

FOR SALE

# WAVERLEY INDUSTRIAL DEVELOPMENT OPPORTUNITY

High-visibility industrial development  
opportunity off Highway 118



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## High-visibility industrial development opportunity off Highway 118

Introducing three parcels of land available with excellent visibility from Highway 118, offering strong exposure for commercial or industrial development. Surrounding lots in the area have already been acquired for commercial and industrial uses, however the properties benefit from flexible zoning that can also accommodate residential development.

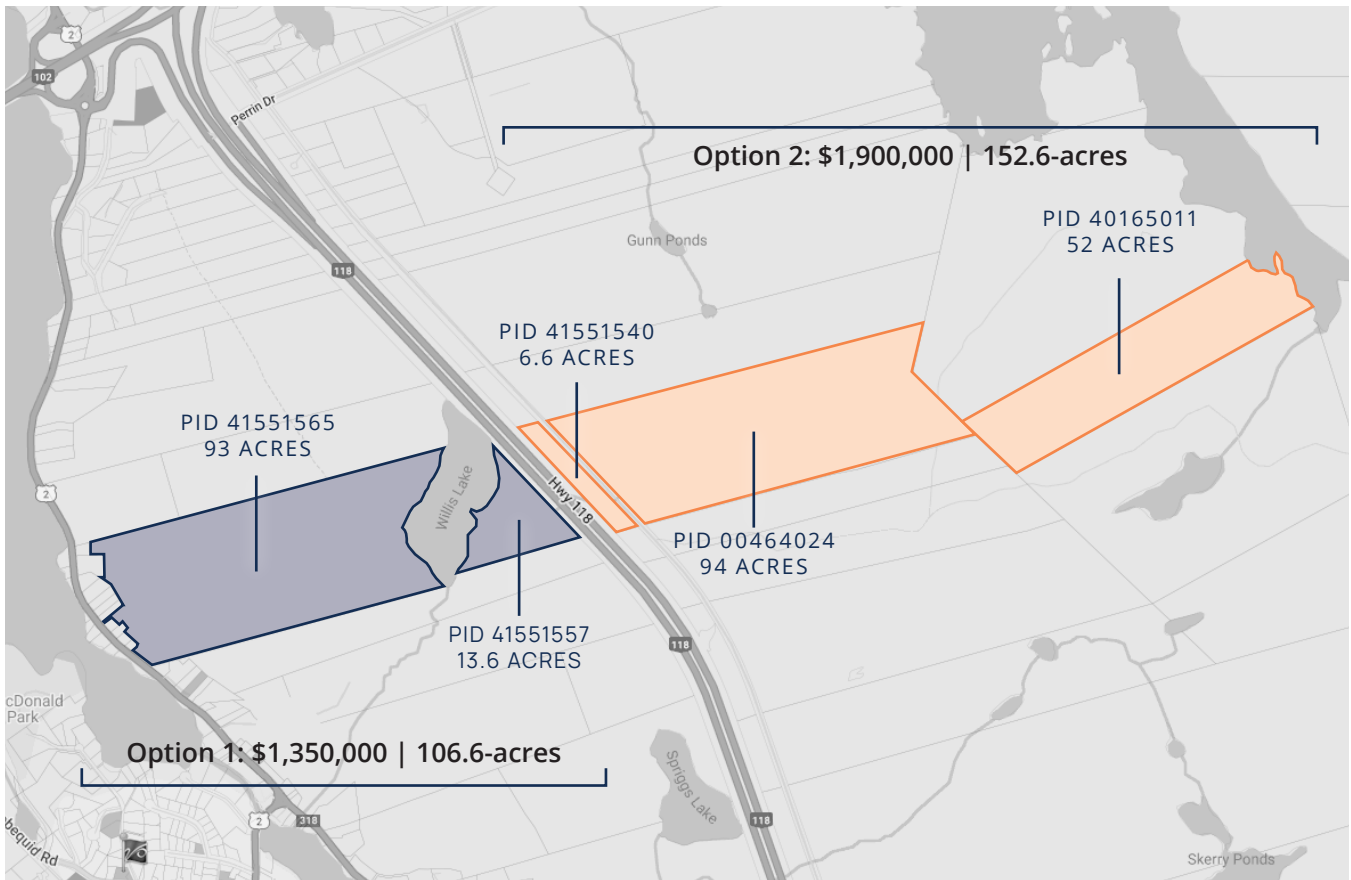
The Waverley region has experienced significant growth, and its proximity to Burnside Industrial Park makes it an ideal location for a connectivity hub. One of the parcels borders Soldiers Lake providing a scenic and unique setting that adds significant long-term potential.

An additional 106.6-acres are for sale across Highway 118 by the same seller.

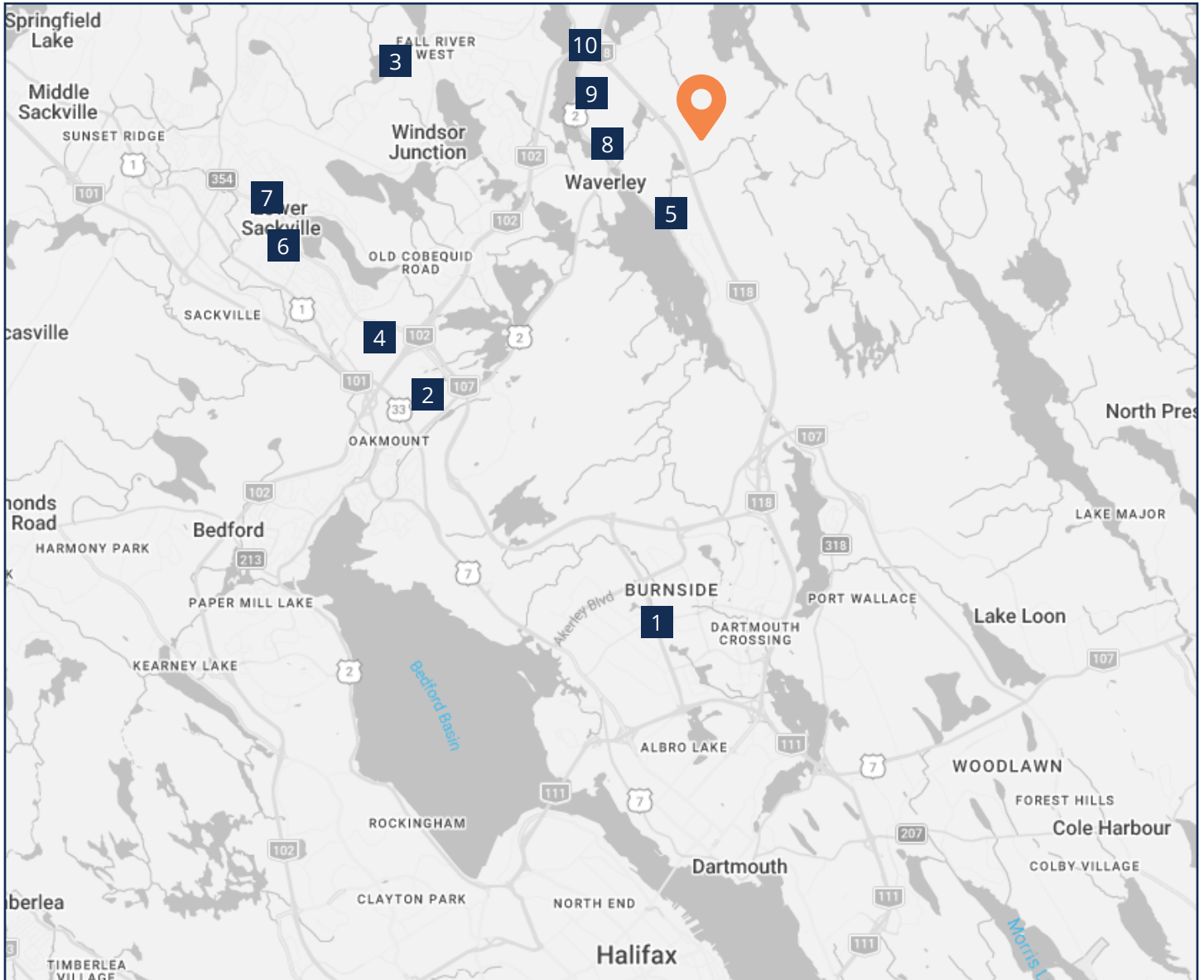
<b>PROPERTY TYPE</b>	Vacant land
<b>LOCATION</b>	Waverley
<b>DESCRIPTION</b>	Three (3) lots
<b>PID(S)</b>	41551540, 00464024 & 40165011
<b>LOT SIZE</b>	152.6-acres total
<b>ZONING</b>	Residential & Commercial
<b>OFFERING PRICE</b>	<b>\$1,900,000</b>



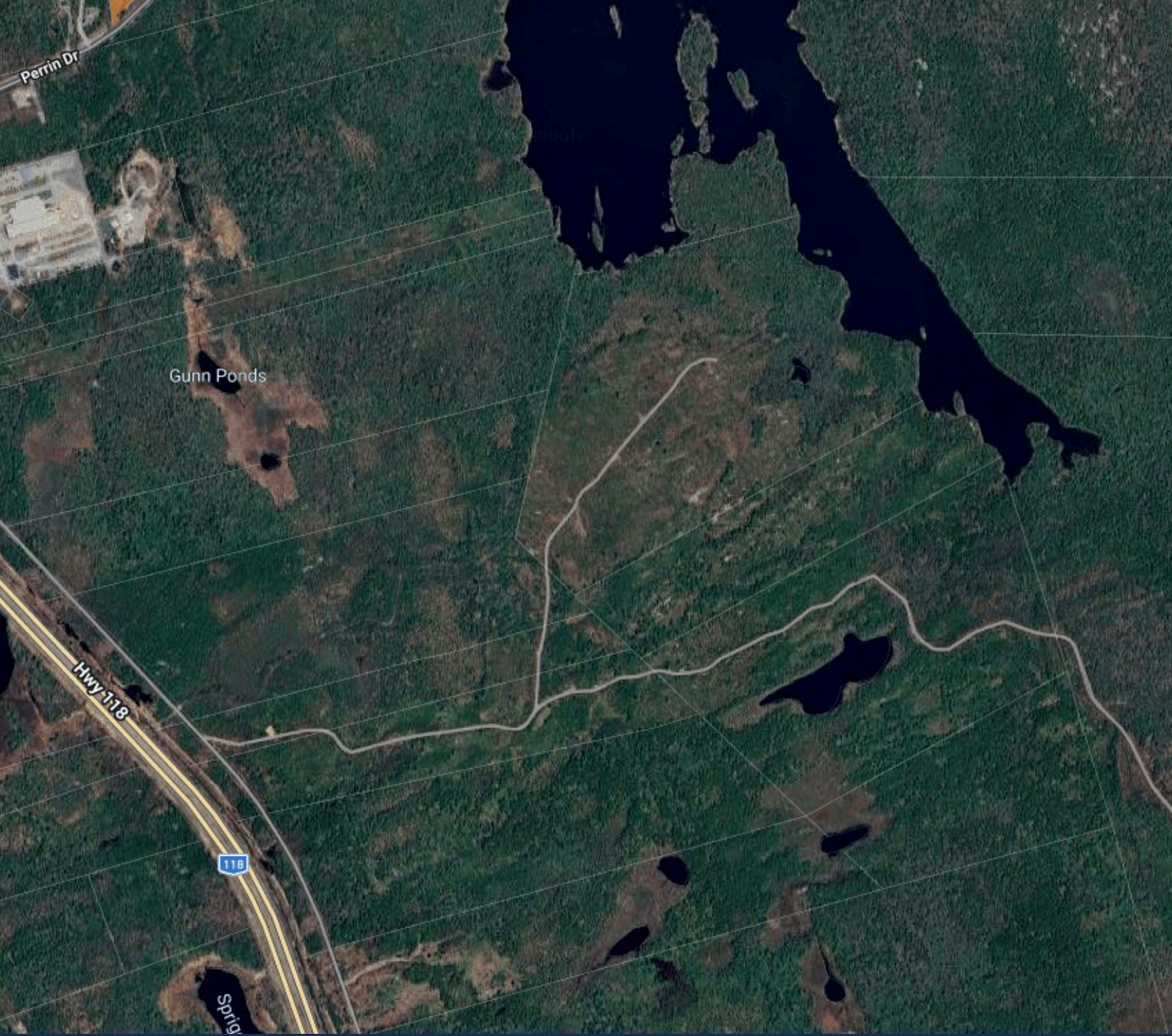
## Site Map



## Location Map



<b>1</b> Burnside Industrial Park	<b>6</b> Canadian Tire	<b>DOWNTOWN BEDFORD</b>	10 - 14 min
<b>2</b> Bedford Industrial Park	<b>7</b> Sobeys	<b>BURNSIDE BUSINESS PARK</b>	14 - 17 min
<b>3</b> Ashburn Golf Course	<b>8</b> Inn On The Lake	<b>DOWNTOWN DARTMOUTH</b>	19 - 22 min
<b>4</b> Cobequid Health Centre	<b>9</b> The Fourth Lock	<b>DOWNTOWN HALIFAX</b>	25 - 29 min
<b>5</b> Waverley Animal Hospital	<b>10</b> TurtleBack Tap & Grill	<b>HALIFAX INT'L AIRPORT</b>	13 - 15 min



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