

FOR SALE

PARK STREET DEVELOPMENT LAND KENTVILLE, NOVA SCOTIA

Large Acreage Development Land
Adjacent to Kentville Business Park



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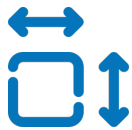
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Large Acreage Development Land Adjacent to Kentville Business Park

This is a rare opportunity to purchase a large development site in the beautiful Annapolis Valley. With four PIDs totaling 137 acres, this property is well located in busy Kentville and is minutes from the Trans-Canada Highway.

Located between the well established Kentville Business Park and McDougall Heights subdivision, this property offers a wide variety of potential uses. Currently zoned M-1 Industrial, the site lends well to an expansion of the adjacent Business Park. Alternatively, with zoning changes, a development with a heavier focus on residential is also appealing. Included in the sale is a master plan by Fathom Studios for a commercial/residential community.

Contact the listing agent to learn more!



137 Acres



Commercial & Residential Possibilities



Currently Zoned Industrial (M-1)

LISTING ID	10175
ADDRESS	Park Street, Kentville, Kings County, Nova Scotia
LOCATION	Kentville Business Park
PIDS	55451090 - 18.8 acres 55451082 - 3.7 acres 55339691 - 72 acres Portion of 55247910 - approx 42.5 acres
TOTAL LOT SIZE	137 acres
ZONING	Industrial
MUNICIPAL SERVICES	Water & sewer available from the mainline connection
OFFERING PRICE	\$3,100,000 + HST



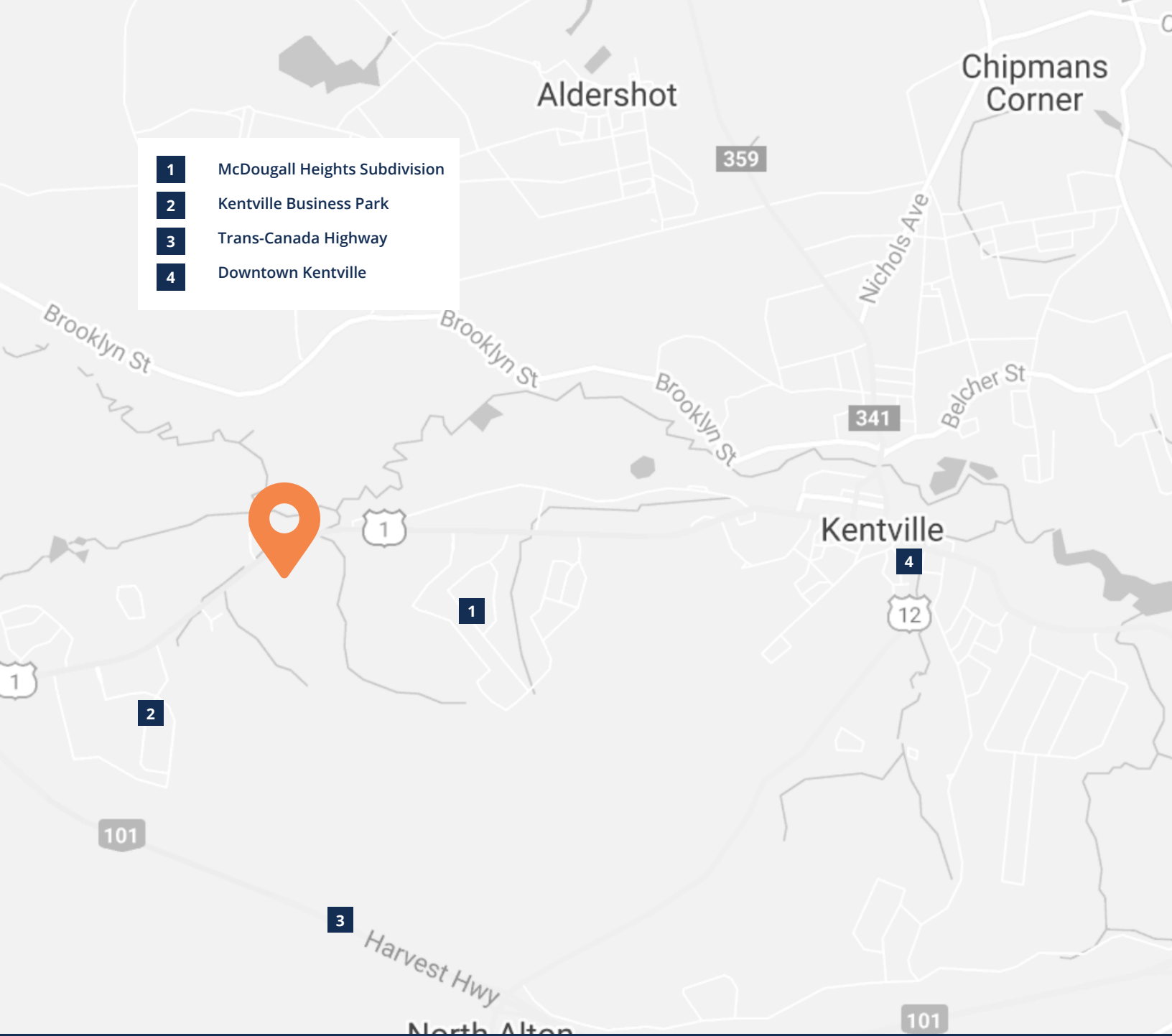
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Residential/Commercial Community Master Plan



XERIUM DEVELOPMENT PLAN Kentville, Nova Scotia

April 2022
Scale = 1:5000
0 100 200



- 1 McDougall Heights Subdivision
- 2 Kentville Business Park
- 3 Trans-Canada Highway
- 4 Downtown Kentville



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