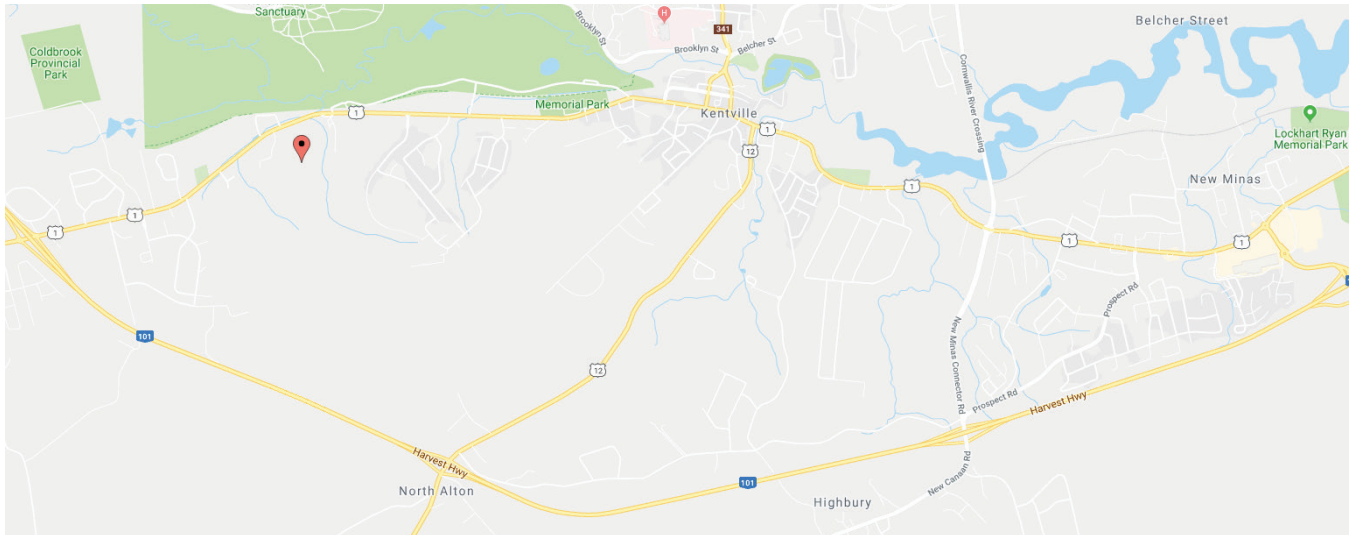
Established in 1979, this well-located park comprises approximately 200 acres and is occupied mainly by service commercial and light industrial users, along with some manufacturing facilities and remaining vacant land. The mixed-use nature of the Park offers a variety suitable options for this land offering, including commercial development and expansion.

FOR SALE

\$1,197,000
(\$12,666 per acre)

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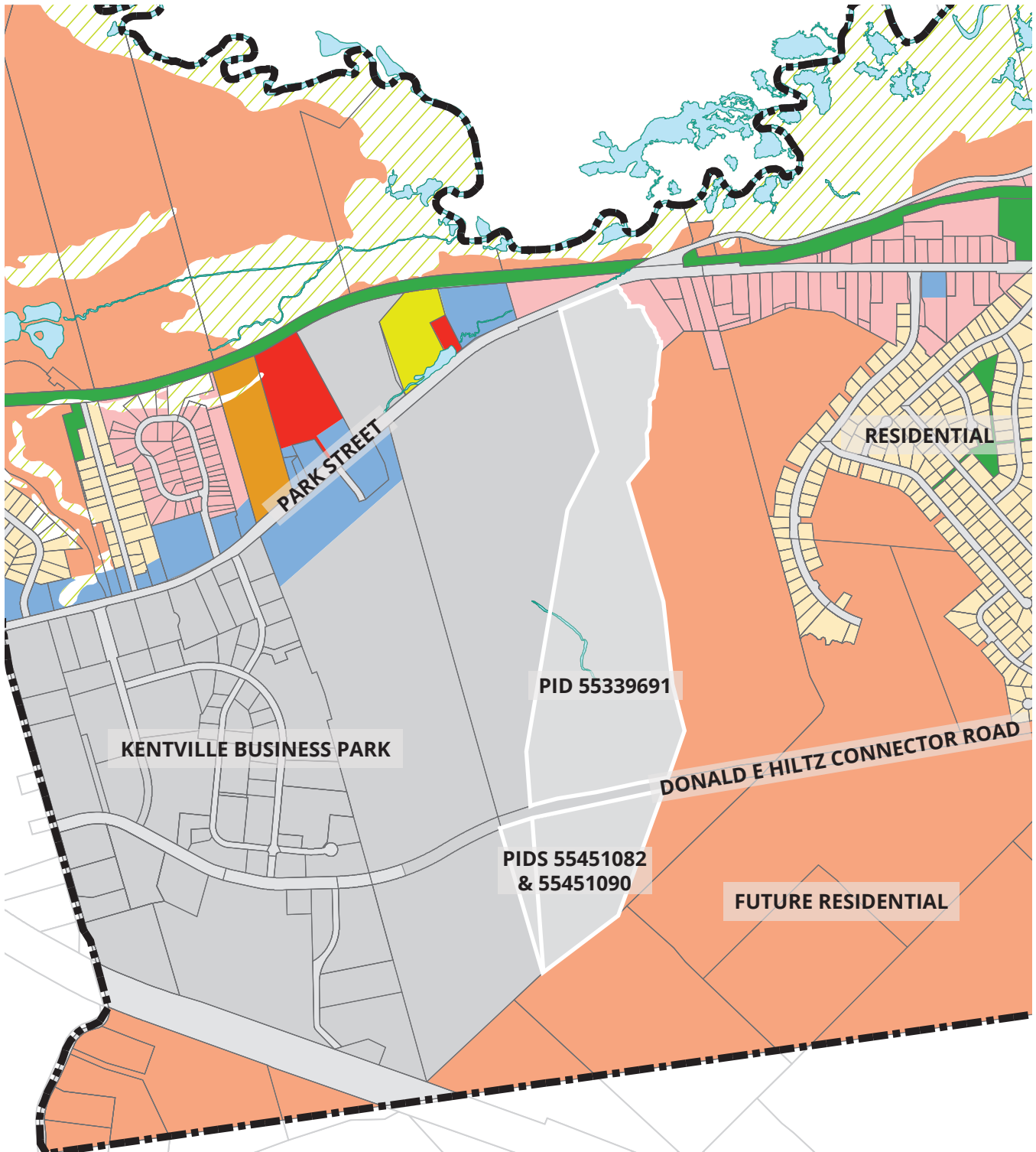
Park Street Development Land | Kentville, Nova Scotia



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|--|---|-----------------------------------|-----------------|
| LISTING ID | 10175 | | |
| ADDRESS | Park Street, Kentville, Kings County, Nova Scotia | | |
| LOCATION | Kentville Business Park | | |
| PIDS | 55339691, 55451082 & 55451090 | | |
| LOT SIZE | PID 55339691 | 72.0 acres | |
| | PID 55451082 | 18.8 acres | |
| | PID 55451090 | 3.7 acres | |
| | Total | 94.5 acres (38.2 hectares) | |
| ZONING | Industrial (M-1) Zone | | |
| MUNICIPAL SERVICES | Water and sewer available from the mainline connection | | |
| STREET FRONTAGE | Park Street: +/- 500' | | |
| | Donald E Hiltz Connector Road (North side): +/- 1,355' | | |
| | Donald E Hiltz Connector Road (South side): +/- 1,400' | | |
| ASSESSED VALUES & PROPERTY TAXES (2019) | PID | Assessment | Tax |
| | PID 55339691 | \$432,000 | \$12,484 |
| | PID 55451082 | \$5,500 | \$76 |
| | PID 55451090 | \$114,500 | \$1,580 |
| | Total | \$552,000 | \$14,140 |
| OFFERING PRICE | PID 55339691 | \$899,000 | |
| | PID 55451082 | \$49,000 | |
| | PID 55451090 | \$249,000 | |
| | Total | \$1,197,000 | |
| SALE DETAILS | Option to purchase entire site, 72.0 acres, or 22.5 acres | | |

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ZONING MAP



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