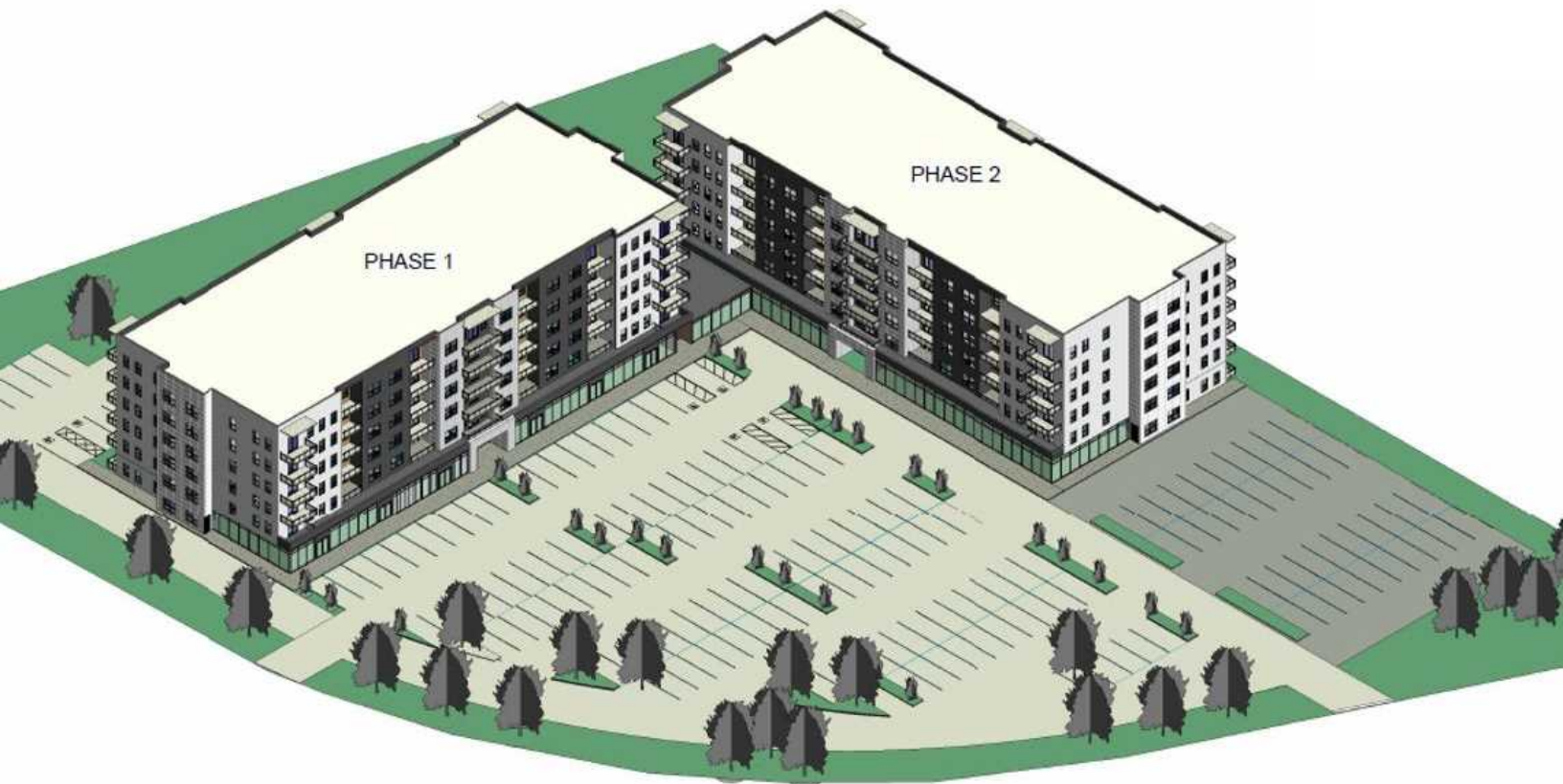


LAND FOR SALE

72 VISTA DRIVE

72 VISTA DRIVE, STELLARTON, NS B0K 0A2

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FOR SALE

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

72 VISTA DRIVE



OFFERING SUMMARY

PID #:	65205098
PROPERTY TYPE:	Development Lot
LOT SIZE:	155,073 SF
ZONING:	C-4 (Commercial Business Park)
SERVICES:	Municipal water, sewer and natural gas
ASSESSED OWNER:	Central East Developments Inc.
ASSESSED VALUE:	\$217,000 (Commercial Taxable 2025)
PRICE:	\$289,000
PRICE PSF:	\$1.86

PROPERTY DESCRIPTION

The subject property represents a Mixed-Use Commercial / Residential development site located in the Town of Stellarton.

Current architect design calls for 2 x 6 storey concrete buildings with ample parking. Building layout includes 10,602 SF of ground floor commercial space and 5 stories of residential totaling 154 units (77 units each). Unit mix includes 88 x 1 Bedroom, 56 x 2 Bedroom, and 10 x 2 Bedroom plus Den.

LOCATION OVERVIEW

The land is located in Town of Stellarton, within Pictou County. Pictou County is the second highest vehicle point of entry into Nova Scotia. Stellarton is immediately to the south of New Glasgow, and 60 km north of Truro. The subject land is close to other amenities such as two retail strip malls, services, restaurants, and hotels.

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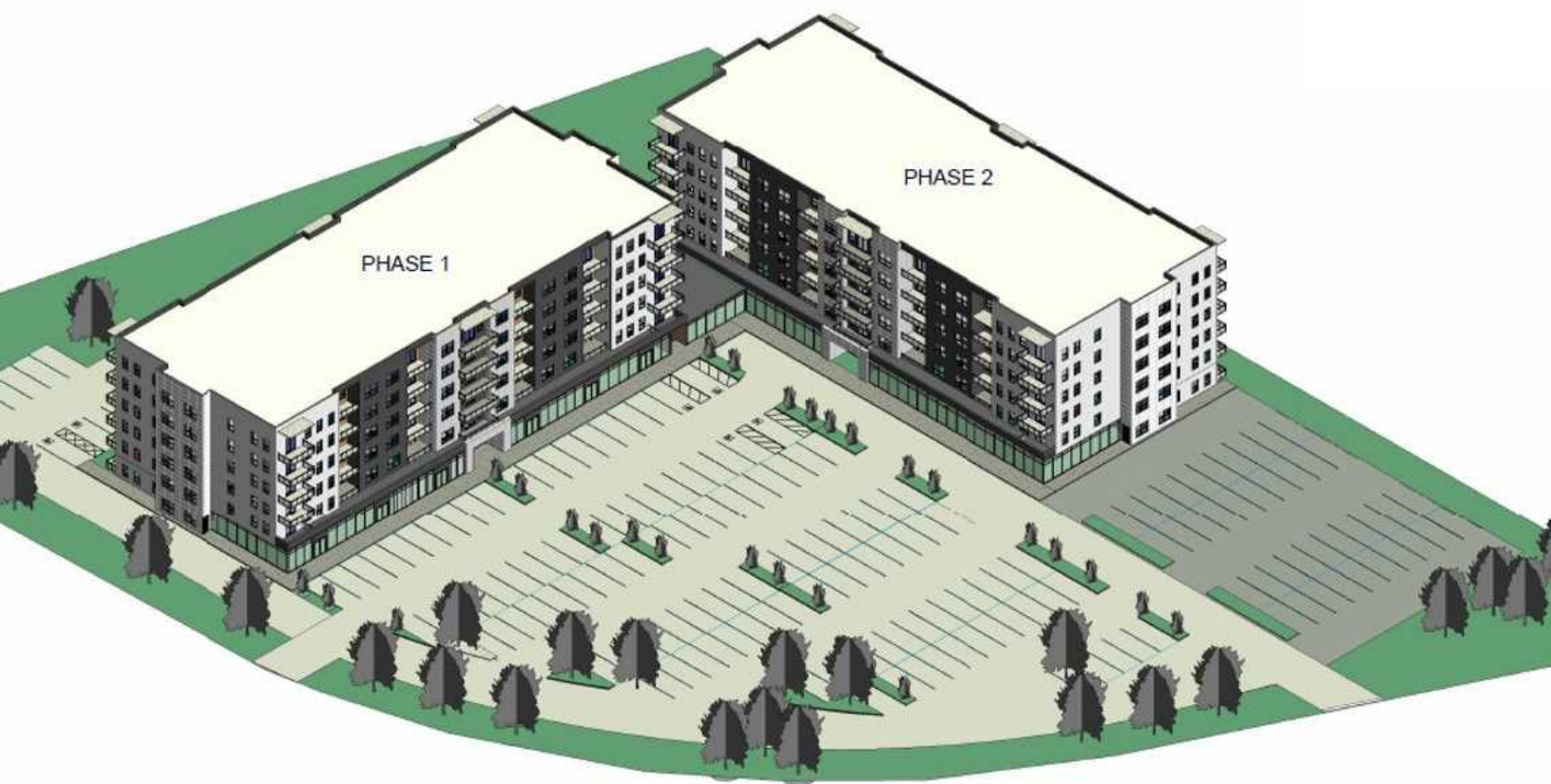
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PROPERTY PHOTOS

72 VISTA DRIVE



Current Architect Rendering

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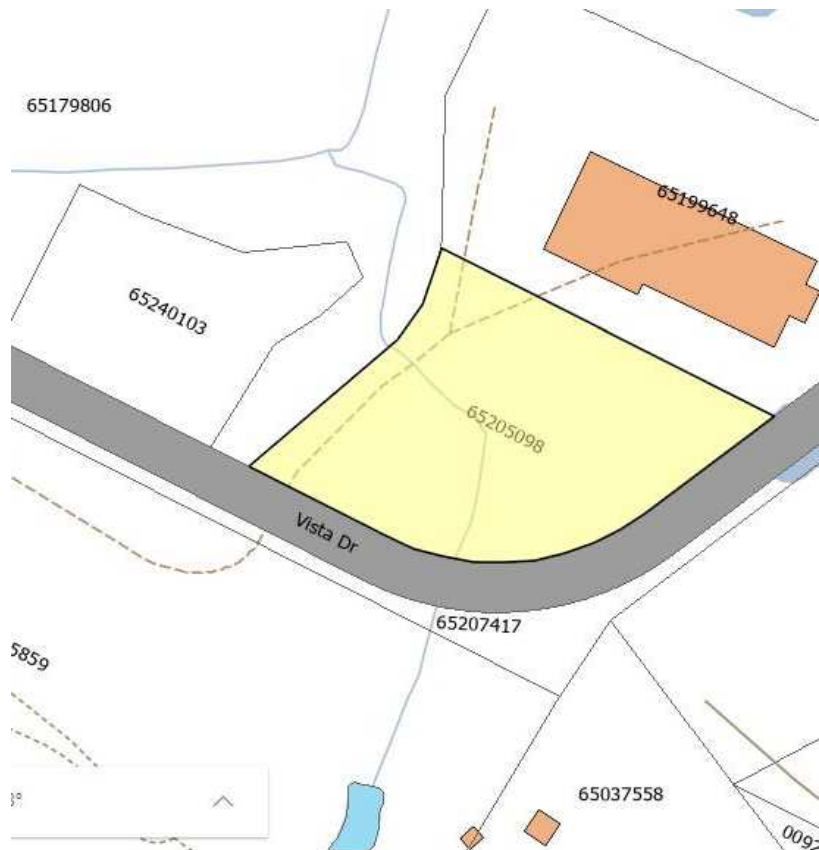
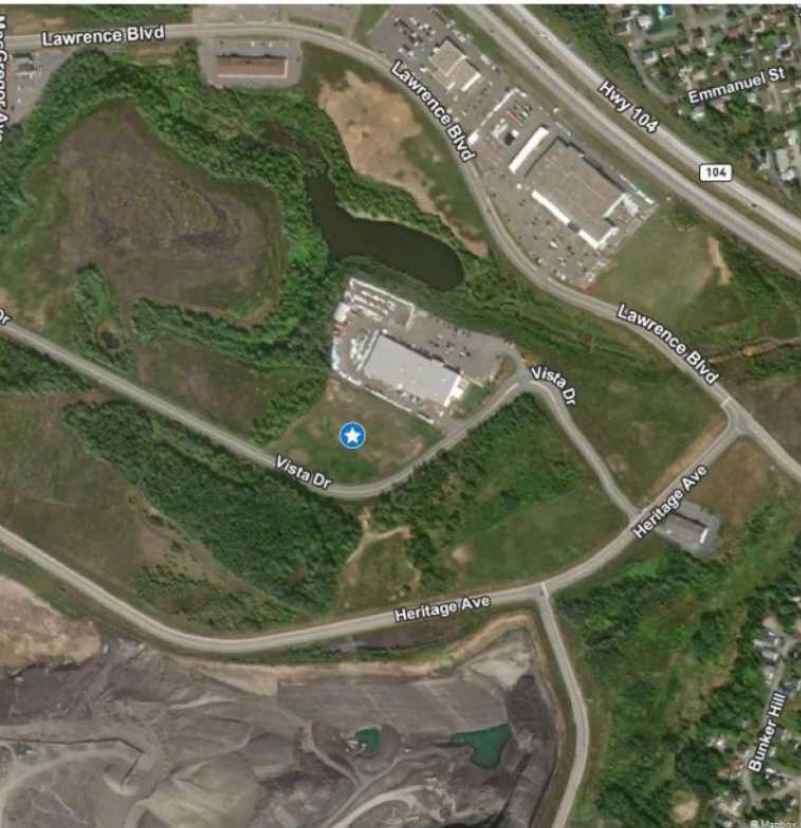
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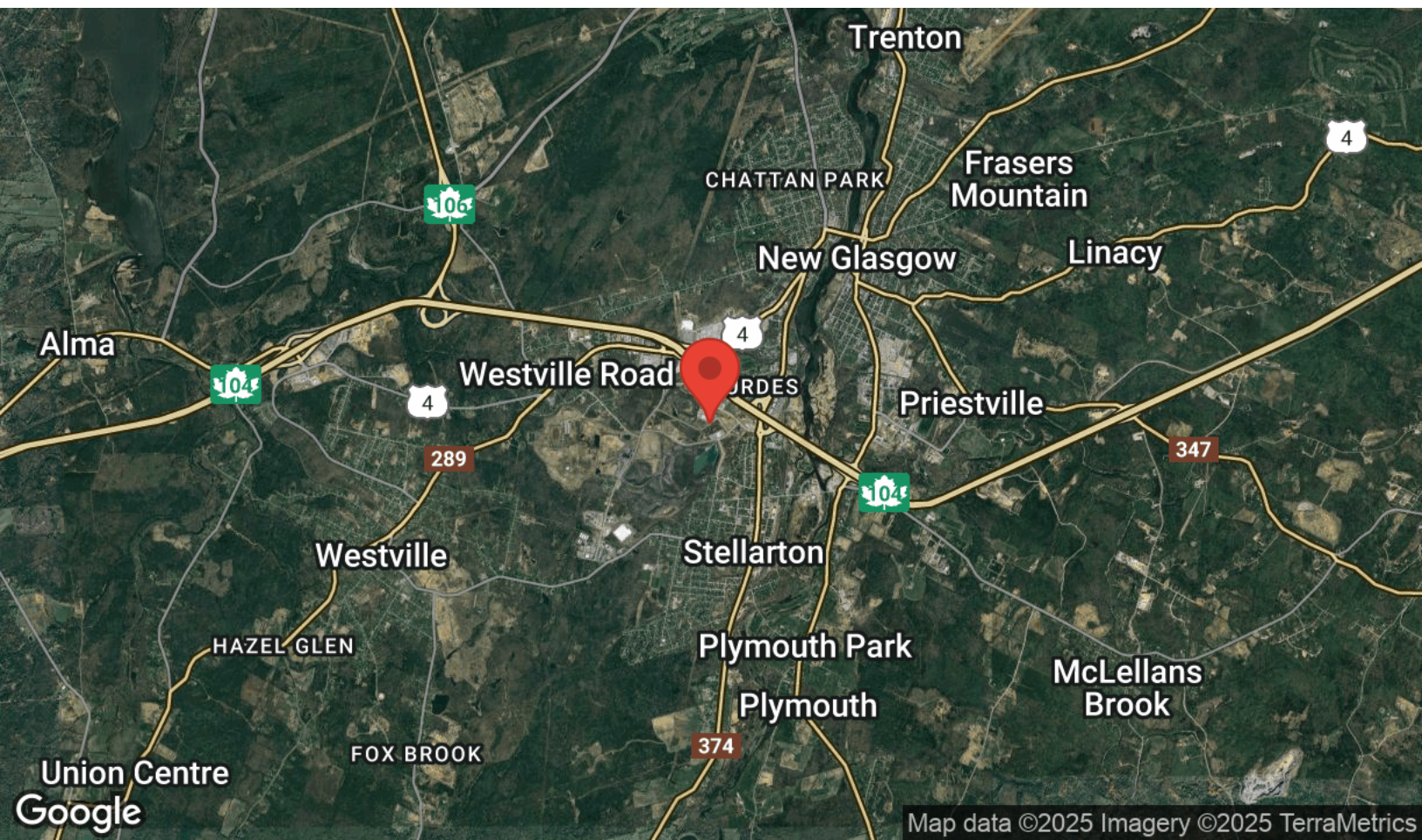
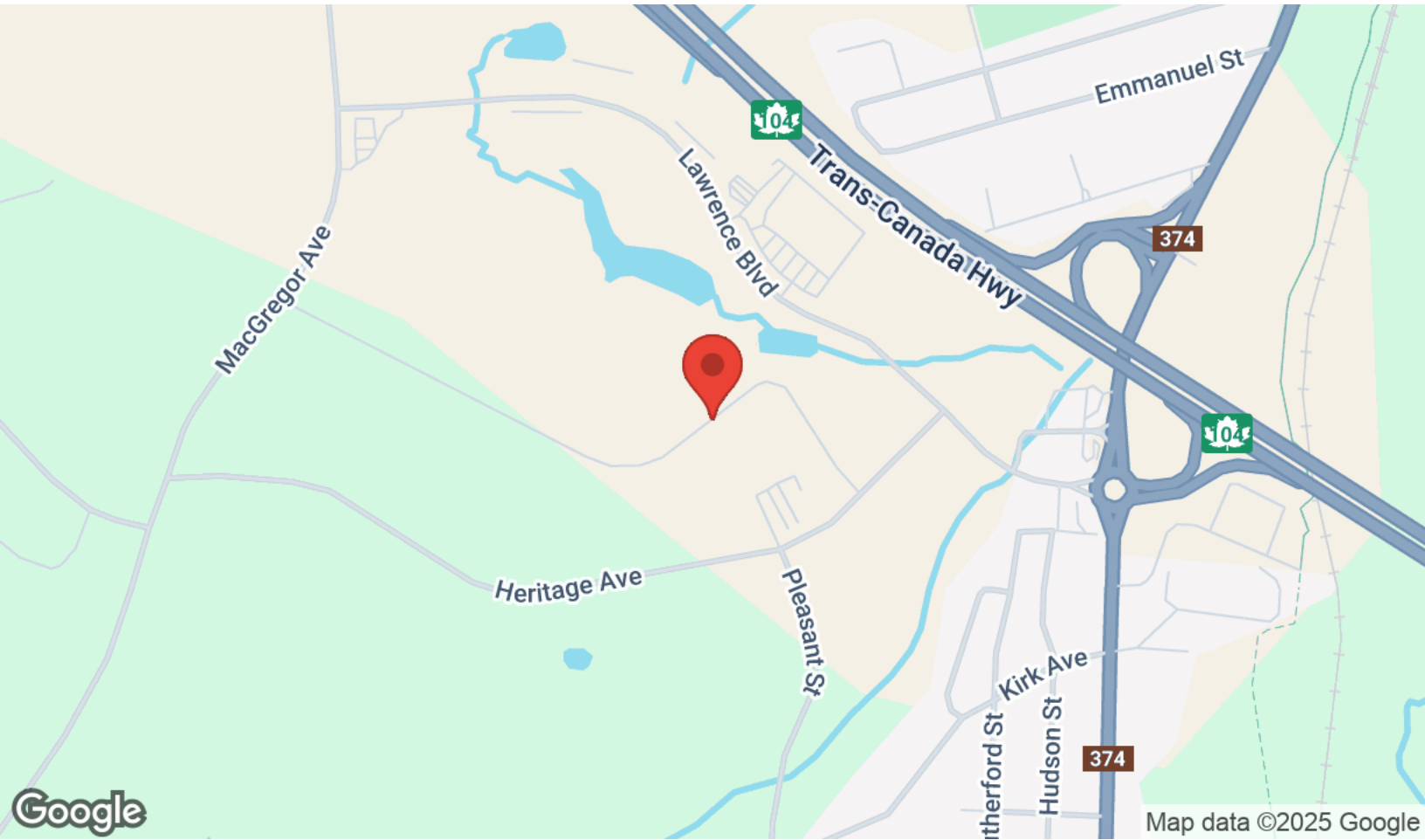


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BUSINESS MAP

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