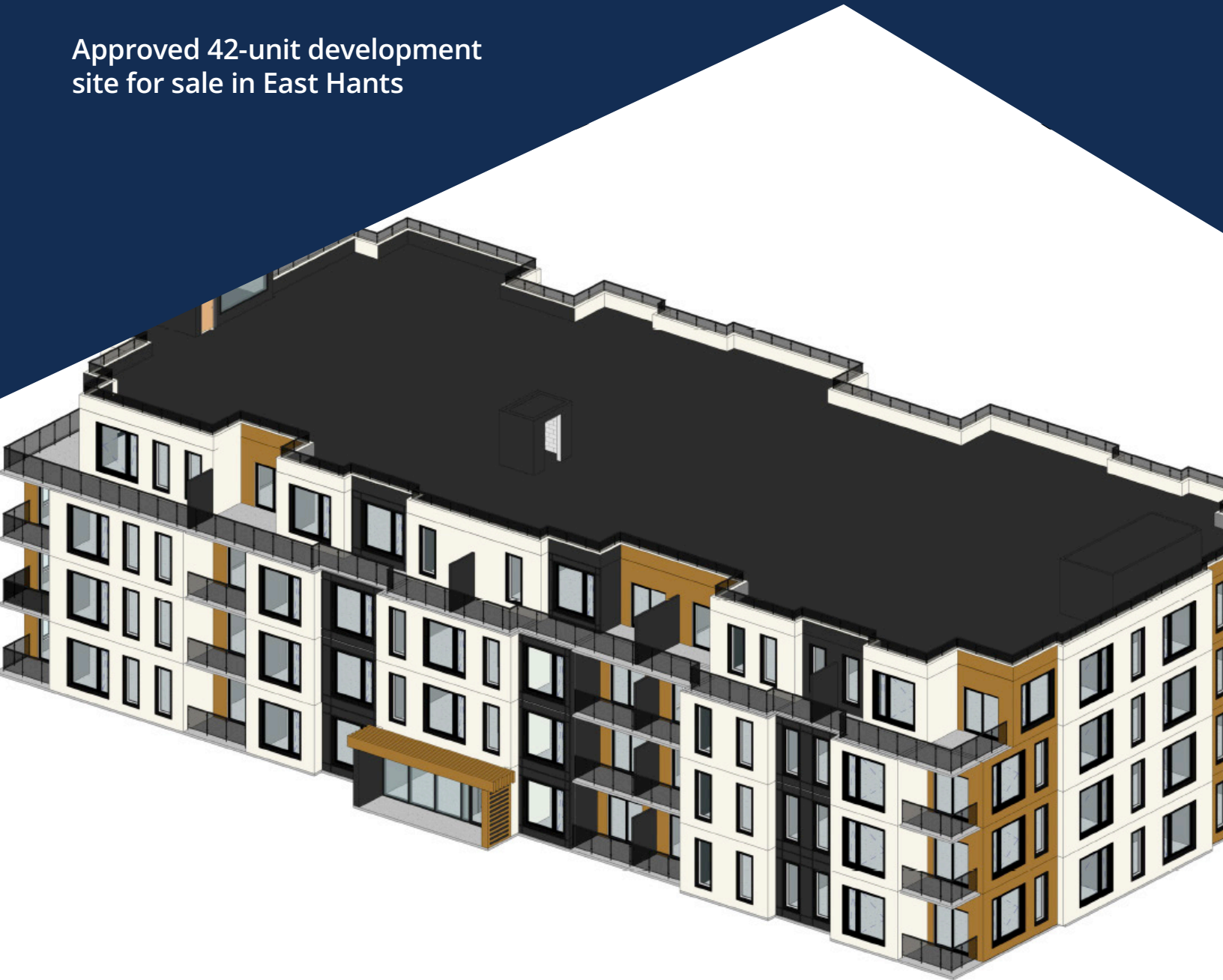


**FOR SALE**

# 450 HIGHWAY NO. 2 ENFIELD, NOVA SCOTIA

Approved 42-unit development  
site for sale in East Hants



**Geof Ralph**

- 📞 (902) 444-3006
- 📠 (902) 877-9324
- ✉️ [geof@partnersglobal.com](mailto:geof@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)



## Approved 42-unit development site for sale in East Hants

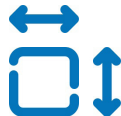
Introducing an exciting development opportunity in East Hants! Strategically positioned between Elmsdale and Enfield exits off Highway 102, this opportunity encompasses an approved plan for 42-unit residential building situated on a prime corner lot in a fast-growing community. In addition, there is approval to build duplex housing on the back portion of the land. The current site features a single-storey, wood frame building, formerly utilized as a restaurant.

In addition, plans are in place for two additional 42-unit residential buildings on the adjacent site. The potential for growth and expansion on the adjacent site fosters a sense of community and ensures residents will have the opportunity to live and thrive in a closely connected community.

Note: Adjacent lots not included in offering price.



Approved Development



+/- 1.12 Acre Site



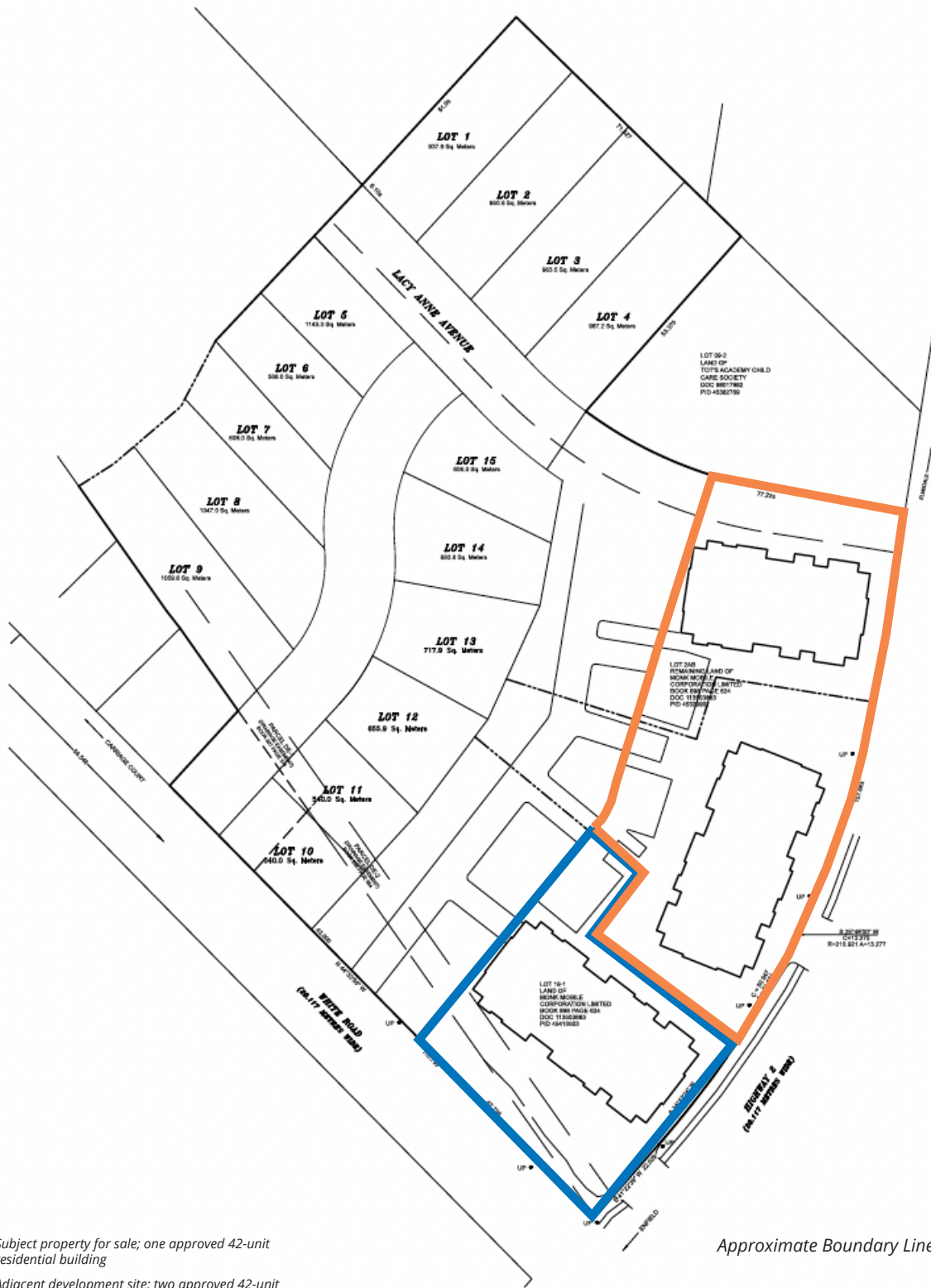
Growing Area



LISTING ID	10365
ADDRESS	450 Highway No. 2
LOCATION	East Hants
PROPERTY TYPE	Multi-residential
PID	45410503
EXISTING CONDITION	Single-storey, wood frame building (formerly utilized as a restaurant) and surface parking lot
LOT SIZE	1.12 acre
ZONING	Mixed Use Centre
APPROVED NO. UNITS	42 residential units; 18 one-bedroom units; 24 two-bedroom units
APPROVED NO. STOREYS	Four (4)
APPROVED PARKING	69 stalls required
ADDITIONAL OPPORTUNITY	Approval for duplex housing to be built on back portion of land
OFFERING PRICE	\$1,300,000

# 450 HIGHWAY NO. 2 | ENFIELD, NOVA SCOTIA

## Site Plan

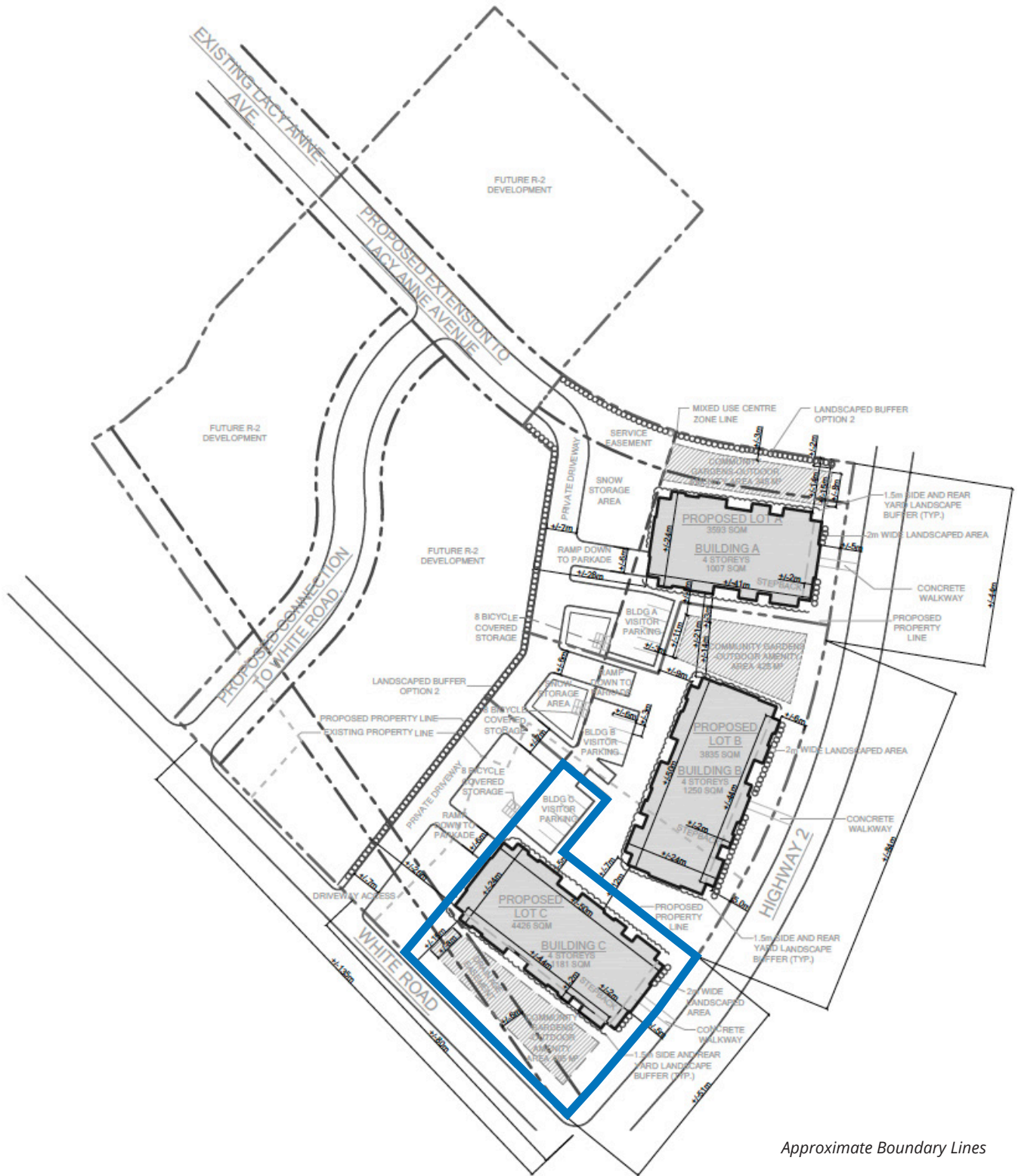


- █ Subject property for sale; one approved 42-unit residential building
- █ Adjacent development site; two approved 42-unit residential buildings

Approximate Boundary Lines



## East Hants Municipality Proposed Development



## 450 HIGHWAY NO. 2 | ENFIELD, NOVA SCOTIA

---

- ✓ Approved 42-unit multi-residential building; 12 units at grade, 30 units above grade
- ✓ Mix of one-bedroom and two-bedroom units
- ✓ 69 parking stalls required, 63 underground parking stalls
- ✓ Located within a growing community, with close proximity to a variety of residential and commercial amenities
- ✓ Approved for wood frame construction
- ✓ Utility, access, and drainage easement on-site
- ✓ Convenient corner lot with high profile location
- ✓ ~Ten minute drive to Halifax Stanfield International Airport
- ✓ In recent years, the Enfield-Elmsdale corridor has become a major hotspot for both residential and commercial development, and this trend is expected to continue as the community expands
- ✓ [Click here for retail market analysis for East Hants](#)



- 1 East Hants Aquatic Centre
- 2 Elmsdale Shopping Centre
- 3 Avery's Farm Market
- 4 Dot Buchanan Walking Trail
- 5 Enfield Big Stop



Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

## Geof Ralph

- 📞 (902) 444-3006
- 📱 (902) 877-9324
- ✉️ [geof@partnersglobal.com](mailto:geof@partnersglobal.com)

[partnersglobal.com](http://partnersglobal.com)

