

COMMERCIAL FOR SALE

319 Lake Road

Commercial - For Sale

319 Lake Road, Maitland, NS B0N 0B4

kw COMMERCIAL
ADVISORS®

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319 LAKE ROAD

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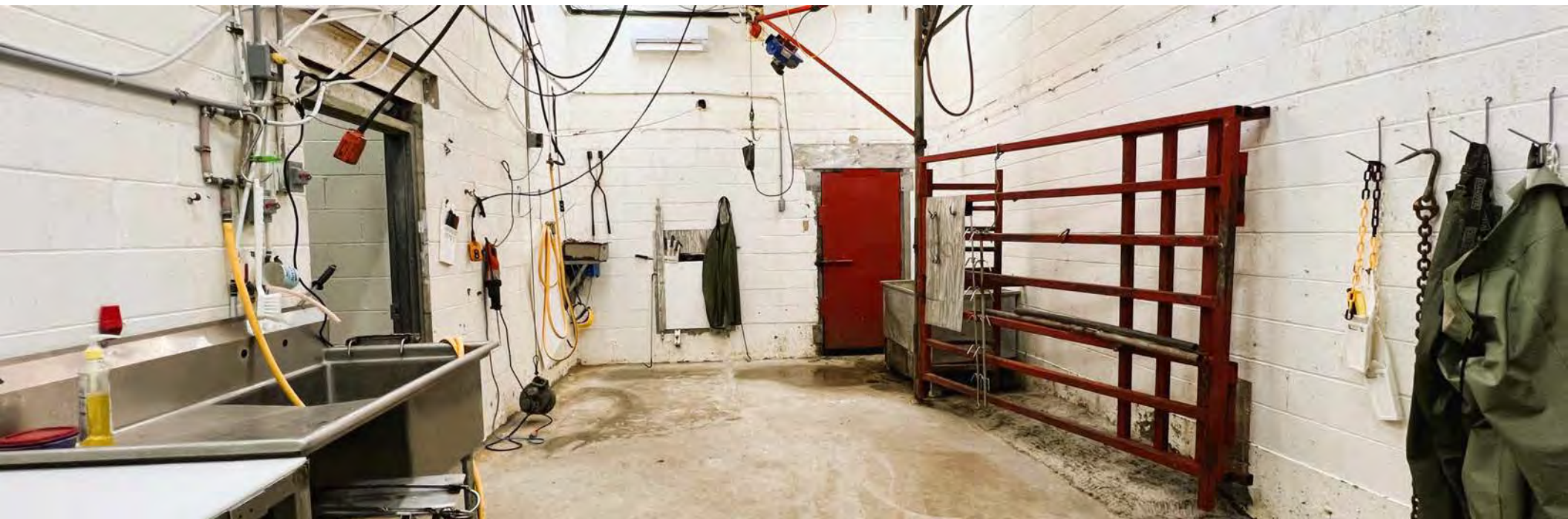
1160 Bedford Highway, Suite 100
Bedford, NS B4A 1C1

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

319 LAKE ROAD



OFFERING SUMMARY

Property Type:	Commercial / Slaughterhouse
PID #:	45063831 (319 Lake Road) 45163045 (303 Lake Road)
Building Size:	Building 1 (Commercial Building): 2,873 SF Building 2 (House 1): 2,543 SF Building 3 (Barn): 1,500 SF Building 4 (House 2): 2,000 SF
Lot Size:	4 Acres (Combined) PID 45063831 (319): 1 Acre (Deed) PID 45163045 (303): 3 Acres (Deed)
Zoning:	RU-2 (Rural Use North) Zone, Municipality of East Hants
Assessed Owner:	Jason Dean Harvey
Assessed Value:	\$166,600 (Residential Taxable 2025) \$2,200 (Resource Taxable 2025)
List Price:	\$1,595,000

PROPERTY OVERVIEW

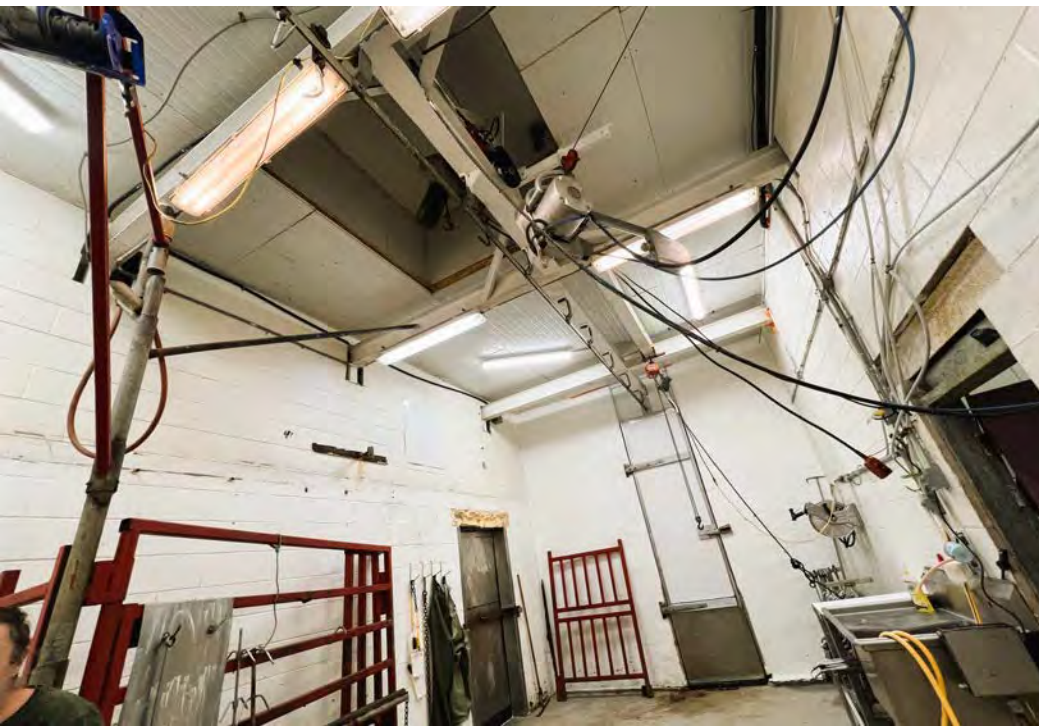
This 4-acre property in East Hants, zoned RU-2, totals 9,016 SF across four buildings. The 2,873 SF CFIA-permitted slaughterhouse (Harveys Meats) with SRM permit features cinderblock construction, 200 Amp service, five refrigerated rooms (942 SF total), processing areas, customer counter, and exterior stables; floor drains to cistern, sanitary waste shared with adjacent house. Additional structures include a 2,543 SF house with walkout basement, a 2,000 SF second house, and a 1,500 SF barn

LOCATION OVERVIEW

Located in rural East Hants, Nova Scotia, 319 Lake Road is surrounded by agri-businesses including the Centre Rawdon Country Store, U-pick farms, and emerging sectors in forestry, manufacturing, and cleantech, with nearby Elmsdale Business Park supporting logistics and retail. The area also offers tourism potential via hiking trails and proximity to the Bay of Fundy. It is strategically positioned 45 km northwest of Halifax (40 minutes via Hwy 102), 50 km from Halifax Stanfield International Airport (40 minutes), 50 km southwest of Truro, and 200 km from Moncton, NB (2.5 hours).

PROPERTY PHOTOS

319 LAKE ROAD



PROPERTY PHOTOS

319 LAKE ROAD



Building 2: House 1



PROPERTY PHOTOS

319 LAKE ROAD



Building 3: Barn



Building 4: House 2



PROPERTY PHOTOS

319 LAKE ROAD



PROPERTY PHOTOS

319 LAKE ROAD



Building 4: 2,000 SF
House 2

Building 3: 1,500 SF
Barn

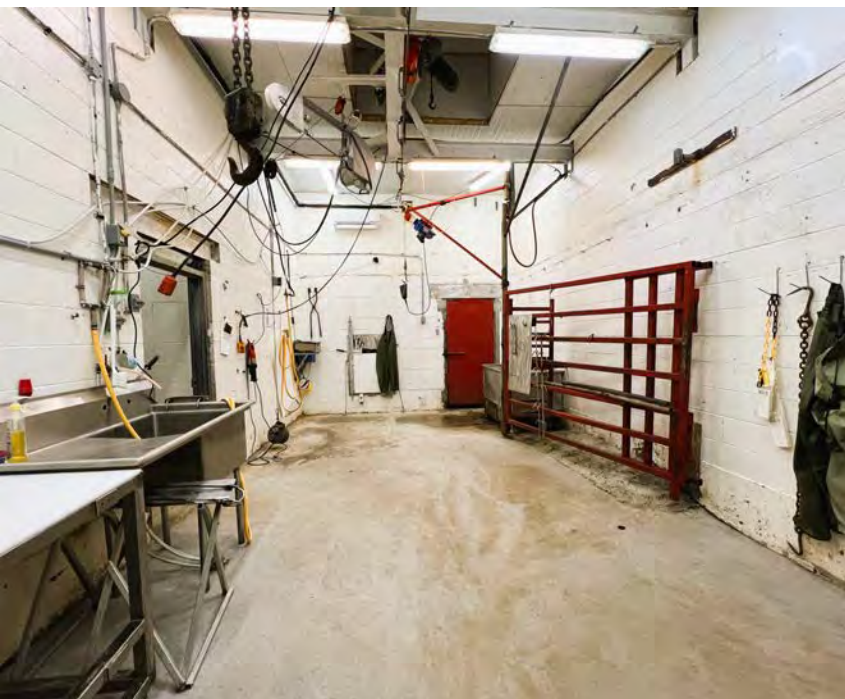
Building 2: 2,543 SF
House 1

Building 1: 2,873 SF
Commercial /
Slaughterhouse

9,016 SF
Combined Total

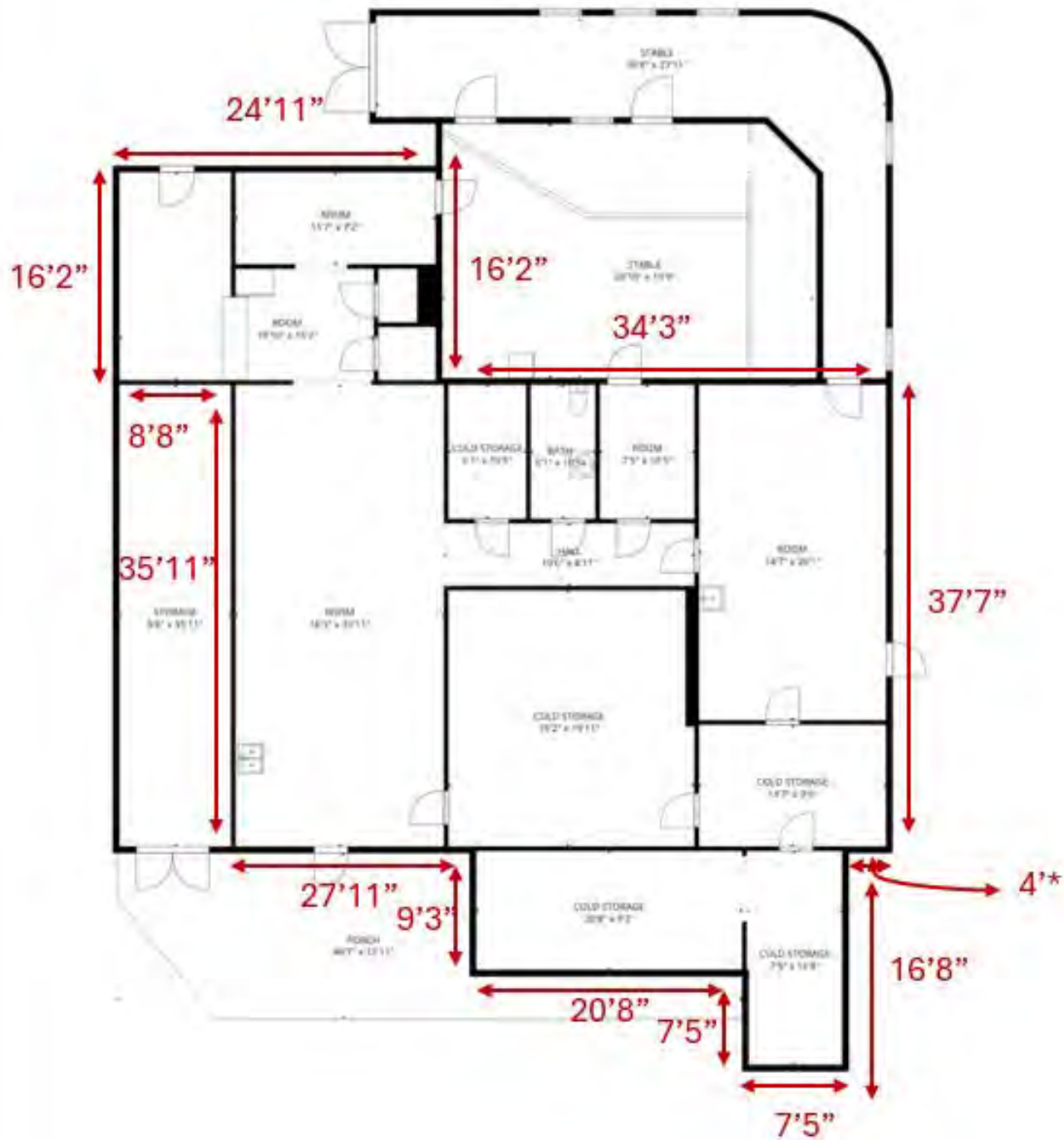
BUILDING OVERVIEW

319 LAKE ROAD



COMMERCIAL BUILDING SPECIFICATIONS

Property Type:	CFIA Permitted Slaughterhouse with SRM (Specific Risk Material) Permit
PID #:	45063831 (319 Lake Road) 45163045 (303 Lake Road)
Current Use:	Harveys Meats (Butcher & Slaughterhouse)
Building Size:	Building 1 (Commercial Building): 2,873 SF
Layout:	5 Fridge / Freezers, processing & sanitation room, smoked meat room, storage room, customer reception and service counter, washroom. Exterior locked Stables for animal transfer to processing
Construction Type:	Cinderblock
Foundation:	Poured Reinforced Concrete
Roof Type:	Corrugated Metal
Refrigeration:	Five (5) Fridges & Freezers, totaling 942 SF, cooled by: 1 X KeepRite 2.5HP Model KEZA025H8-HS2D-J 1 X KeepRite 3 HP Model KEZA030L8-HS2D-J
Floor Drains:	Multiple Fridge & Freezer Areas
Drain Location:	Concrete Cistern, with SRM (Specific Risk Material) Permit to Pump and Spray on Land
Electrical:	120/240 Volt 200 Amp Single Phase
Lot Size:	4 Acres (Combined) PID 45063831 (319): 1 Acre (Deed) PID 45163045 (303): 3 Acres (Deed)
Water & Sewer:	Septic System & Well Shared with House for Sanitary Washroom Waste (Separate from Floor Drain Processing Cistern)
Zoning:	RU-2 (Rural Use North) Zone, Municipality of East Hants
List Price:	\$1,595,000



3D FLOOR PLAN (COMMERCIAL BUILDING)

319 LAKE ROAD



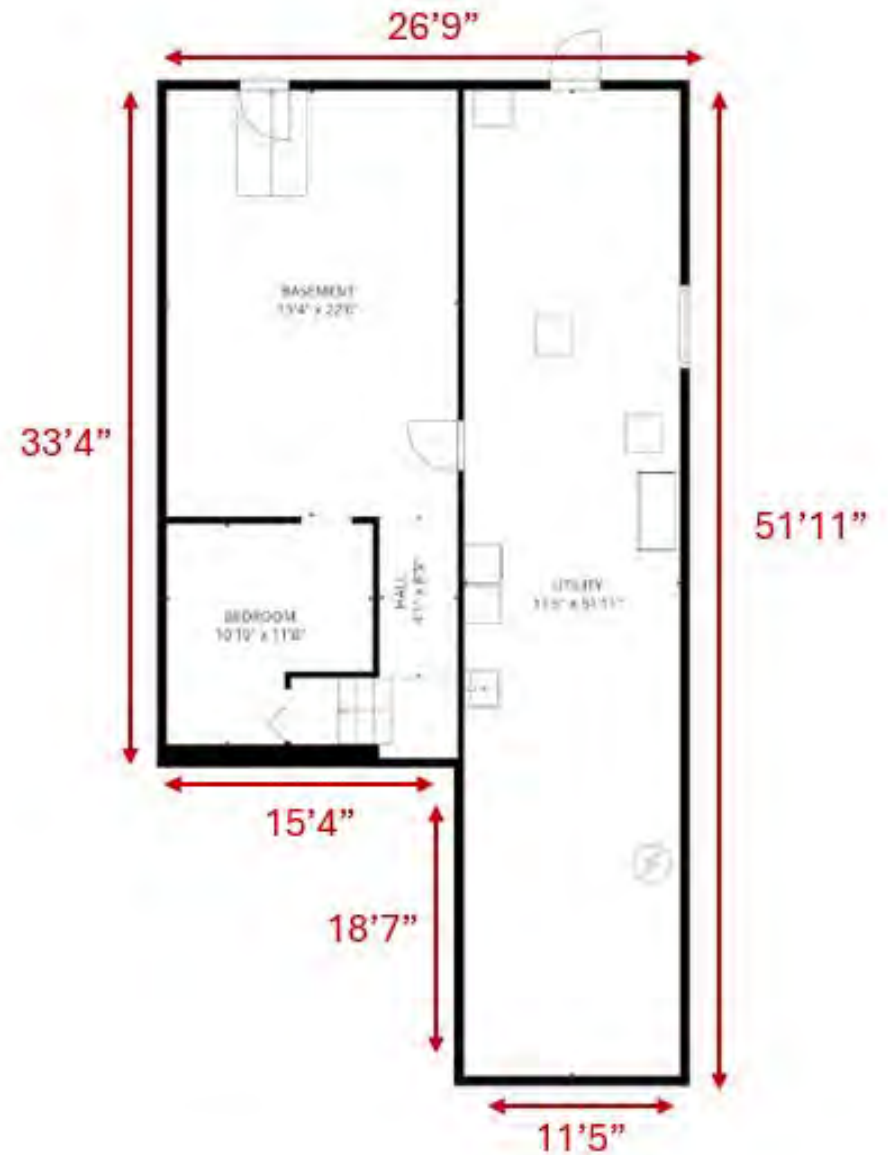
FLOOR PLAN (HOUSE 1)

319 LAKE ROAD

Main Level House 1 = 1439 SF

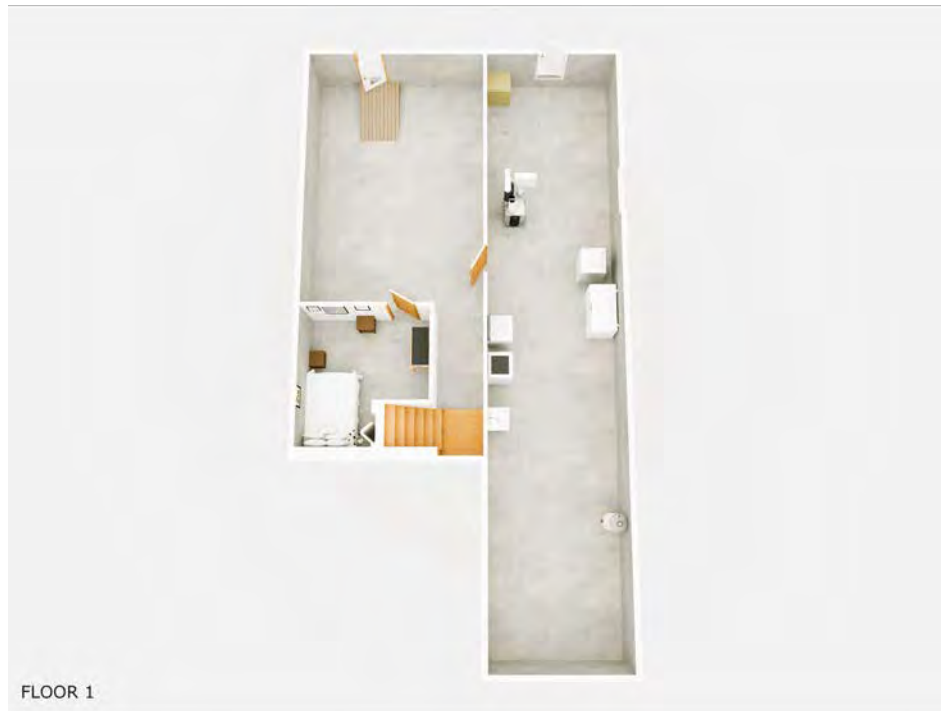


House 1 Basement = 1104 SF



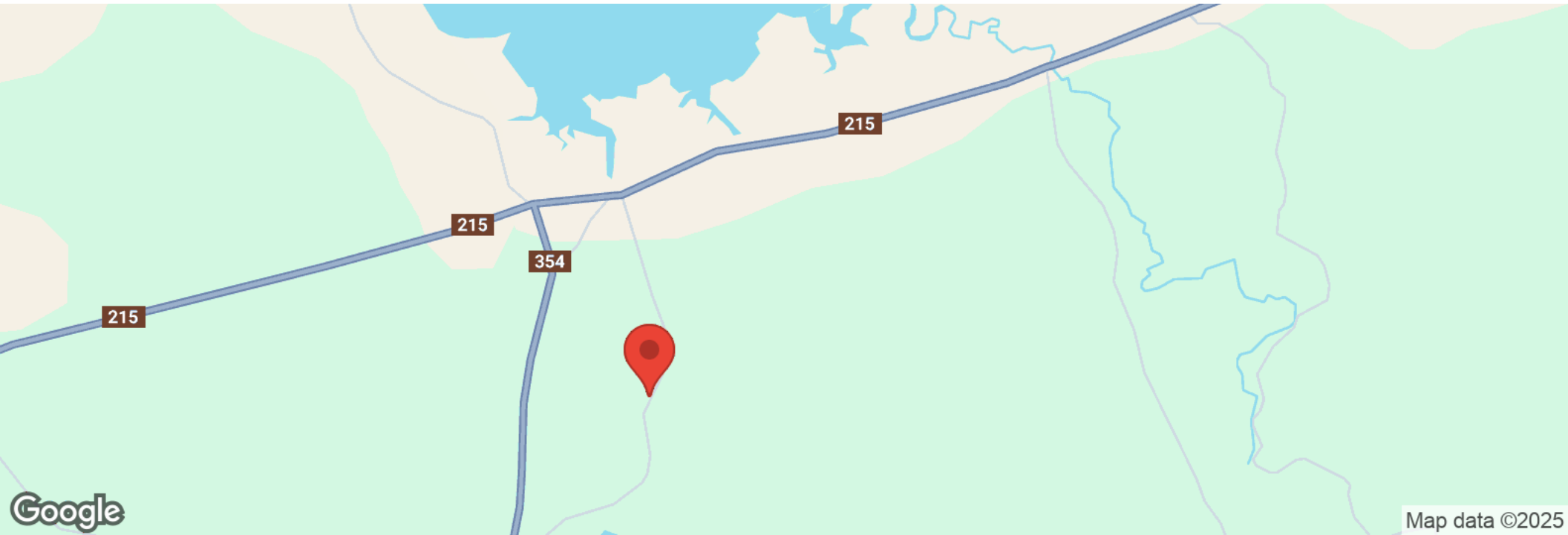
3D FLOOR PLAN (HOUSE 1)

319 LAKE ROAD



LOCATION MAPS

319 LAKE ROAD



LOCATION & HIGHLIGHTS

319 LAKE ROAD



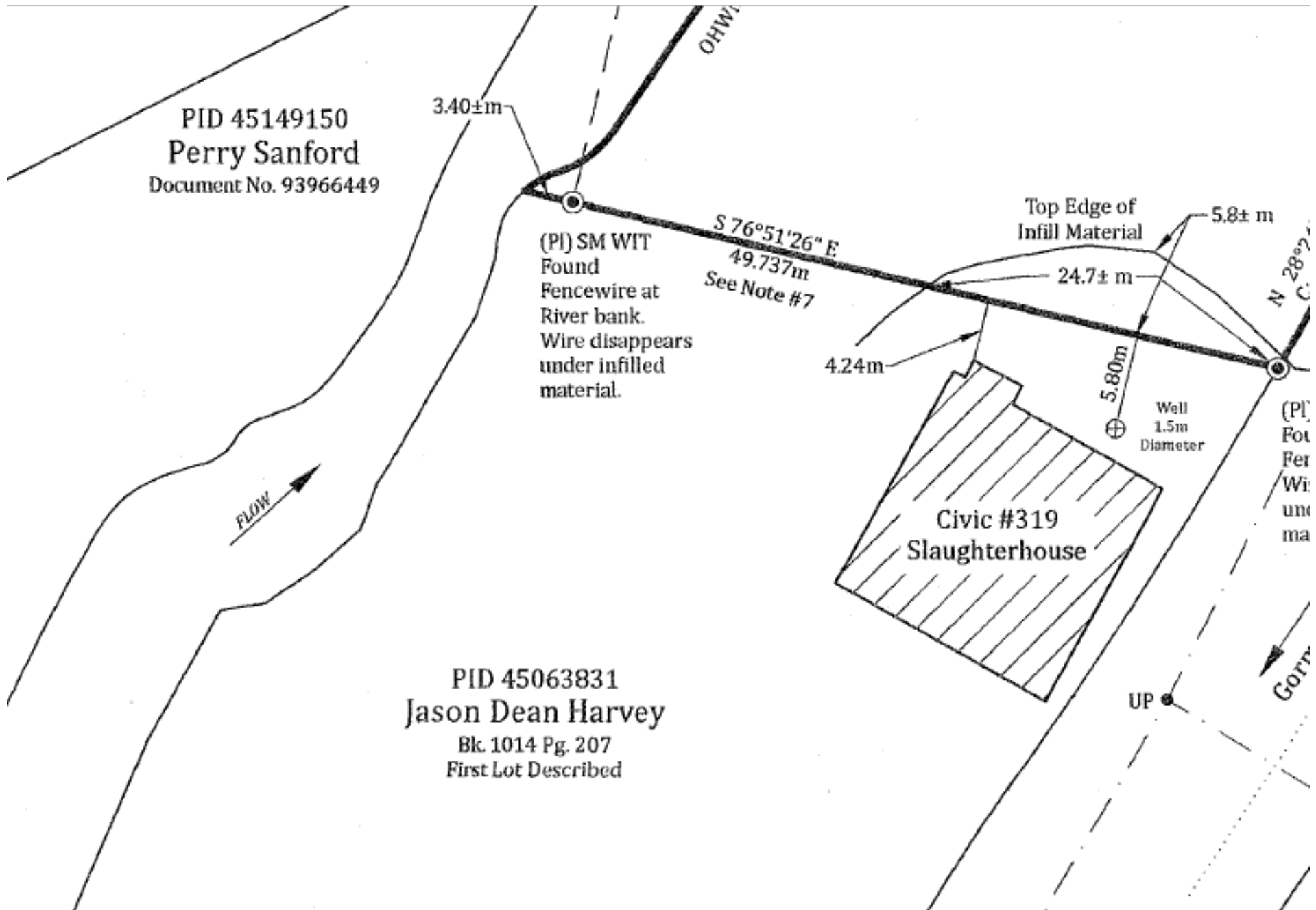
Located in rural East Hants, Nova Scotia, the property at 319 Lake Road benefits from an agri-business landscape, with nearby establishments like the Centre Rawdon Country Store (a family-run general store and gas station) and various U-pick farms supporting local agriculture, alongside growing opportunities in forestry, manufacturing, and cleantech sectors across the municipality. The area also features emerging commercial hubs in Elmsdale, including the Elmsdale Business Park for logistics and retail, and supports tourism through natural attractions like hiking trails and proximity to the Bay of Fundy.

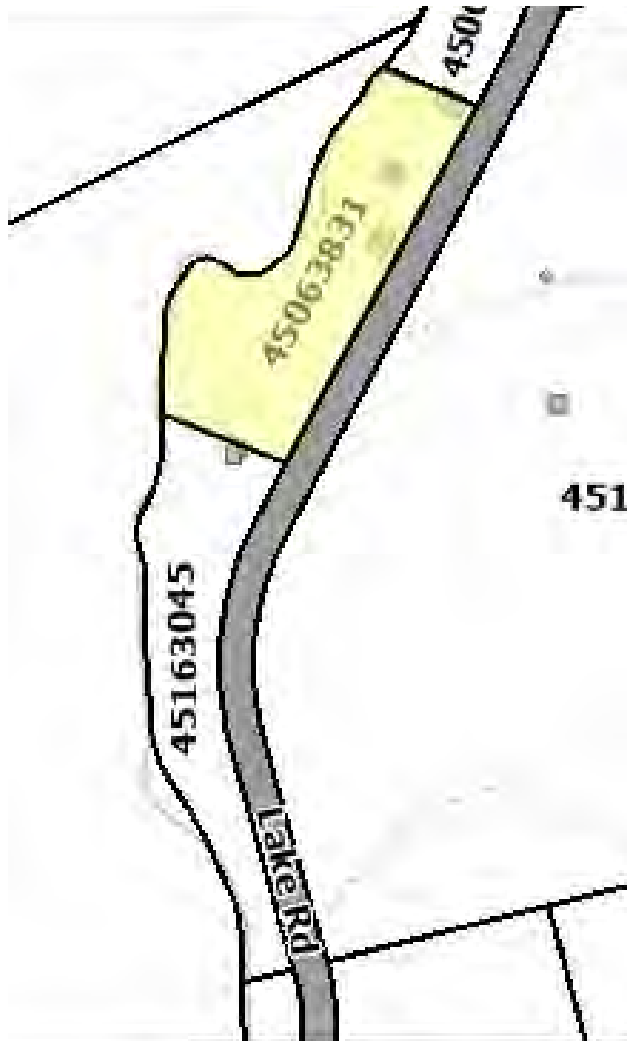
Strategically located, it is approximately 45 km northwest of Halifax (about 40 minutes via Highway 354/102), 50 km southwest of Truro (45 minutes via Highway 102), 50 km from Halifax Stanfield International Airport (40 minutes), and 200 km from Moncton, New Brunswick (2.5 hours via Highway 102/104), providing efficient access to provincial and regional markets.



NORTH EAST BOUNDARY PLAN

319 LAKE ROAD





PART 5: RURAL ZONES

5.1 Rural Zones Permitted Uses

The table below summarizes the uses permitted in all Rural Use, Agricultural Reserve and Wind Energy Zones. For conditions associated with the uses, see the specific section referencing that zone.

- RU - Rural Use
- AR - Agricultural Reserve
- RU-2 - Rural Use North
- RCDD - Rural Comprehensive Development District

Uses	RU	RU-2	AR	RCDD
Accessory Dwelling Unit	P	P	P	-
Accommodations, Bed & Breakfast	P	P	P	-
Accommodations, General (up to a maximum of 12 units)	P	-	-	-
Agriculture, Non-Intensive	P	-	P	-
Agriculture Related Uses	P	P	P	-
Agriculture Uses and Structures, Intensive	P	P	P	-
Agri-tourism Uses	P	P	C	-
Agri-tourists	P	P	SP	-
Animal Hospitals & Veterinary Offices	P	P	P	-
Any potentially obnoxious commercial developments to include vehicle race tracks and amusement parks	DA	DA	-	-
Automobile Dealer & Rentals	-	P	-	-
Automobile Service Station	-	P	-	-
Automobile Vehicle Repair & Maintenance	-	P	-	-
Biogas Facilities where 50% or more of the biogas substrate comes from off farm sources	P	P	DA	-
Biogas Facilities where 50% or more of the biogas substrate comes from on farm sources	P	P	P	-
Campgrounds	SP	SP	-	-
Couriers & Messengers	P	P	-	-
Daycare, General	P	P	-	-
Dog Daycare and Dog Daycare with more than ten (10) dogs	P	P	P	-
Dog Training Facility	P	P	-	-
Drinking Establishment open after 1 am	-	DA	-	-
Drinking Establishment open until 1 am	-	P	-	-
Dwelling, Farm	P	P	P	-
Dwelling, Farm Secondary	P	P	P	-
Dwelling, Mini-home	P	P	-	-
Dwelling, Multiplex (Small)	DA	C	-	-
Dwelling, Multiplex (Large)	-	C	-	-

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LAND USE BYLAW – EAST HANTS OFFICIAL COMMUNITY PLAN

Dwelling, Non-Farm Single Unit	P	P	DA	-
Dwelling, Tiny Home on Wheels	P	P	P	-
Dwelling, Two Unit	P	P	-	-
Excavating and Construction Services	P	P	-	-
Fabrication and Repair of Farm and Forestry Equipment	P	P	P	-
Forestry Uses & Structures	P	P	P	-
Funeral Services	P	P	-	-
Greenhouses	P	P	P	-
Home-based business uses above 140 m ² of commercial floor area	DA	P	DA	-
Home-Based Business Uses up to 140 m ² of commercial floor area	P	P	P	-
Horse Stables, Boarding, and Training Facilities (including race horses)	P	P	P	-
Industrial uses related to the chemical treatment of timber resources	DA	DA	-	-
Kennel, Boarding and Breeding	P	P	P	-
Lawfully Existing Uses	-	P	-	-
Large Scale Special Events	P	P	P	-
Marina	-	P	-	-
Marine Related Industry	-	P	-	-
Office & Professional Services	P	P	-	-
Personal Care Services	P	P	-	-
Private Dog Parks	P	P	-	-
Recreation Facility, Golf	P	P	-	-
Repair & Maintenance	P	P	-	-
Restaurant, Full & Limited Service	P	P	-	-
Retail & Rental Stores	P	P	-	-
Salvage Yard	DA	DA	-	-
Social Enterprise	P	P	-	-
Solar Farms	P	P	-	-
Recreational Vehicles	-	C	-	-
Retail area and showroom for pit and quarry operations	P	P	-	-
Structures related to a pit operation closer than 100 m from the nearest non-resource related structure	DA	DA	-	-
Structures related to a pit operation not closer than 100 m from the nearest non-resource related structure	P	P	-	-
Structures related to a quarry of mineral extraction operation closer than 1 km from the nearest non-resource related structure	DA	DA	-	-

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ZONING INFORMATION

319 LAKE ROAD

PART 3 - ZONAL ZONES

Structures related to a quarry or mineral extraction operation not closer than 1 km from the nearest non-resource related structure	P	P	-	-
Tradesperson & Craftsperson Businesses & Offices	P	P	-	-
Wind Farms	SP	SP	SP	SP
Wind Turbines, Large Scale	SP	SP	SP	SP
Wind Turbines, Micro	P	P	P	-
Wind Turbines, Small Scale	P	P	P	-
Highway Commercial (HC) Zone Uses	DA	DA	-	-
Industrial Commercial (IC) Zone Uses	DA	DA	-	-
Institutional (IU) Zone Uses	P	P	-	-
Open Space (OS) Zone Uses	P	P	P	-
Regional Commercial (RC) Zone Uses	DA	DA	-	-
Any industrial development engaged in the production, wholesale storage, or distribution of dangerous goods	DA	DA	-	-
Aggregate and mineral resource related industries	DA	DA	-	-
A maximum of 12 dwelling units per lot (single unit dwellings, townhouses, or multiplexes)	-	P	-	-
P - Permitted as-of-right through a development permit. SP - Permitted by site plan approval. DA - Permitted to apply to Council for a development agreement; note that other restrictions may apply. C - Conditionally permitted; discretionary approval may apply; view zone requirements.				

LAND USE BYLAW - EAST HENTENWORTH COMMUNITY ZONE

5.5. Rural Use North (RU-2) Zone

RU-2 Zone: Conditional Uses by Site Plan Approval

- Campgrounds

5.5.1. Zone Requirements

In the Rural Use North (RU-2) Zone, no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area ¹	3720 m ²
Minimum Lot Frontage	30 m
Minimum Front Yard	8 m
Minimum Rear Yard	11 m
Minimum Side Yard	2 m
Minimum Flankage Yard	6 m
Maximum Building Height	11 m
Conditions:	
¹ Nova Scotia Environment approval for on-site sewage disposal system is required.	

5.5.2. Requirements for Bed and Breakfasts

In addition to all other requirements under this Bylaw, the following provisions shall apply to a bed and breakfast in the Rural Use (RU) Zone:

- Parking for a bed and breakfast shall be 1 space per rental room and located in the side or rear yard, or where it is not practicable to do so as a result of the lot configuration, parking may be permitted in the front yard of the property;
- Notwithstanding the Signage provisions of this Bylaw, 1 facial or ground sign, with a maximum sign area of 15 m² is permitted to advertise the bed and breakfast accommodations.

5.5.3. Flag Lots

Where a flag has been created in accordance with the provisions of the Subdivision Bylaw, the Development Officer may issue a development permit for any use permitted in the Rural Use North (RU-2) Zone.

5.5.4. Recreational Vehicles

In the Rural Use North (RU-2) Zone recreational vehicles shall be permitted on a lot, provided the following conditions are met:

- A maximum of 1 recreational vehicle shall be permitted on a lot with an area of 6,070 m² or less;
- A maximum of 3 recreational vehicles shall be permitted on a lot with an area greater than 6,070 m².

5.5.5. Accessory Building as Main Use

In the Rural Use North (RU-2) Zone an accessory building shall be permitted as the main building on a lot,

DISCLAIMER

319 LAKE ROAD

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