



Holland

RIDGE

‘HOLLAND RIDGE’ DEVELOPMENT LAND ABERCROMBIE, PICTOU COUNTY, NOVA SCOTIA

Residential Community Development Opportunity in Northern NS

- 115+ acres of land, ideally suited to a retirement community
- Multi-phase master plan prepared for over 400 units
- Nearby an abundance of amenities

Partners Global is pleased to present the sale offering of this unique residential/community as-of-right development opportunity located near the north shores of Nova Scotia. With the majority of planning legwork done, minimal approvals to move forward, and strong market demand, this property represents an incredibly enticing opportunity for a developer.

The site comprises 115.94 acres of mostly undeveloped land, improved with a small single-family residence at the property's frontage on Abercrombie Road. The already-prepared master plan includes a total of 404 residential units, through five (5) phases of development, and is actively supported by the Municipality of Pictou County.

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FOR SALE

\$1,100,000
(~\$9,488/acre)

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'Holland Ridge' Development Land | Abercrombie, Pictou County, Nova Scotia

THE LOCATION

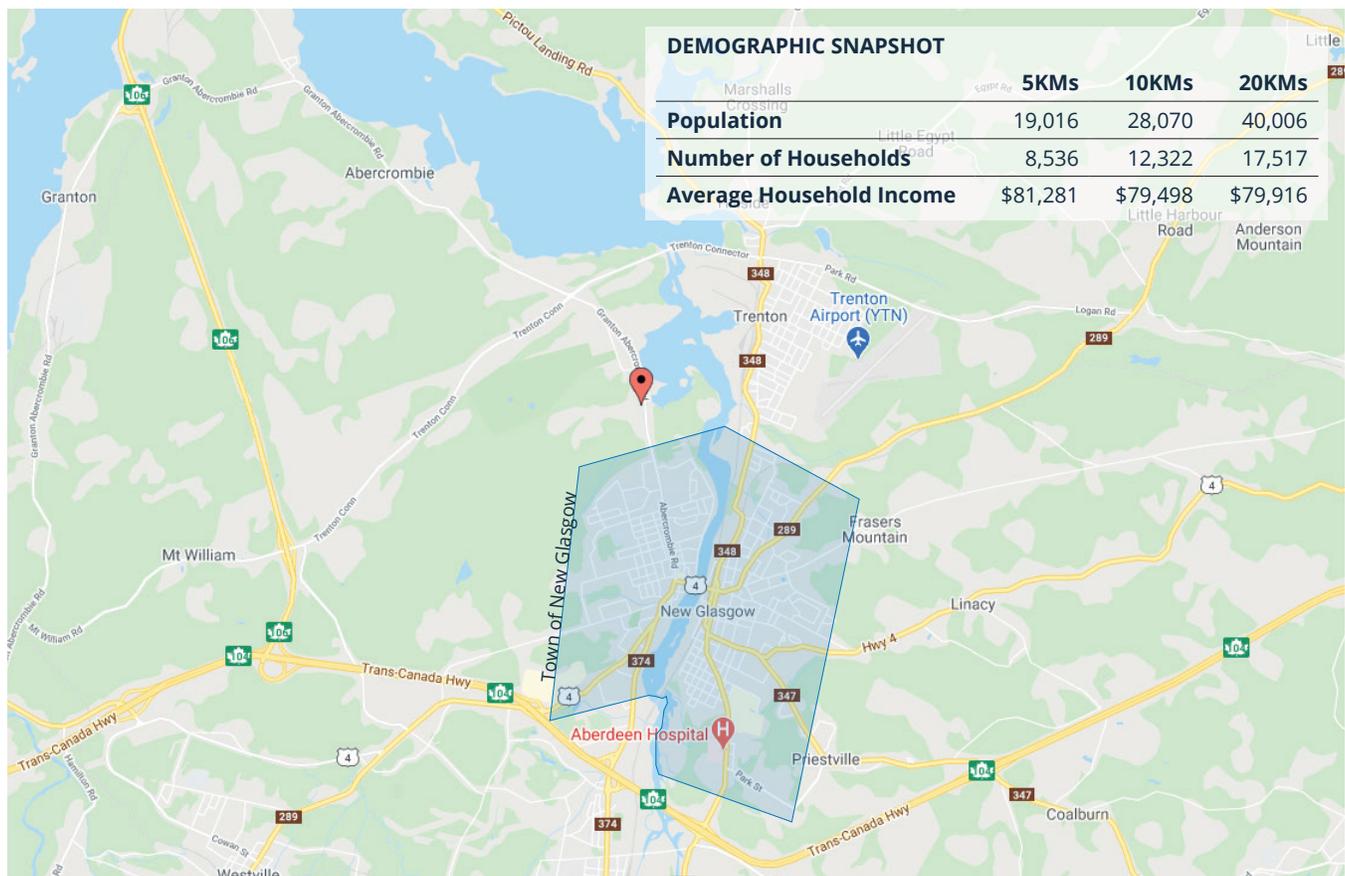
Situated on the west side of East River in the community of Abercrombie, 'Holland Ridge' is just seconds away from the town of New Glasgow and all the amenities it has to offer.

Nearby commercial nodes include amenities such as Aberdeen Business Centre, a 400,000+ sf mixed-use, grocery-anchored plaza and Highland Square Mall, a 200,000+ sf community shopping centre with over 35 stores/services, as well as Walmart, other big box retailers, banks, grocery stores, restaurants, pharmacies, fitness centre, hardware store, movie theatre, and more.

Aberdeen Hospital, a regional facility that provides a broad range of health care services to the communities in Pictou County and northern Nova Scotia, is situated approximately 4 kilometres away.

Additionally, the lands border Abercrombie Country Club, a premier 18-hole golf course in the region with a picturesque backdrop.

The lands offer a peaceful and rural feel, with all the conveniences of nearby amenities. With several existing residential subdivisions situated slightly to the south, this site is ideally positioned as the logical location for residential expansion in an area that has the ability to grow.



'Holland Ridge' Development Land | Abercrombie, Pictou County, Nova Scotia

THE FACTS

LISTING ID	10258
LOCATION	859 Abercrombie Road, Abercrombie, Pictou County, Nova Scotia
PIDS	00861658, 65012957, 00861237, 65037665
TOTAL SITE SIZE	115.94 acres
ZONING	No zoning restrictions
EXISTING IMPROVEMENTS	Small two-storey single-family dwelling, plus detached garage
SERVICING	Municipal sewer to site; water currently situated approximately 1,000' from the subject property
OFFERING PRICE	\$1,100,000
ADDITIONAL NOTES	<ul style="list-style-type: none">▪ The site offers unique natural features, including a brook, which have been incorporated into subdivision design for maximal green space and a rural community feel▪ Acquisition of this property can facilitate additional acquisitions of adjacent parcels▪ Lower tax rate area compared to surrounding towns



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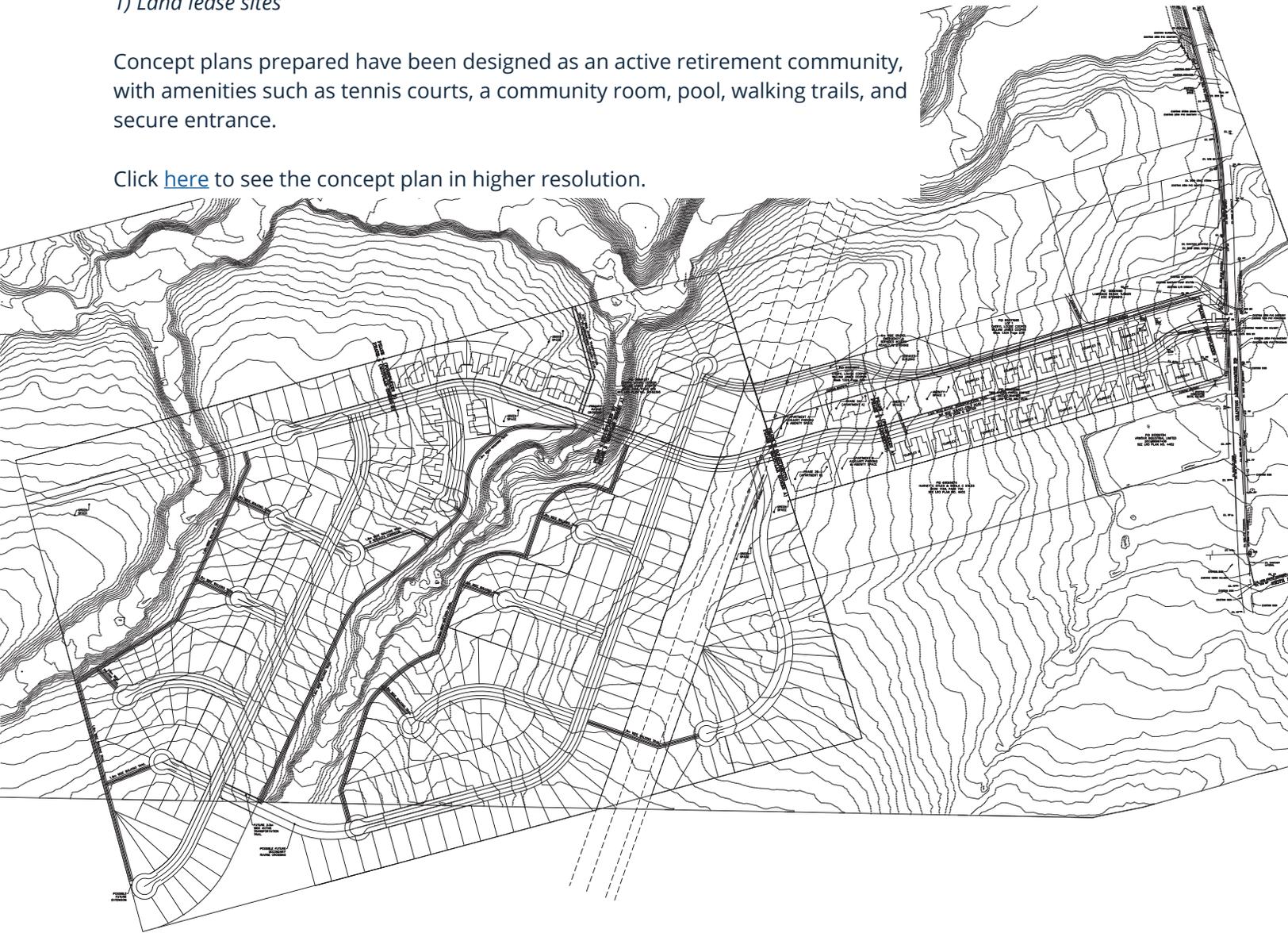
DEVELOPMENT SUMMARY & CONCEPT PLAN

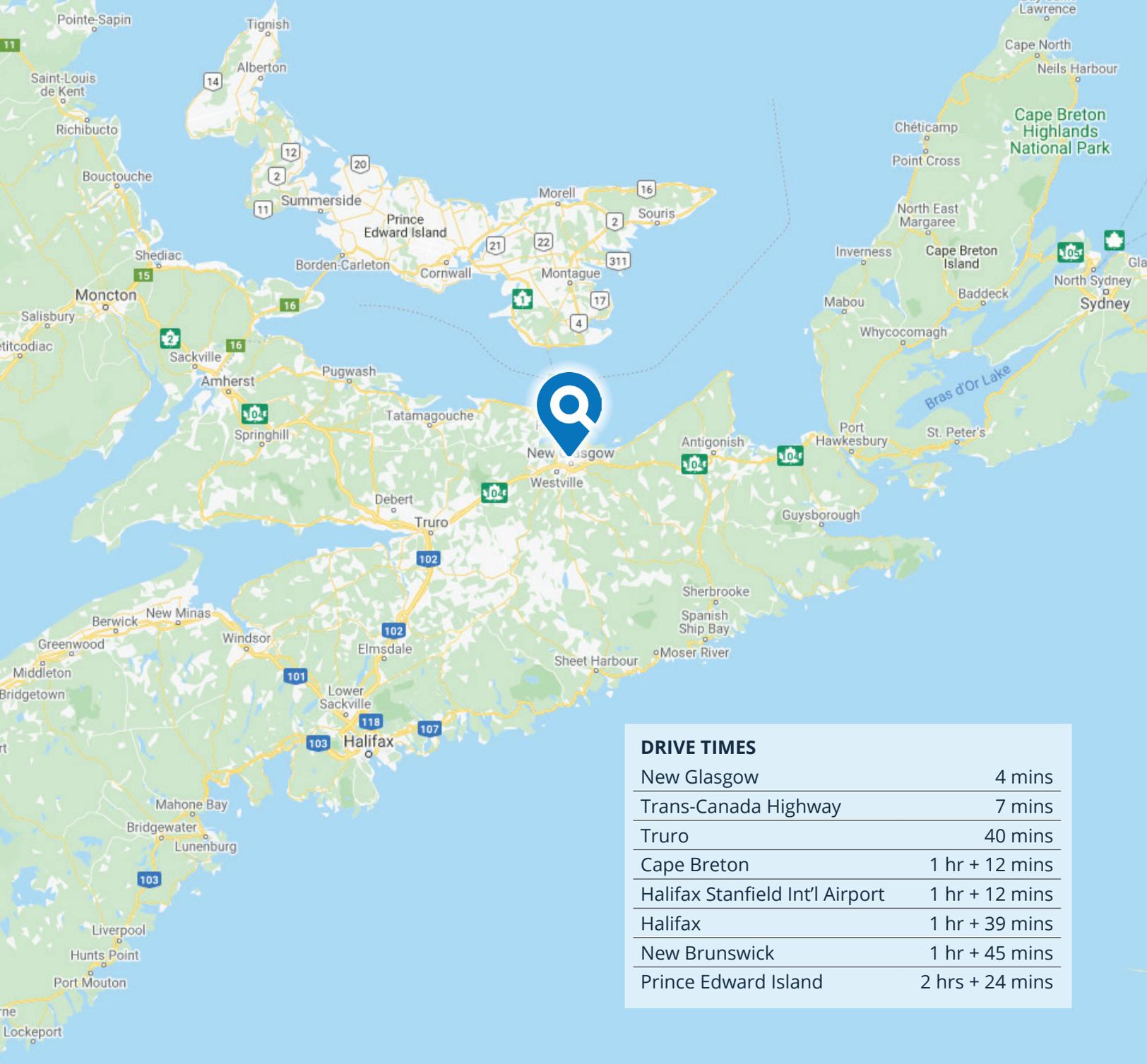
Phase	Townhouse (4-plex) Units	Apartment Units	Modular Home Units ¹
1	52	-	-
2	-	64	-
3	-	-	146
4	36	-	-
5	-	-	106
Development Total	88	64	252

1) Land lease sites

Concept plans prepared have been designed as an active retirement community, with amenities such as tennis courts, a community room, pool, walking trails, and secure entrance.

Click [here](#) to see the concept plan in higher resolution.





DRIVE TIMES	
New Glasgow	4 mins
Trans-Canada Highway	7 mins
Truro	40 mins
Cape Breton	1 hr + 12 mins
Halifax Stanfield Int'l Airport	1 hr + 12 mins
Halifax	1 hr + 39 mins
New Brunswick	1 hr + 45 mins
Prince Edward Island	2 hrs + 24 mins

All inquiries regarding the opportunity should be directed to:

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