



# 1299 RIDGE ROAD WOLFVILLE, NOVA SCOTIA

## Unique Mixed-Use Purchase Opportunity Outside of Wolfville

- +/- 8.00 acres of land available
- Offered as is, where is
- Rural property with modern-day amenities close by

Nestled in the beautiful Annapolis Valley, three minutes from Downtown Wolfville, 1299 Ridge Road is a unique purchase opportunity offering various uses and possibilities.

The site comprises a land area of +/- 8.00 available acres, improved with a structurally sound 16,000 sf building currently configured as an equestrian facility and two legal apartment units. A stunning, yet convenient location, combined with Rural Mixed Use (A2) Zoning results in a property rich with opportunities. Feasible uses include various residential options, as well as agricultural uses, vineyard product sampling, and more! Potential rezoning to Rural Commercial (C4) or Rural Industrial (M3) also possible.

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## FOR SALE

\$399,000

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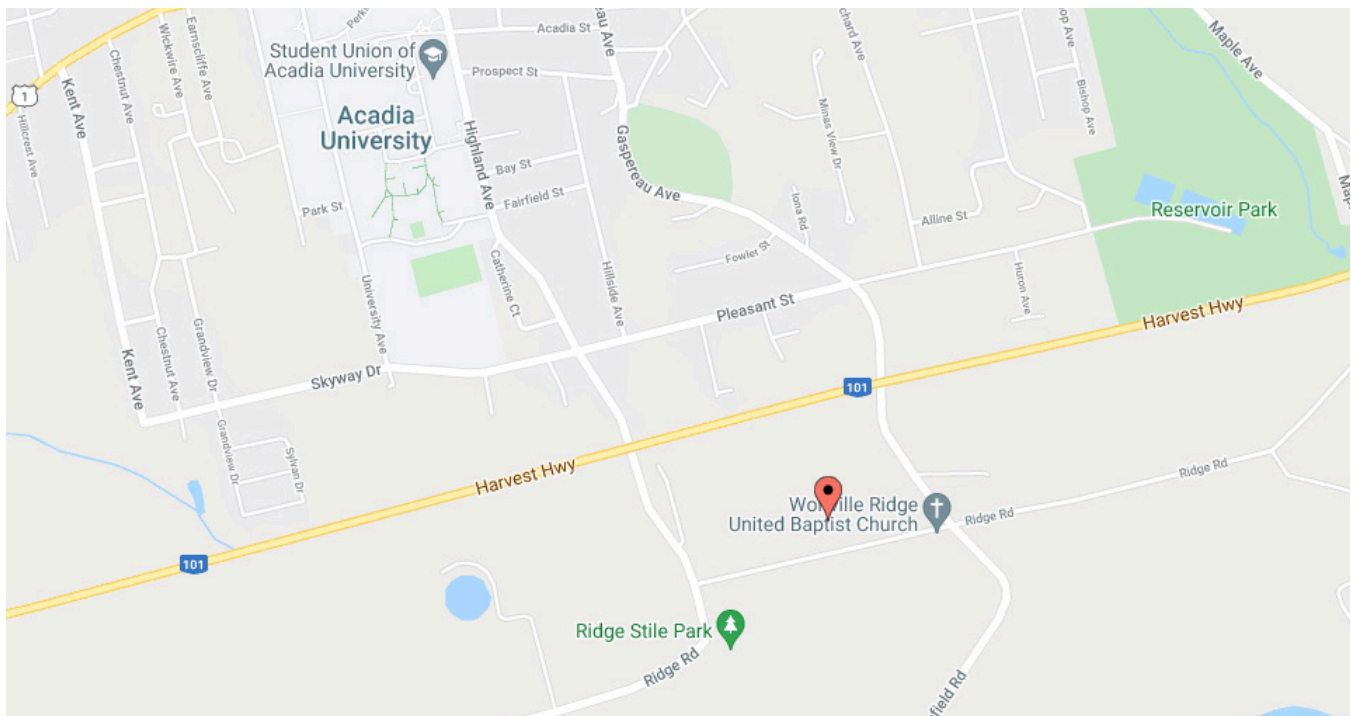
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## 1299 Ridge Road | Wolfville, Nova Scotia

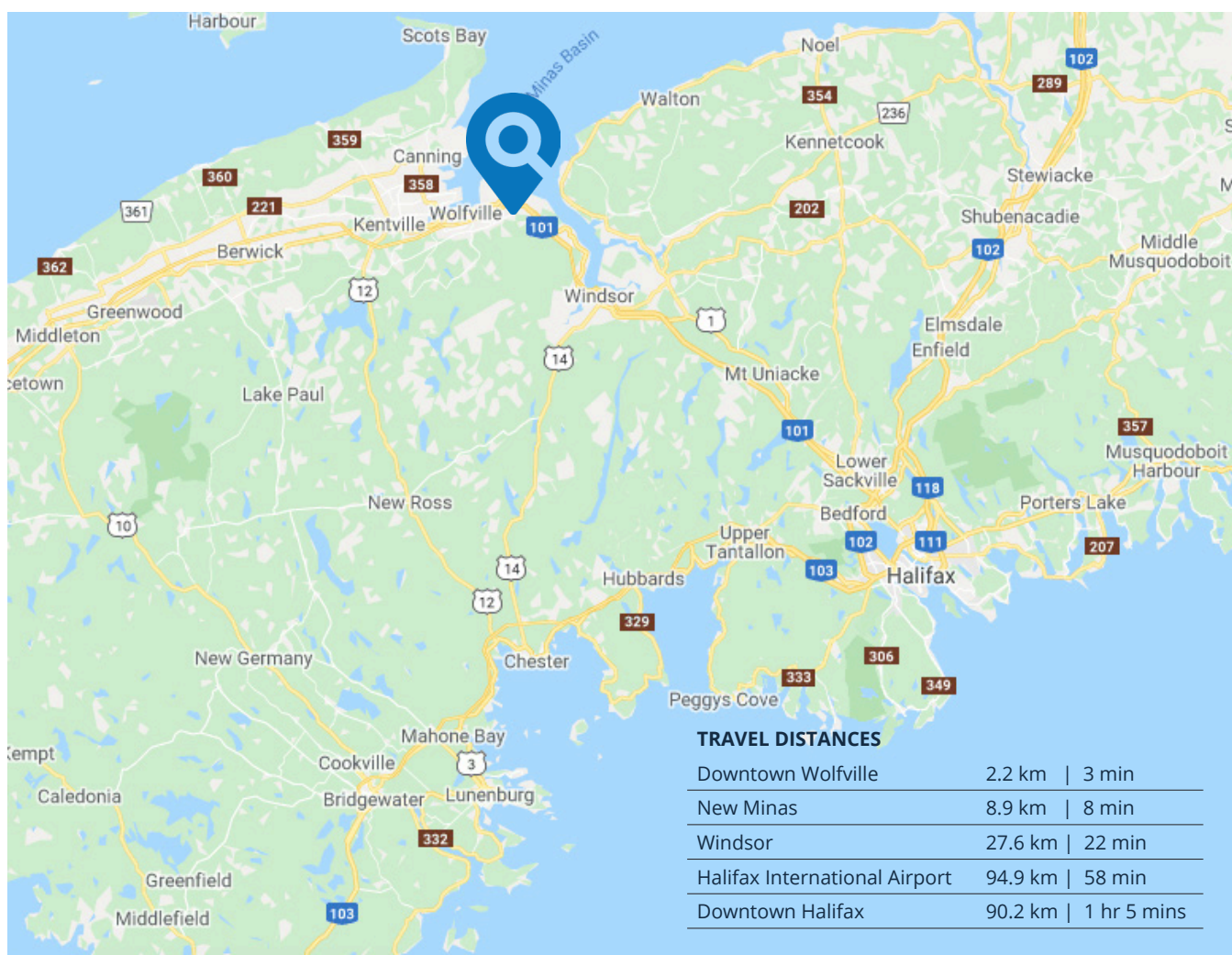


<b>LISTING ID</b>	10264
<b>ADDRESS</b>	1299 Ridge Road, Wolfville, Nova Scotia
<b>PROPERTY USE</b>	Mixed-Use
<b>PID</b>	55190854
<b>LOT SIZE</b>	+/- 8.00 acres available (parcel to be subdivided)
<b>BUILDING SIZE</b>	+/- 16,000 sf
<b>BUILDING CONFIGURATION</b>	Equestrian facility plus two legal apartments
<b>ZONING</b>	Rural Mixed Use (A2) Zone
<b>REZONING OPPORTUNITY</b>	+/- 4.50 acres of land eligible for rezoning to Rural Commercial (C4) or Rural Industrial (M3)
<b>PARKING</b>	Ample on-site parking
<b>ASSESSED VALUE</b>	\$164,200 (2021)
<b>TAXES</b>	\$1,267 (2021)
<b>SALE PRICE</b>	\$399,000
<b>ADDITIONAL NOTES</b>	Total parcel comprises +/-11.50 acres. Land to be subdivided upon closing at vendor's expense. The current owner will retain +/- 3.50 acres of the property with +/-180' of road frontage

# 1299 Ridge Road | Wolfville, Nova Scotia

## LOCATION

- Three minute drive to Downtown Wolfville
- Easy access to Halifax via Highway 101; twinning of Highway 101 (Halifax to Wolfville) is set for full completion Fall 2022
- Within a twenty-five minute drive to various other towns, including New Minas, Kentville and Windsor
- Acadia University, one of Canada's top ten primarily undergraduate universities, is located in Downtown Wolfville
- Wolfville boasts a strong labor force; major industries include Education, Health Care and Public Administration
- Wolfville hosts several annual festivals, including the well-known Deep Roots Music Festival
- Annapolis Valley is Atlantic Canada's richest agricultural region
- Wolfville and its surrounding areas are Nova Scotia tourism destinations, offering orchards, vineyards, and the world's highest tides
- Various recreational amenities within close proximity; including provincial parks, Ski Martock and several golf courses







- +/-200' of road frontage available
- Low county taxes
- Provides tranquil and rural feel, with all the conveniences of modern-day amenities close by
- Facility includes 12 boarding stalls (with room for at least 12 more), wash stall, large indoor riding area, locker rooms, and storage lofts





For more information please contact:

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