

FOR SALE

27-Acre Residential Development Opportunity

Clover Street, Shelburne Nova Scotia

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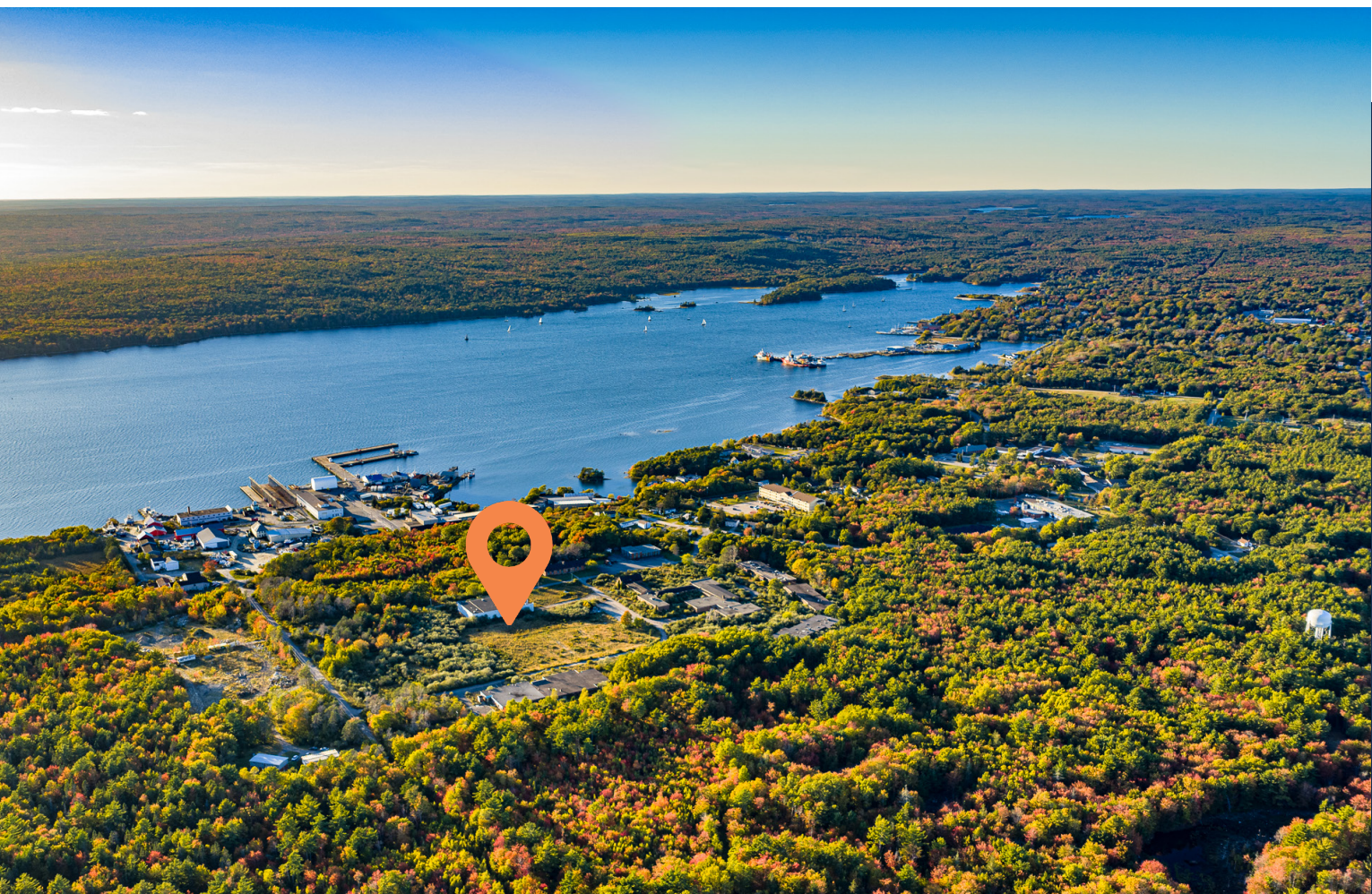
The Opportunity

27.3 Acres of Strategic Development Land in a High-Demand Housing Market

Positioned minutes from town and a short walk to the hospital,, this expansive 27-acre property along Clover Street in Shelburne, Nova Scotia, offers a rare and exceptional potential for investors and developers. Situated less than a kilometer from the ocean, the site provides exceptional potential for residential development in a market with a strong demand for housing. The site includes several existing structures. While the buildings require significant renovations, the property's size, accessibility, and location offer a unique opportunity for a wide range of future uses.

Developers can envision a master-planned community where small-town charm meets the beauty of natural surroundings, appealing to both outdoor enthusiasts and renters looking for a private setting. With the region continuing to grow, its housing demand at an all-time high, this property is well-positioned for residential development. The District of Shelburne has identified a housing deficit as a top municipal priority and the Province and Town are supporting new initiatives. The property may also qualify for the Nova Scotia Affordable Housing Development Program along with the CMHC MLI Select Program, providing additional incentive for investment.

Offering Price: \$275,000 + HST



Land Details

PID	80101587
Parcel Sizes Available	27.3-acres
Property Type	Development Opportunity
Class	Vacant Land
Utilities	Electricity
Water Source	Well & Municipal
Zoning	General Development

Nova Scotia’s Affordable Housing Development Program

The District of Shelburne has identified a housing deficit as a top municipal priority, and the Province and Town are supporting new initiatives. The property may qualify for the Nova Scotia Affordable Housing Development Program as well as the CMHC MLI Select Program, providing additional incentive for investment.

For more information about the Affordable Housing Development Program, [click here.](#)

For more information about the CMHC MLI Select Program, [click here.](#)



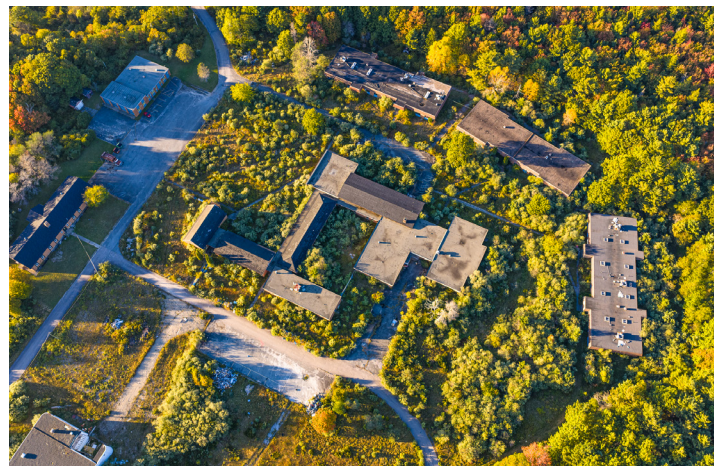
Location

Shelburne, located in Shelburne County in the southern part of Nova Scotia, is renowned for its sandy beaches, provincial parks, and rich coastal heritage. As of 2021, the town has a population of 1,644 residents.

The Clover Street development opportunity is strategically positioned 2 minutes from downtown Shelburne, offering convenient access to local shops, services, and amenities. It is also close to Highway 103, the main corridor connecting Yarmouth (half hour drive) and Halifax (approximately 2.5 hours), making it ideal for both local working residents and commuters. This prime location combines the charm of small-town living with excellent connectivity, providing a strong foundation for residential development.

Amenities (Within 3 km)

- Community Centre
- Sobeys
- NSCC
- Sports facilities
- EV charging stations
- Shelburne High School
- Elementary School
- Federal and Provincial Buildings
- Shelburne Shipyard
- Roseway Hospital





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