



SHORE ROAD 'BLUE OCEAN ESTATES' DEVELOPMENT EASTERN PASSAGE, NS

Significant As-of-Right Development Opportunity for 31 Dwellings

- Approved rezoning by Harbour East Community Council
- 5.8 acre site, rectangular in shape
- Ocean views

Located along Shore Road, in the existing community of Eastern Passage, this property offers significant redevelopment opportunity in an established residential community. This 5.8 acre site is zoned residential, has been pre-approved for 31 single-family residential dwellings and offers gorgeous ocean views. In addition, this prime residential development land backs onto Tallahassee Community School.

The development plan proposes five lots fronting Shore Road, with the remaining 26 lots to be accessed via a cul-de-sac (not yet constructed). An unoccupied single-family dwelling currently exists on the site. Don't miss out on the last remaining undeveloped urban infill site in Eastern Passage!

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FOR SALE

\$1,200,000 (as-is)

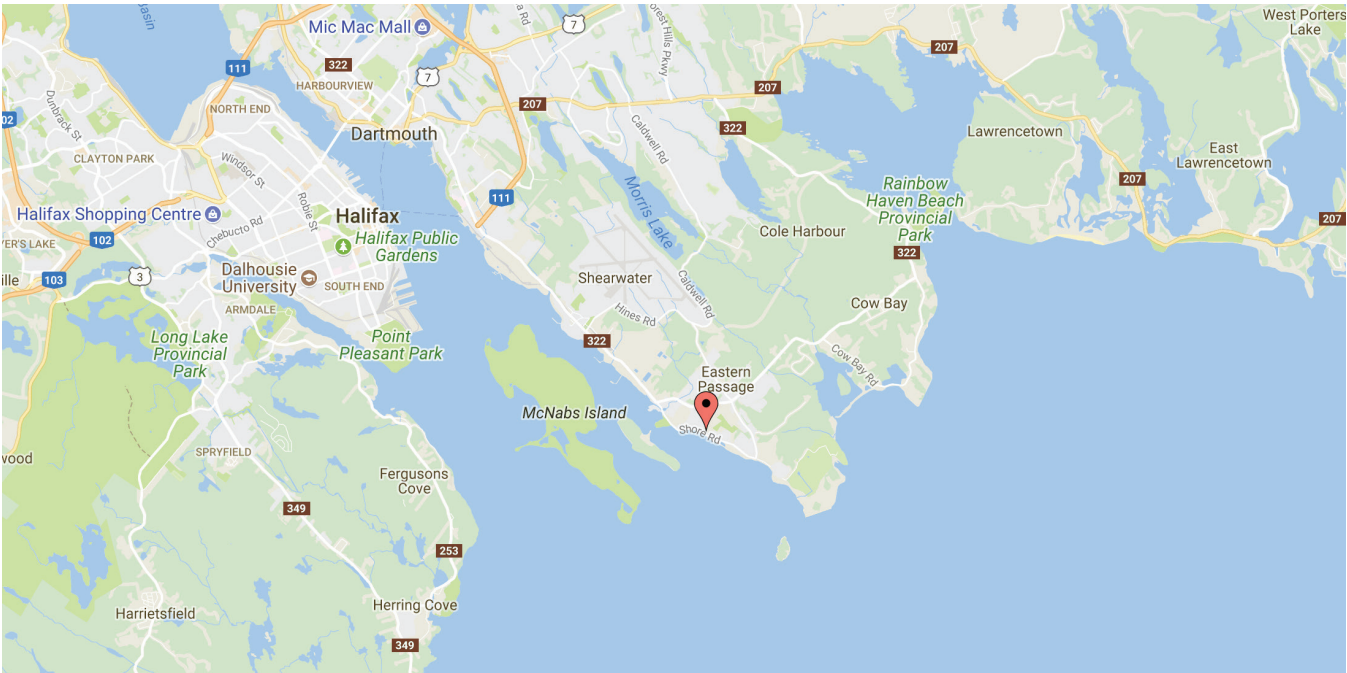
\$2,100,000 (pad-ready)

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Shore Road 'Blue Ocean Estates' Development | Eastern Passage, NS



LISTING ID	10149
ADDRESS	1818 Shore Road, Eastern Passage, Nova Scotia
LOCATION	Halifax Regional Municipality
PID	00401125
LOT SIZE	5.8 acres (2.35 hectares)
ZONING	Combination of R-1 (Single Unit Dwelling) Zone & R-2 (Two Unit Dwelling Zone)
TOPOGRAPHY	Gentle slope, with no significant rock deposits
MUNICIPAL SERVICES	Water and sewer
WETLANDS & WATERCOURSES	Wetland area to rear of property (has been approved for infilling by NSE)
OFFERING PRICE	Developer willing to sell as-is, or build road and make pad-ready: As-is: \$900,000 Pad-ready: \$2,100,000
NOTES	<ul style="list-style-type: none">Wetland analysis, traffic impact statement and background report available upon requestRenderings are for illustration purposes only; homes do not have to be built from those designs

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AERIAL VIEW



SITE PLAN



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