

# THE LANDS OF WAVERLEY PORTFOLIO

## WAVERLEY, NOVA SCOTIA

Discover a rare chance to own 52 to 259  
acres off Highway No. 2 in Waverley

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# THE OPPORTUNITY

Welcome to the Lands of Waverley, a five-parcel portfolio spread across 259.2 acres in a highly sought-after community. Strategically located with direct access from Waverley Road and excellent visibility from Highway 118, the portfolio offers a strategic opportunity for development.

With flexible zoning that accommodates commercial and residential uses, the land brings versatility to bring aspirations to life. As the Waverley region continues its robust growth, these parcels represent a chance to capitalize on a thriving market. With Burnside Industrial Park just a 15 minute commute away, the property is positioned for convenience, connectivity, and access to a thriving business hub.

Choose from three purchase packages designed to suit your preferences:

Option A:	\$1,450,000	106.6 acres
Option B:	\$1,250,000	100.6 acres
Option C:	\$950,000	53 acres

TOTAL OFFERING PRICE:  
**\$3,650,000**





# PROPERTY DETAILS

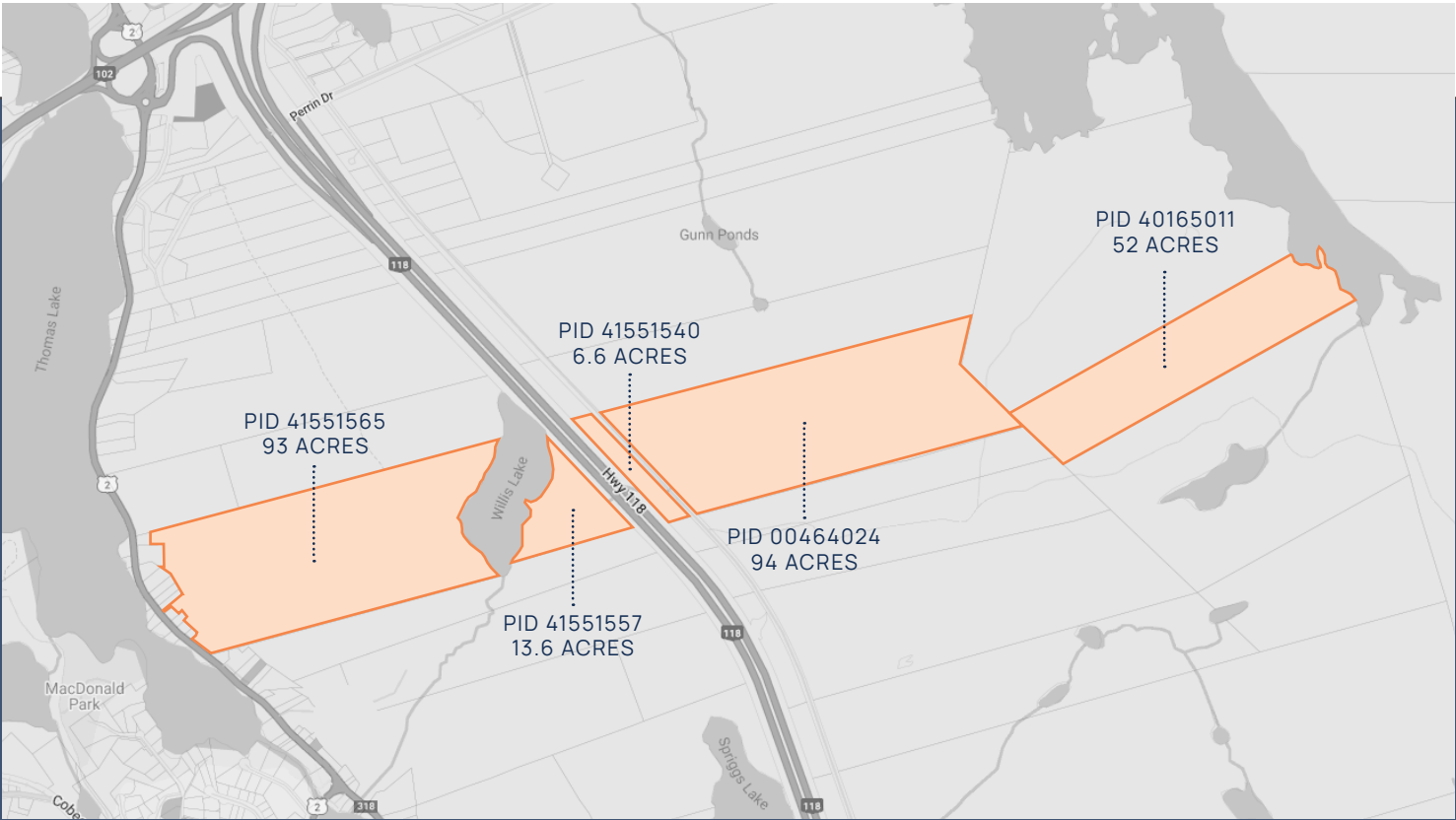
ID: 10439

PROPERTY TYPE	Vacant land   Redevelopment opportunity
LOCATION	Waverley
DESCRIPTION	Five (5) lots
PID(S)	<ul style="list-style-type: none"><li>• 41551565 (93 acres)</li><li>• 41551557 (13.6 acres)</li><li>• PID 41551540 (94 acres)</li><li>• PID 00464024 (6.6 acres)</li><li>• 40165011 (52 acres)</li></ul>
LOT SIZE	259.2 acres total
ZONING	Flexible, residential and commercial





# SITE PLAN

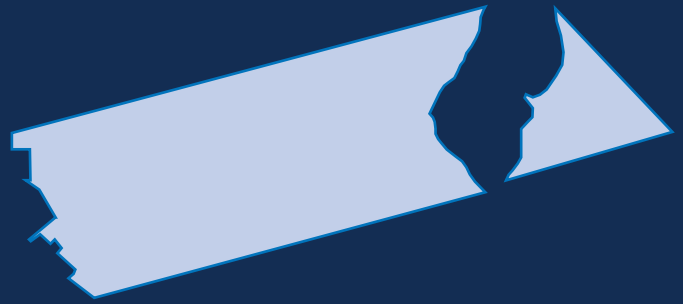


Boundaries are approximate



## OPTION A:

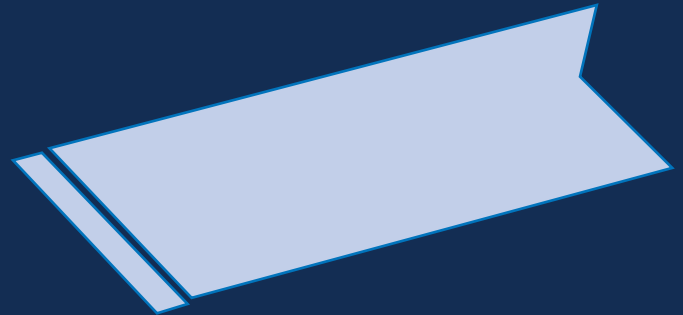
- PID 41551565 & 41551557
- 93 Acres & 13.6 acres
- 106.6 acres total
- Borders Willis Lake
- Direct access to Waverley Road
- Highway 118 visibility



**\$1,450,000**

## OPTION B:

- PID 41551540 (94 acres)
- PID 00464024 (6.6 acres)
- 100.6 acres total
- Highway 118 visibility



**\$1,250,000**

## OPTION C:

- PID 40165011 (52 acres)
- 52 acres total
- Borders Soldiers Lake
- Potential for an unspoiled wilderness retreat surrounded by Crown land



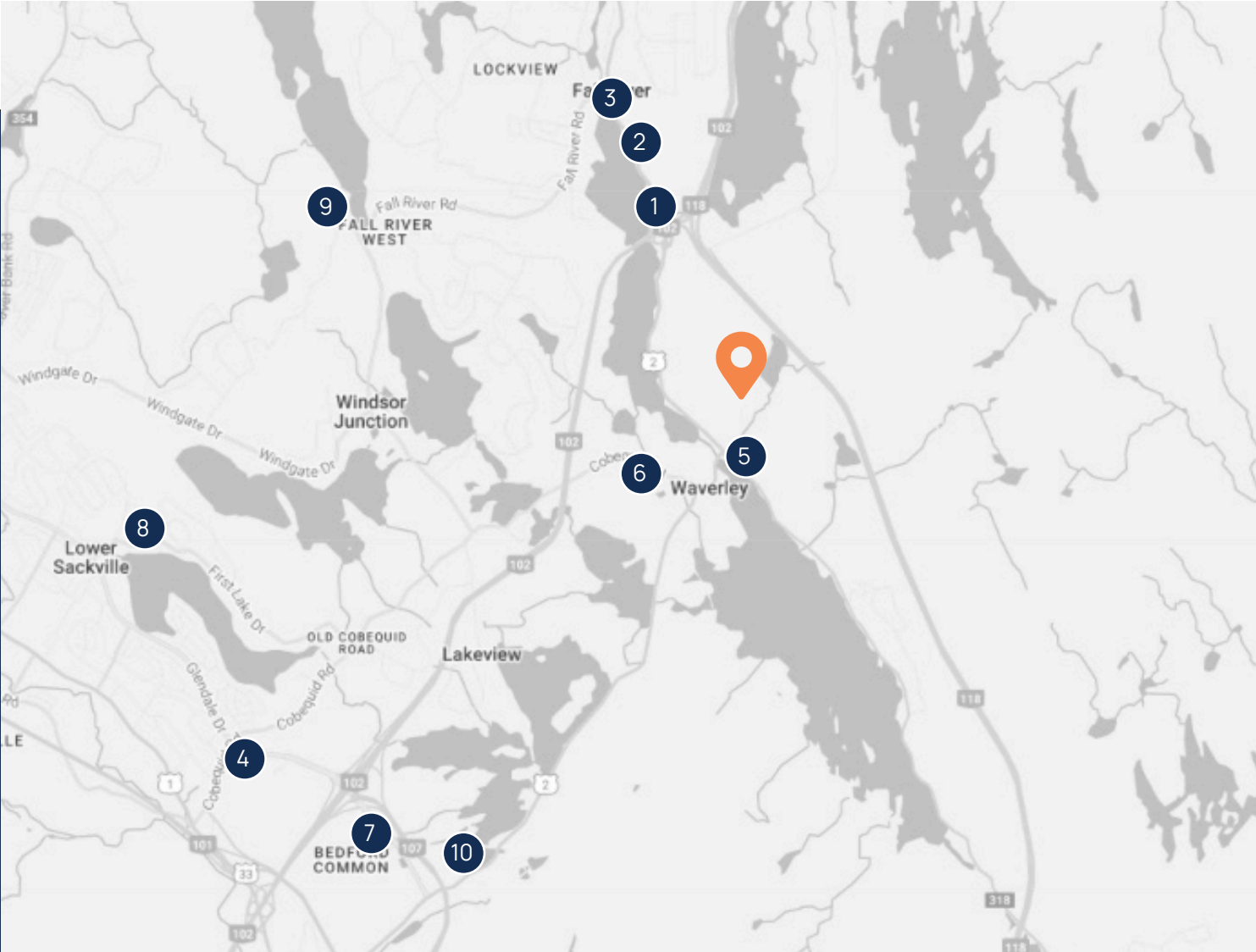
**\$950,000**







# SURROUNDING OVERVIEW



## LEGEND

- |                              |                            |
|------------------------------|----------------------------|
| 1 Inn On The Lake            | 6 Cheema Aquatic Club      |
| 2 The Fourth Lock            | 7 Canadian Tire            |
| 3 The Turtleback Tap & Grill | 8 Sobeys                   |
| 4 Cobeguid Health Centre     | 9 Ashburn Golf Course      |
| 5 Waverley Animal Hospital   | 10 Bedford Industrial Park |

## TRAVEL TIME

- Downtown Bedford  
**DRIVE TIME: 10-14 MINUTES**
- Burnside Industrial Park  
**DRIVE TIME: 14-17 MINUTES**
- Downtown Dartmouth  
**DRIVE TIME: 19-22 MINUTES**
- Downtown Halifax  
**DRIVE TIME: 25-29 MINUTES**
- Halifax Int'l Airport  
**DRIVE TIME: 13-15 MINUTES**



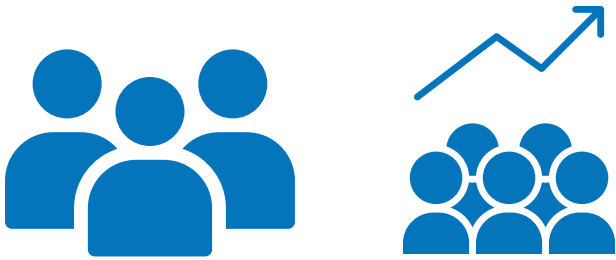
# LOCATION OVERVIEW

Waverley, Nova Scotia, is a picturesque community nestled within the Halifax Regional Municipality, known for its serene lakes and lush natural surroundings. The town maintains a charming, close-knit feel while being conveniently located just a short drive from downtown Halifax, making it an ideal spot for those seeking both peaceful natural beauty and urban accessibility.

The suburban community offers excellent connectivity with easy access to highways 102 and 118, and close proximity to Fall River, Dartmouth, and Downtown Halifax. Residents also benefit from the surrounding golf courses, scenic lakes and trails, and local restaurants and breweries.



- Waverley is experiencing a steady rise in population and property values suggesting an increase in demand for housing in the region.
- The consistent growth indicates potential for capital gains in both the short and long term



TOTAL  
POPULATION

15,500  
2024 (EST)

POPULATION  
GROWTH

3.3%  
2020-2024





## WILLIS LAKE



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