

**FOR SALE**

# LOT 2A, 450 HIGHWAY 2 ENFIELD, NOVA SCOTIA

Unique development opportunity  
in rapidly growing Enfield-  
Elmsdale corridor



\*Boundary lines approximate

**Geof Ralph**

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# LOT 2A, 450 HIGHWAY 2 | ENFIELD, NOVA SCOTIA

## Unique development opportunity in rapidly growing Enfield-Elmsdale corridor

Well located in the community of Enfield, 450 Highway 2 represents an excellent commercial development opportunity. Strategically positioned between the Elmsdale and Enfield exits off Highway 102, this site is in close proximity to a variety of amenities and employment drivers. In recent years, the Enfield-Elmsdale corridor has become a major hot spot for both residential and commercial development, and this trend is expected to continue as the community expands.

The site and zoning provide flexibility for layout options – contact the listing agent to learn more about the various development options at 450 Highway 2!



5.79 Acre Site

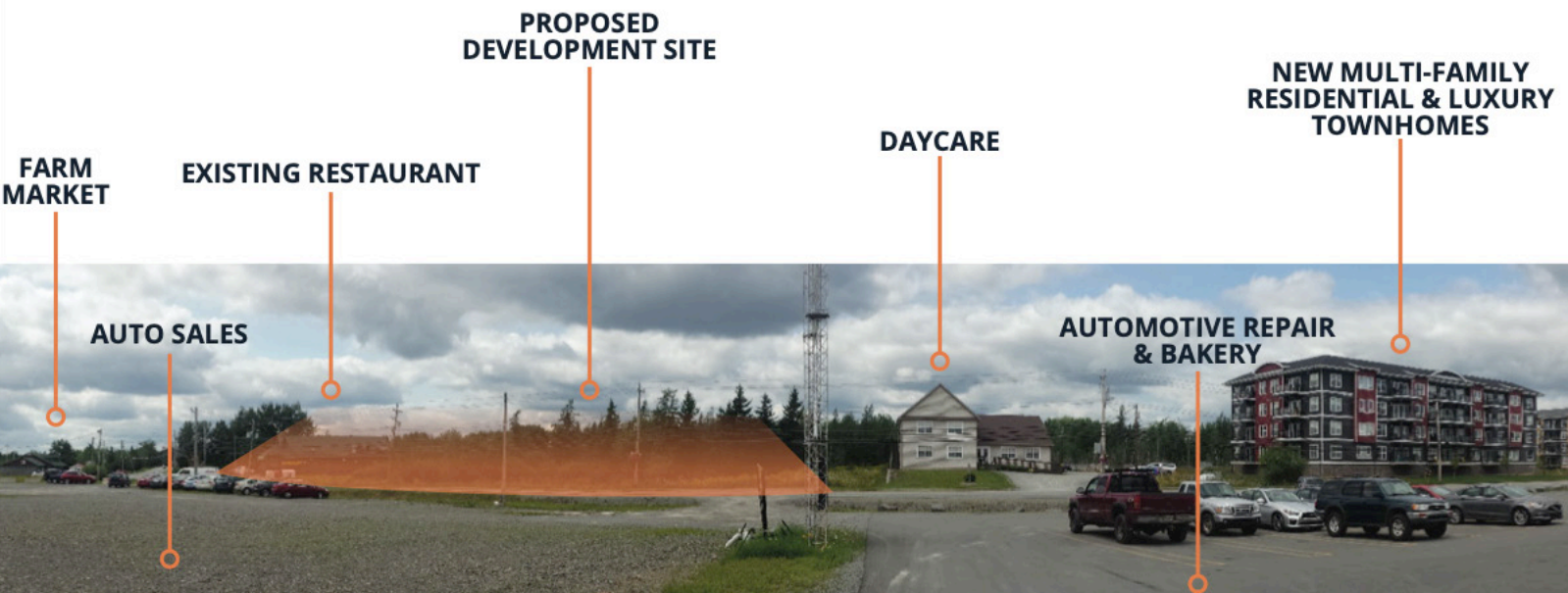


Various Options for Development



Zoned a Combination of R2 & MC

LISTING ID	10088
ADDRESS	Lot 2AB, 450 Highway 2, Enfield, Nova Scotia
PIDS	45410503 45329901
LOT SIZE	5.79 acres
ZONING	<b>Front portion:</b> Mixed Use Centre (MC) Zone (approx. 1.9 acres) <b>Rear portion:</b> Two Dwelling Unit Residential (R2) Zone (approx. 3.89 acres)
STREET FRONTAGE	Approx. 666 feet
MUNICIPAL SERVICES	Yes
OFFERING PRICE	\$3,300,000



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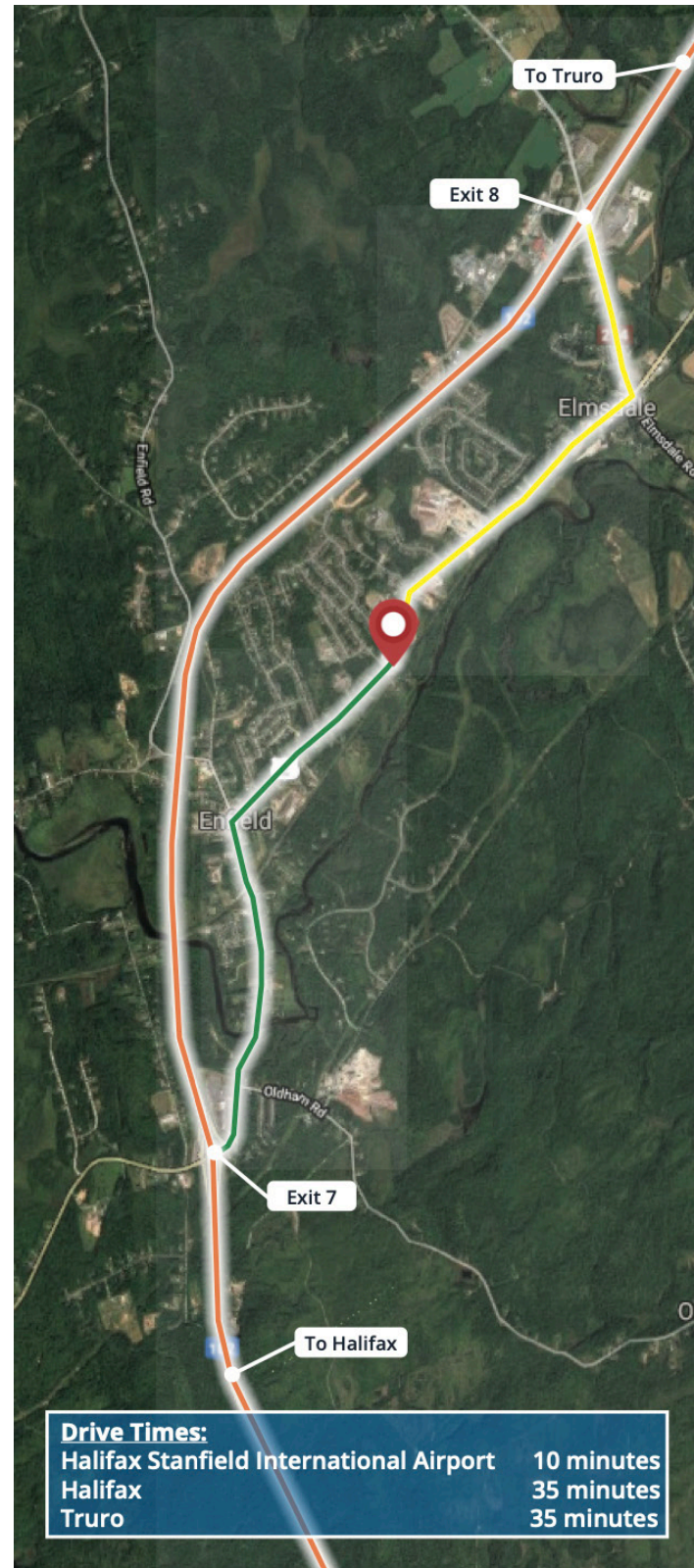
## Opportunity Highlights

- ✓ High Profile: Prime location near residential and commercial amenities
- ✓ Commercial Demand: New construction in the market
- ✓ Flexibility: Various layout options
- ✓ Growing Population: High-growth community
- ✓ Proximity: To employment drivers
- ✓ Value: Average land priced below offerings in Halifax
- ✓ Site Plan Approval: General Commercial & Mixed-Use Capability
- ✓ Example Development Concept: Initial drawings for three (3) four (4) storey residential buildings near Highway 2, and additional future development behind. Click [HERE](#) for info.

## Location

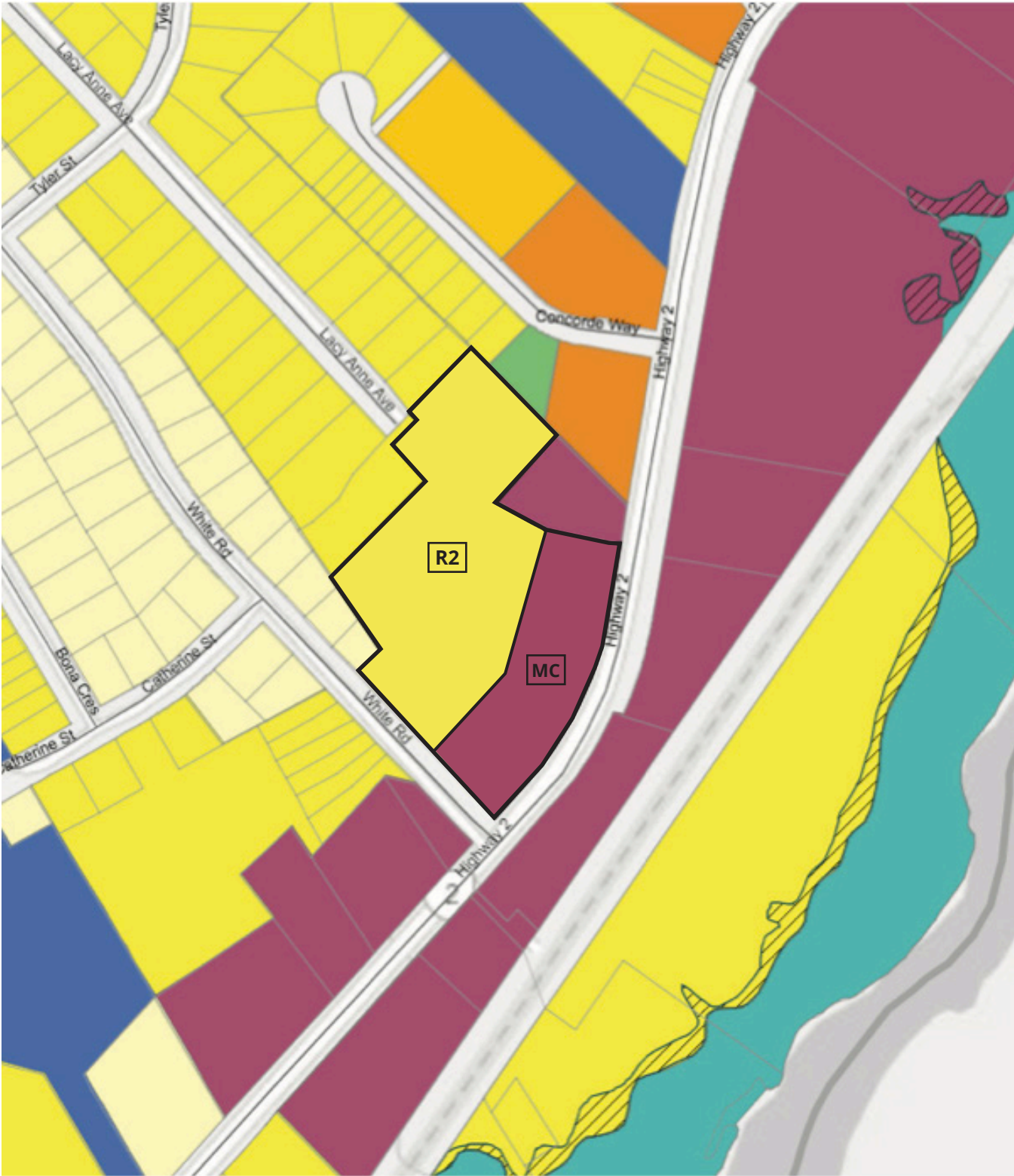
Located in the Municipality of East Hants, Enfield boasts excellent amenities and employment drivers including the Elmsdale Shopping Centre, the East Hants Sportsplex, the Halifax International Airport, local municipal offices and public schools.

With a growing population, regional schools, convenient highway accessibility and with Halifax only a short drive away, the Enfield/Elmsdale corridor is an attractive location for residents and business. The community is also becoming a hub for recreational activity - East Hants Sportsplex & East Hants Aquatic Centre have become a hot-spot for sports and athletics in Halifax and surrounding areas. In efforts to accommodate future growth, the municipality has examined plans to develop a public transit system to service the area, further supporting community growth.



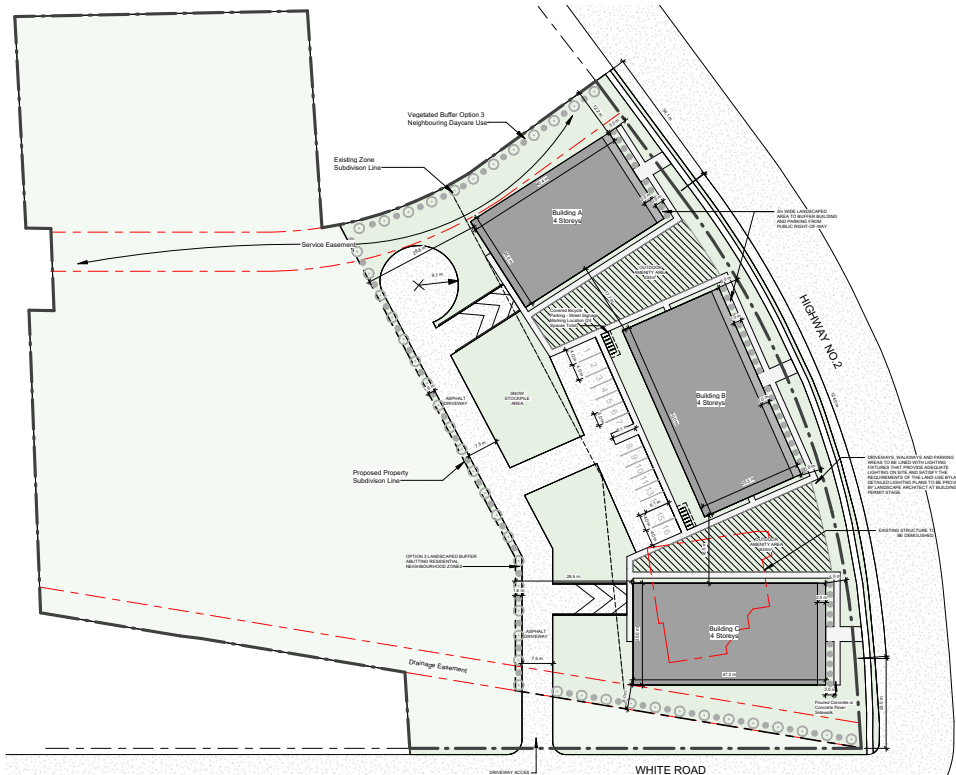
# LOT 2A, 450 HIGHWAY 2 | ENFIELD, NOVA SCOTIA

## Zoning



# LOT 2A, 450 HIGHWAY 2 | ENFIELD, NOVA SCOTIA

## Site Plan



NOTES:  
 • ALL PARKING NOT SHOWN AT GRADE WILL BE LOCATED UNDERGROUND AND MEET THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS FOR THE REQUIREMENTS OF THE LUB (89 SPACES PER BUILDING).  
 • INDOOR AMENITY TO BE PROVIDED AT A RATE OF MIN. 50m<sup>2</sup> PER BUILDING.  
 • ALL REFUSE CONTAINER STORAGE AND SOLID WASTE FACILITIES TO BE PLACED UNDERGROUND AND DO NOT REQUIRE SURFACE BUFFERING.

450 Highway 2  
 450 Highway 2, Enfield NS

Site Plan

Project No: 2019-01  
 Scale: 1/64" = 1'-0"  
 Date: 2022-03-07 11:20:41 AM



WM FARES  
 ARCHITECTS

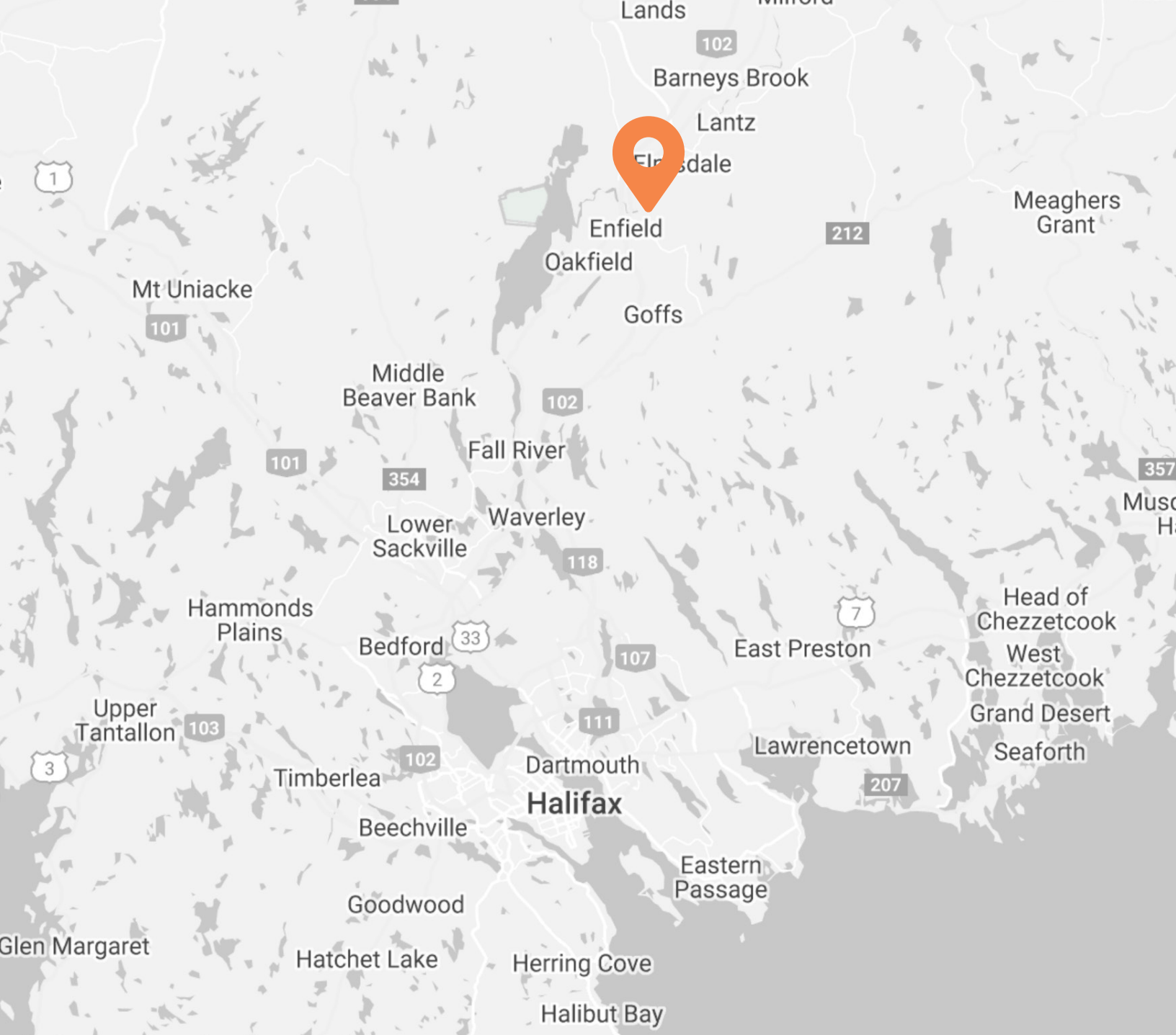
D1

# LOT 2A, 450 HIGHWAY 2 | ENFIELD, NOVA SCOTIA

## Aerial View



Boundary lines approximate



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