

DEVELOPMENT



EAST GATE RIDGE DEVELOPMENT ANTIGONISH COUNTY, NOVA SCOTIA

Over 22 Acres of Prime Commercial Development Land

- Eight fully serviced, accessible lots
- Offers spectacular visibility from Trans-Canada Highway
- Zoned General Commercial (C-2)

Partners Global is pleased to present East Gate Ridge, a commercial development opportunity comprising eight fully serviced, accessible lots over 22 acres of prime development land, located just off Exit 33 on the Trans-Canada Highway.

With over 11,000 vehicles passing the development each day, each lot is perfectly placed, stepping towards the top of the property, to achieve maximum exposure and visibility from all directions. The Highway General Commercial (C-2) Zoning permits multiple development options including retail stores, restaurants, service stations and more. East Gate Ridge is the perfect location for a new business or those looking to expand or relocate!

partnersglobal.com

SALE / LEASE

\$200,000 per acre
For lease by negotiation

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East Gate Ridge Development | Antigonish County, Nova Scotia

GENERAL DETAILS

LISTING ID	10259
LOCATION	Catherine Drive, Antigonish, Antigonish County, Nova Scotia
PIDS	01249846 (to be sub-divided)
TOTAL SITE SIZE	25+ acres (22+ acres remaining)
ZONING	General Commercial (C-2) Zone
LOTS	Eight fully serviced, accessible lots
LEASE PRICE	By negotiation
SALE PRICE	\$200,000/acre
ADDITIONAL SALE DETAILS	Click here to watch a video

AREA DEMOGRAPHIC

	5KM RADIUS	10KM RADIUS	20KM RADIUS
POPULATION	7,314	11,401	16,098
NUMBER OF HOUSEHOLDS	3,342	4,972	6,827
AVG HOUSEHOLD INCOME	\$83,371	\$86,417	\$88,608

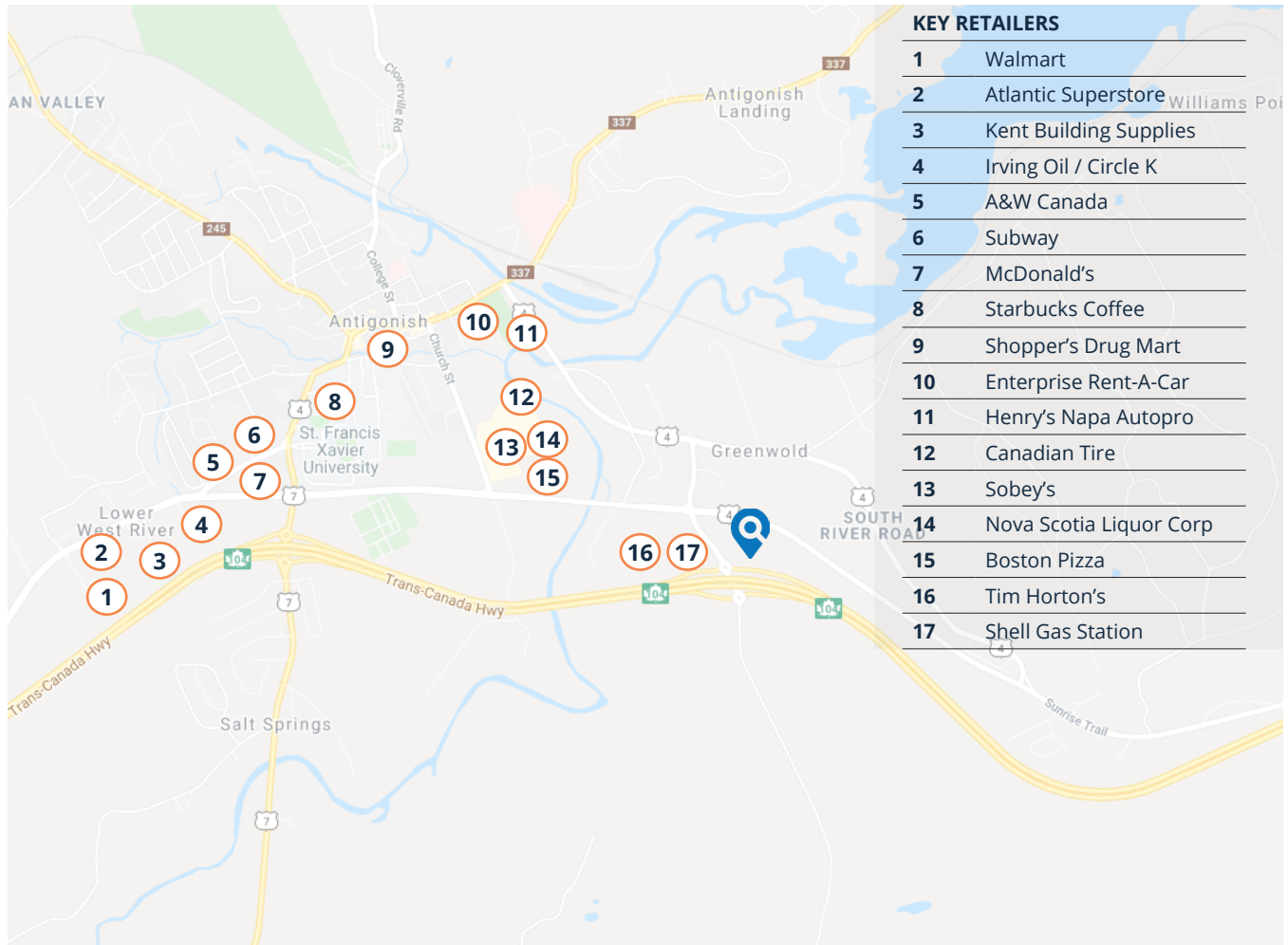
SURROUNDING COUNTIES

COUNTY	TOWNS	POPULATION
ANTIGONISH COUNTY	Antigonish	19,866
GUYSBOROUGH COUNTY	Canso, Guysborough, Manchester, Sherbrooke	7,372
INVERNESS COUNTY	Port Hawkesbury, Inverness, Port Hood	17,382
PICTOU COUNTY	New Glasgow, Pictou, Stellarton, Trenton	44,081

East Gate Ridge Development | Antigonish County, Nova Scotia

LOCATION

- Five minute drive to Downtown Antigonish
- Numerous towns within Nova Scotia’s Eastern & Northern Zones, including Port Hawkesbury, New Glasgow, Stellarton and Pictou, are within a forty-five minute drive to East Gate Ridge
- Construction of twinning Highway 104, between Sutherlands River, Pictou County and Antigonish, has commenced and is scheduled to be completed before the end of 2023
- St. Francis Xavier University, one of Canada’s top ten primarily undergraduate universities, is located in Downtown Antigonish
- St. Martha’s Regional Hospital, a five minute drive from the site, provides service to the residents of Antigonish, Guysborough, Richmond and Inverness Counties
- Parkland Retirement Living, a multi-tiered senior support living complex, is within an eight minute drive
- Antigonish’s hosts several annual festivals, including the well-known The Highland Games Festival
- Surrounding areas of Antigonish are well-known for their prosperous farming and fishing industries



East Gate Ridge Development | Antigonish County, Nova Scotia

MASTER PLAN

The nine developed lots are serviced by two paved roads, Catherine Drive and MacGillivray Way, to provide convenient access for businesses.

Century Nissan is East Gate Ridge's first tenant. This strong-covenant tenant completed their sophisticated 12,000 sf building, located on approximately 3.5 acres, in Spring 2020.

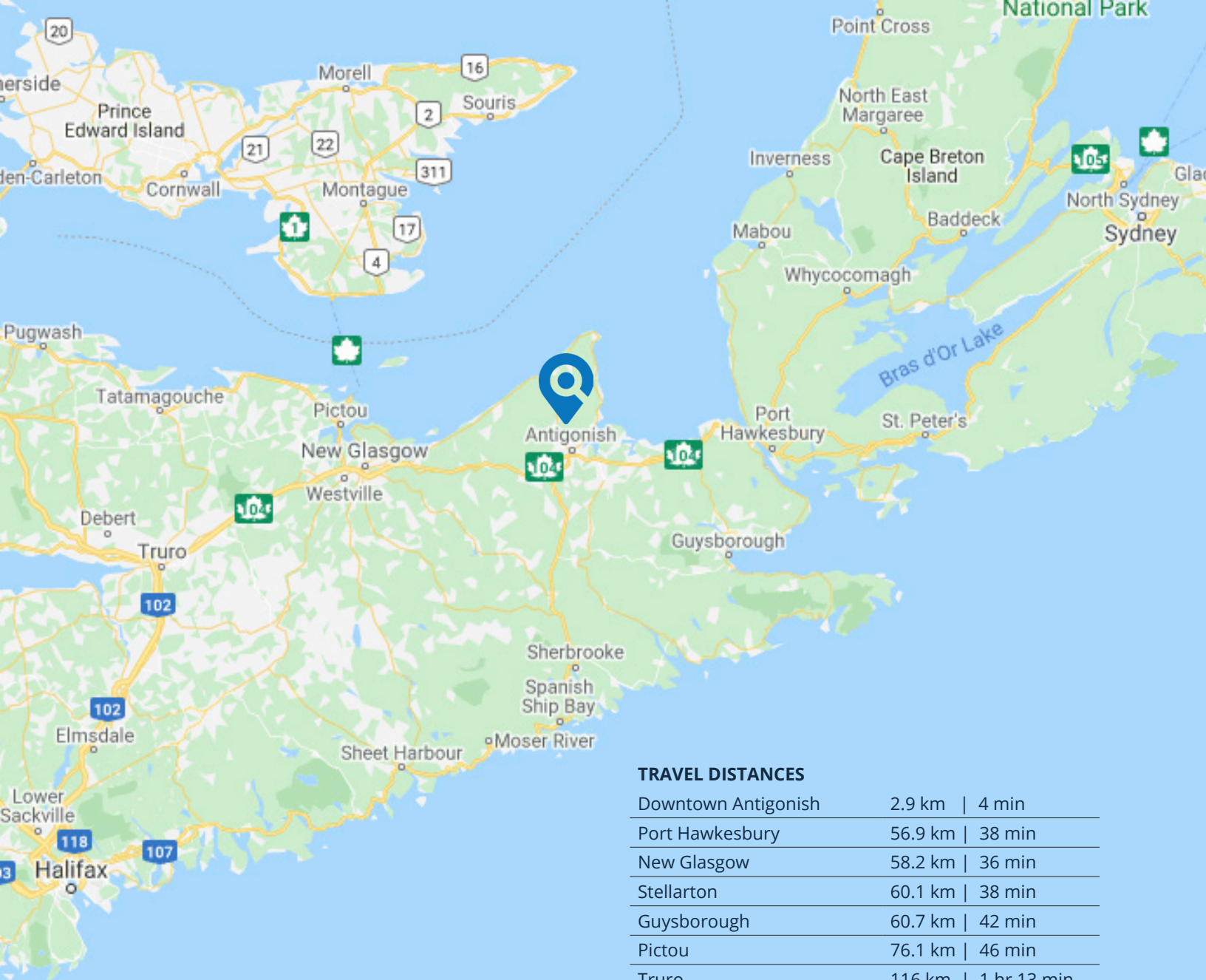


Lot Number	Size (acres)	Pad Area (acres)
1	1.89	0.90
3	1.62	1.05
4	3.06	1.12
5	2.51	1.21
6	1.54	0.97
7	1.90	1.21
8	2.22	1.5
9	2.35	1.09

East Gate Ridge Development | Antigonish County, Nova Scotia

AERIALS





TRAVEL DISTANCES

Downtown Antigonish	2.9 km 4 min
Port Hawkesbury	56.9 km 38 min
New Glasgow	58.2 km 36 min
Stellarton	60.1 km 38 min
Guysborough	60.7 km 42 min
Pictou	76.1 km 46 min
Truro	116 km 1 hr 13 min
Downtown Sydney	187 km 2 hr 16 min
Downtown Halifax	213 km 2 hr 8 min
New Brunswick	228 km 2 hr 13 min

For more information please contact:

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