

HIGHWAY COMMERCIAL LAND FOR SALE

13605 Highway 4

Sunrise Trail | Hwy 4

Hwy 104

Highway Commercial Land - For Sale

13605 Highway 4, East Havre Boucher, NS B0H 1P0

kww COMMERCIAL
ADVISORS[®]

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

13605 HIGHWAY 4



OFFERING SUMMARY

Property Type:	Highway Commercial
PID #:	10009769
Trans Canada Hwy 104 Frontage:	841.92' (North Eastern Boundary)
Building Size:	880 SF Main Building + Approx. 720 SF Patio/Deck Area with Tarp Roof
Lot Size:	3 Acres
Parking:	Ample Compacted Shale
Assessed Owner:	Below The Salt Distillery Inc.
List Price:	\$495,000

PROPERTY OVERVIEW

This well-positioned property offers a reliable water supply, including approximately 1,000 litres per day of spring water and a well producing approximately 25 gallons per minute with filtration. The building features 10' ceilings, an insulated foundation, and 120/240-volt, 200-amp electrical service, with three-phase power available by negotiation. Heated by an electric box heater and includes two (2) security camera systems, the property also benefits from prominent frontage and excellent exposure along Highway 4 with over 10,000 vehicles/day. Expansion potential and year-round operability, suitable for residential, commercial, industrial, or specialized operational use.

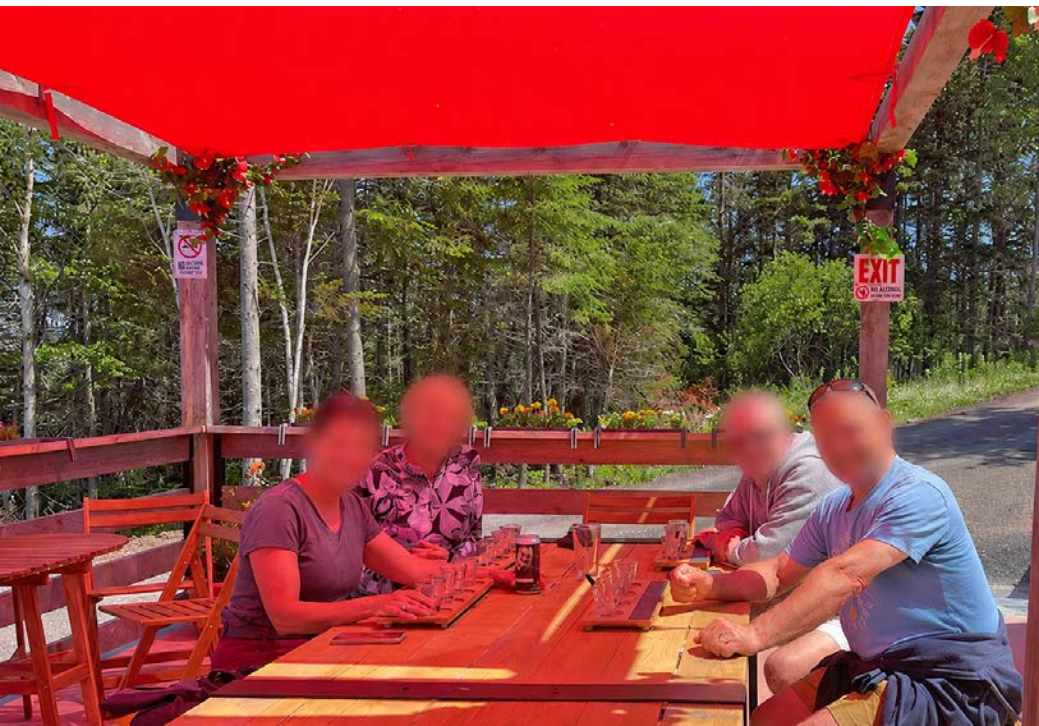
LOCATION OVERVIEW

Located in Havre Boucher, Northumberland Shore, Antigonish County, Nova Scotia, 13605 Highway 4 offers a strategic location along the Strait of Canso, with convenient access to the Canso Causeway, Trans-Canada Highway and the established Point Tupper industrial region. Point Tupper is home to a major deep-water, ice-free industrial harbour and a diverse concentration of industrial and marine-related businesses, providing an important economic hub for the Strait area.

The area is poised for significant growth, with major green-energy investments planned over the next five years, including new wind-energy infrastructure and large-scale green hydrogen and ammonia projects. This emerging clean-energy hub is expected to drive increased industrial activity, investment and employment throughout the region.

PROPERTY PHOTOS

13605 HIGHWAY 4



PROPERTY PHOTOS

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13605 HIGHWAY 4



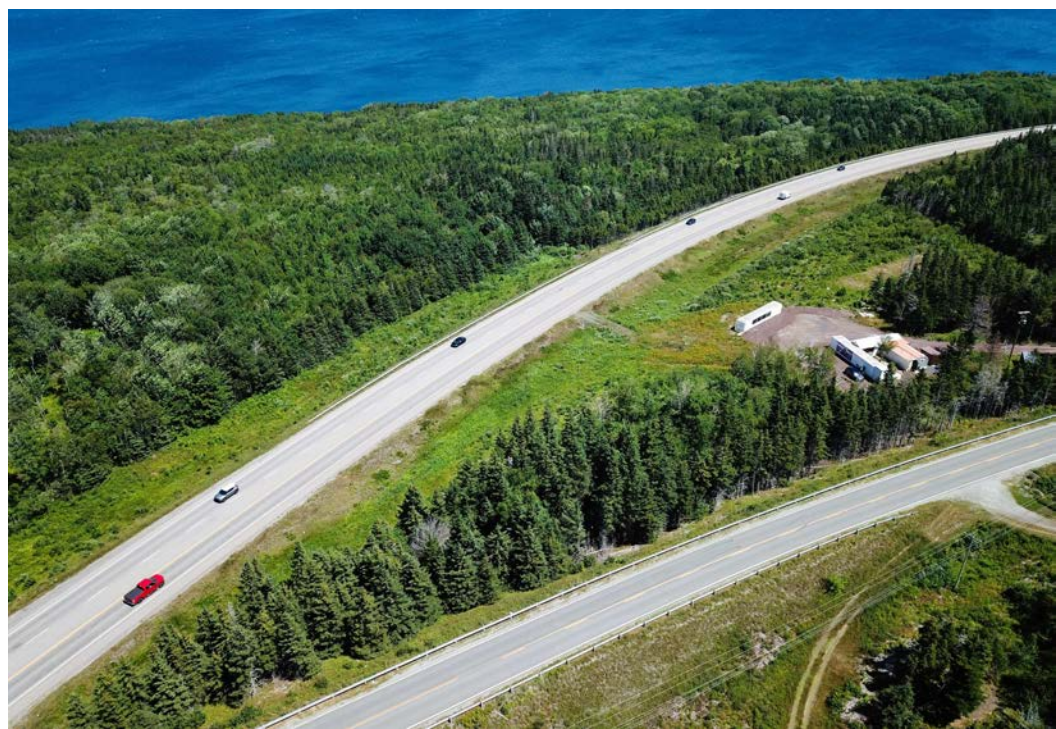
PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

13605 HIGHWAY 4



BUILDING OVERVIEW

13605 HIGHWAY 4

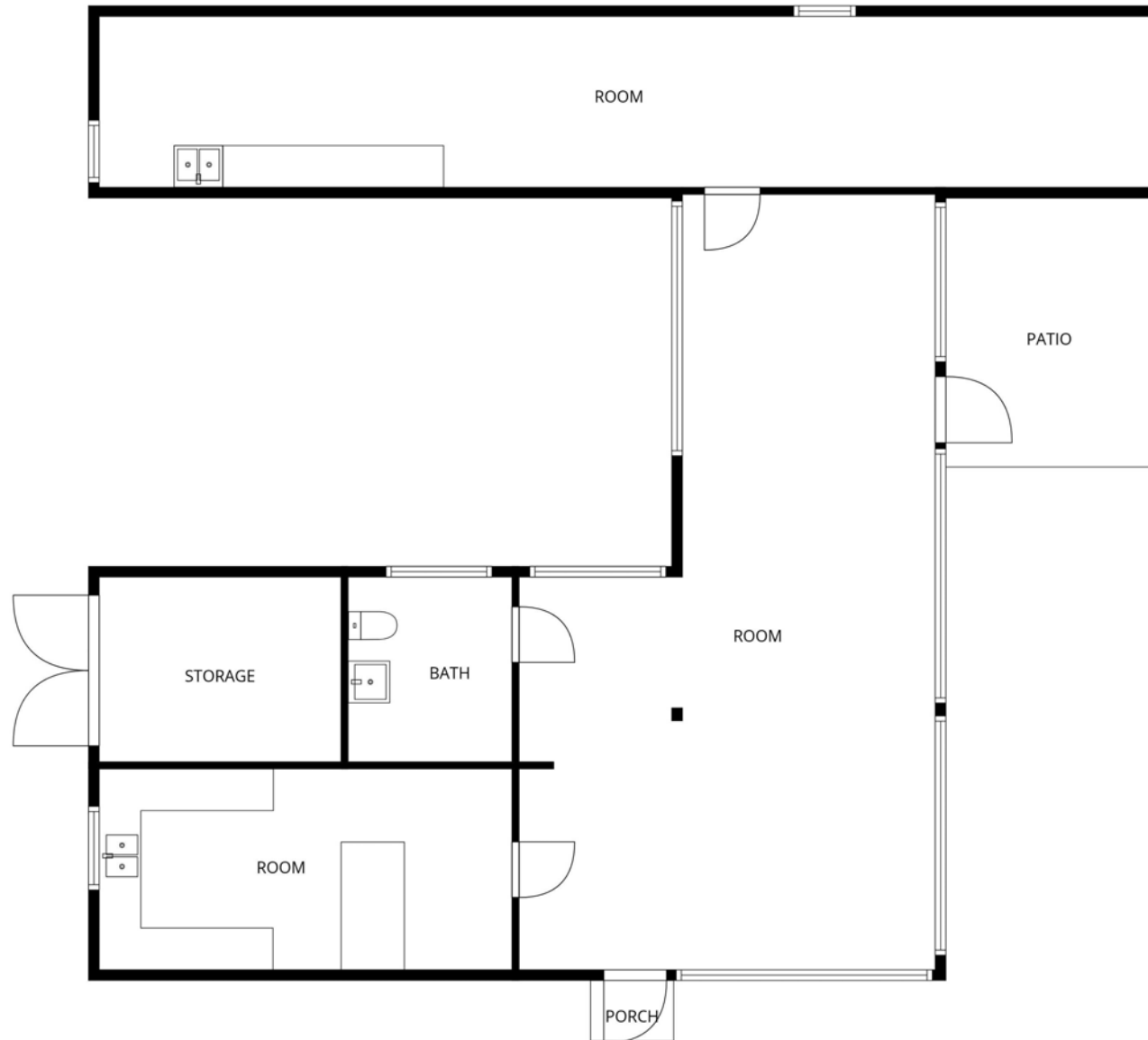


BUILDING SPECIFICATIONS

Property Type:	Light Industrial
Building Size:	880 SF Main Building + Approx. 720 SF Patio/Deck Area with Tarp Roof
Foundation:	Concrete Pad (Insulated)
Roof Type:	Terrace: Metal Roof Frames Covered in Heavy Duty Vinyl
Building Dimensions:	Primary Building (2 Units): 49' 6" x 101" x 97" H Quonset: 22' x 10' Electrical Building: 205" x 103" x 9' Washroom & Storage: 20' x 8' Terrace: 27' x 12'-14'
Ceiling Height:	10'
Electrical:	120/240 Volt, 200 Amp (Infrastructure in Place for 120/208Volt 3-Phase Power)
Heating:	Electric Box Heater
Lot Size:	3 Acres
Parking:	Shale Compacted
Water & Sewer:	Drilled Well Onsite Septic
Zoning:	R-1 (Rural)
Property Features:	Two Independent Security Camera Systems (One System Equipped with Power Backup) Approx. 1,000 Litres/Day Septic Capacity, Spring Water Well Producing Approx. 25 Gallons/Minute with Filtration System

2D FLOOR PLAN

13605 HIGHWAY 4



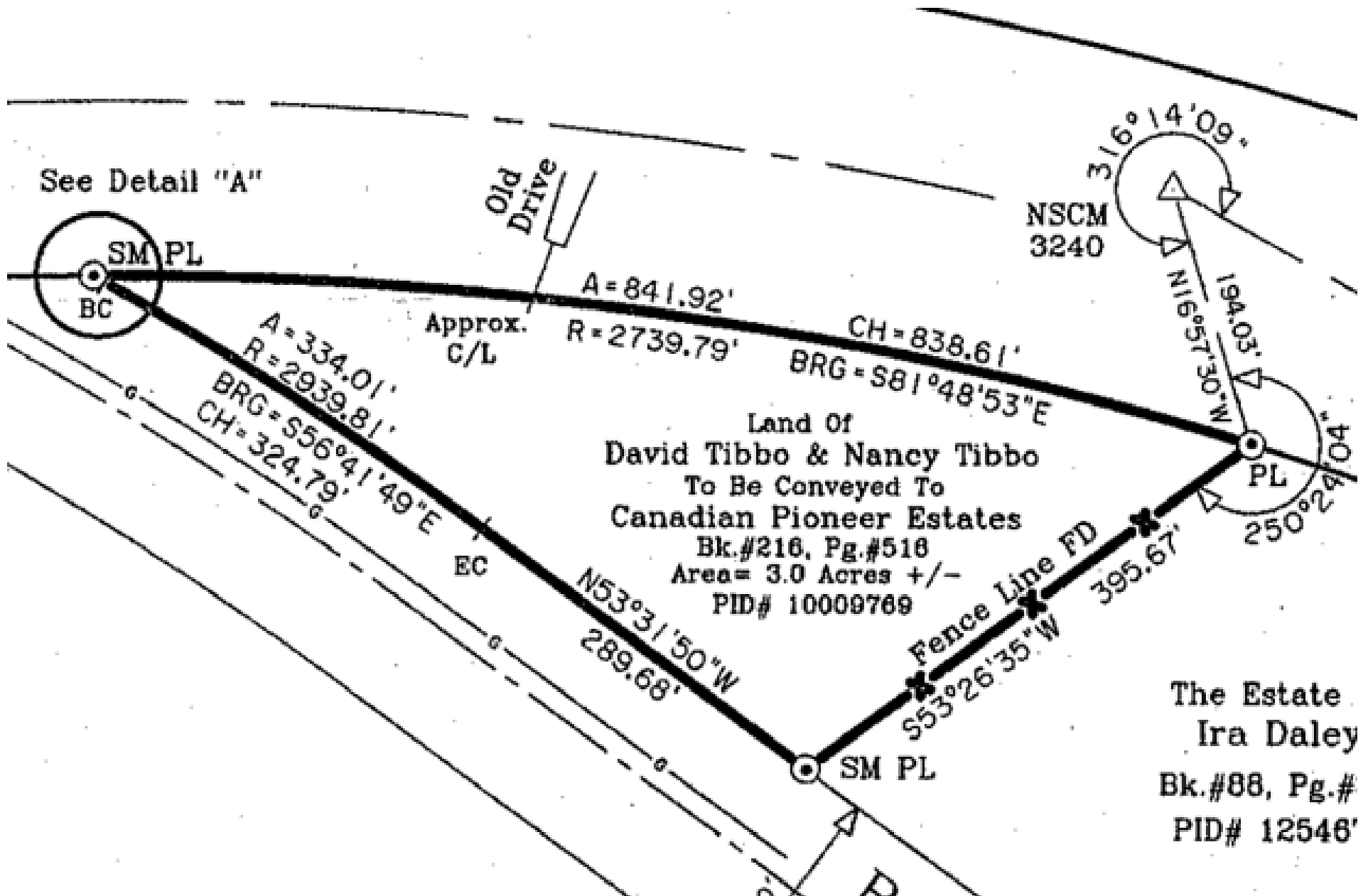
3D FLOOR PLAN

13605 HIGHWAY 4



SITE PLAN

13605 HIGHWAY 4



SITE OVERVIEW

13605 HIGHWAY 4

Highway 104 Trans Canada Frontage: 841.92' (North Eastern Boundary)

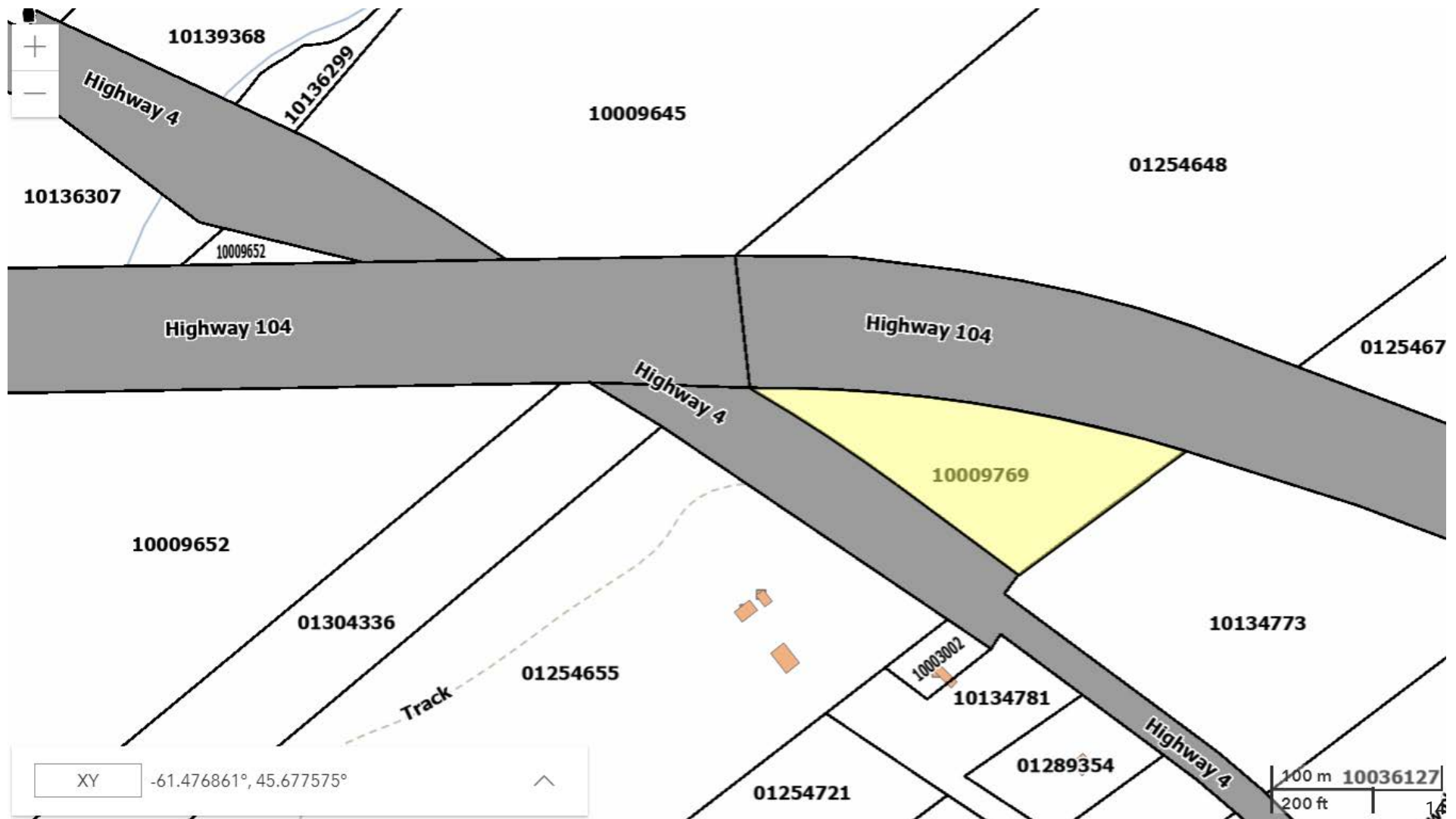
Highway 4 Frontage (Sunrise Trail): 623.69' (South Western Boundary)

South Eastern Boundary: 395.67'

Topography: Generally flat from the Trans Canada Hwy 104 to compacted pad area, with elevated area from Highway 4 Sunrise Trail frontage with sloping driveway to flat pad

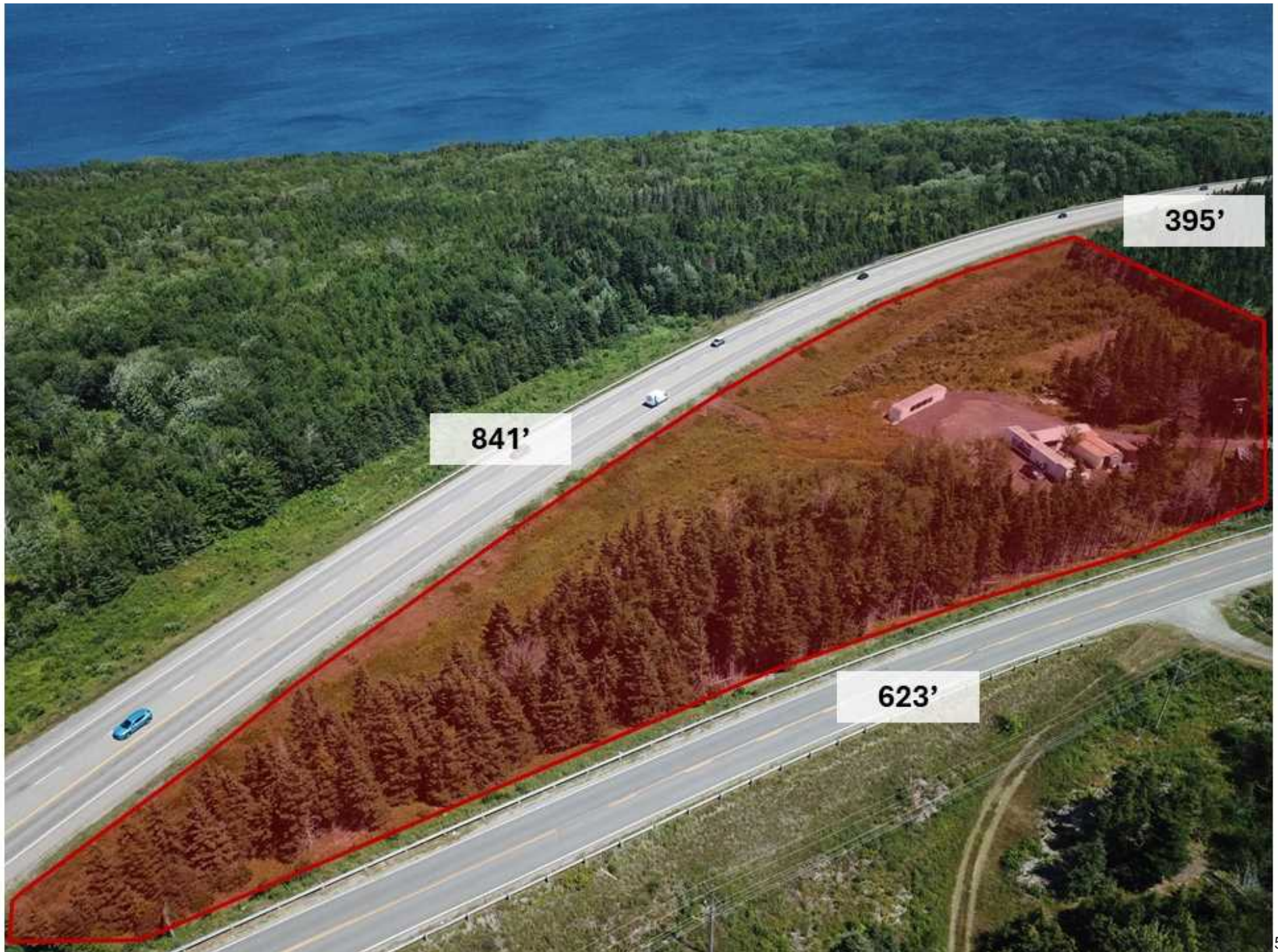
Water Source: Drilled Well

Sanitary Service: Onsite Septic



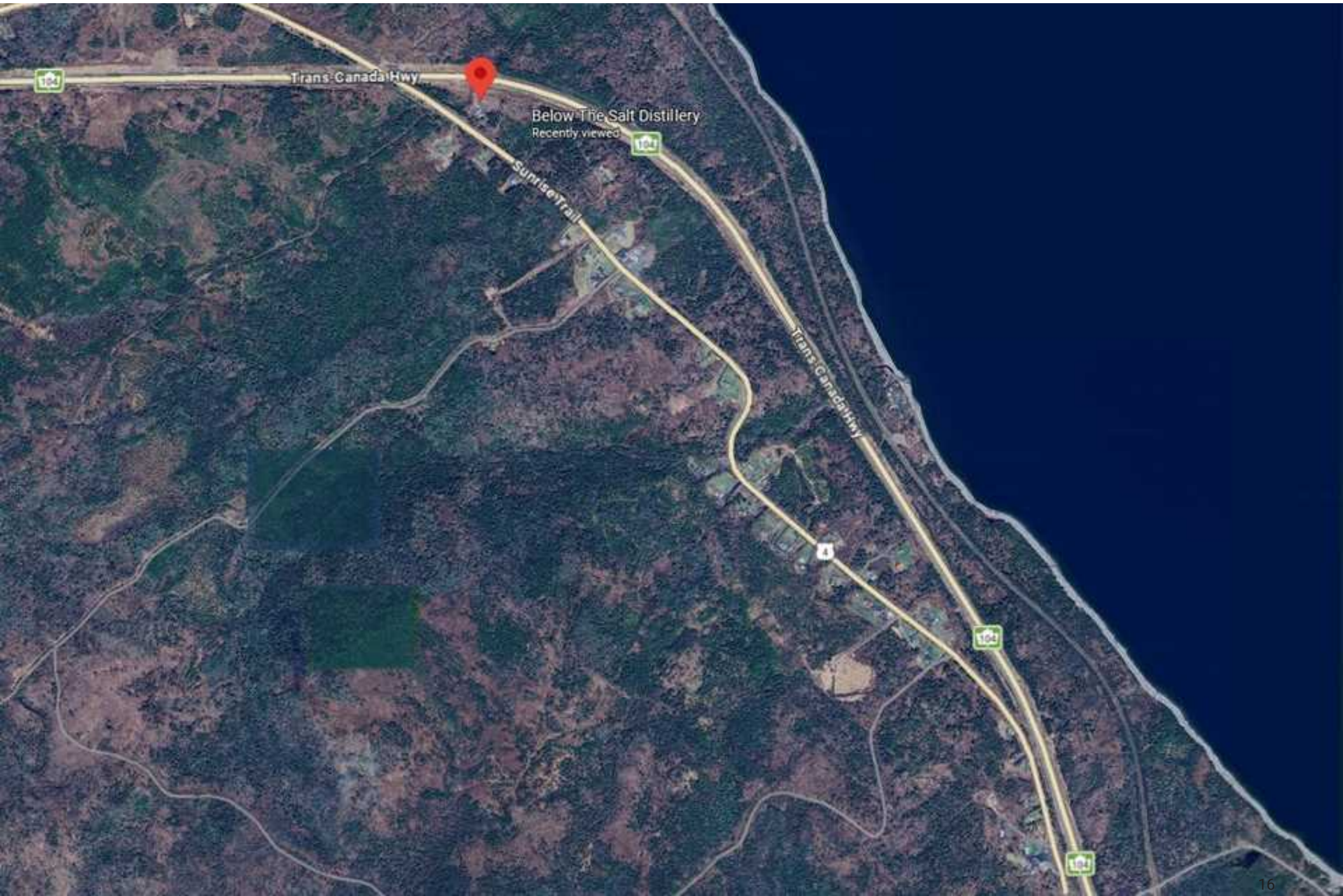
SITE DIMENSIONS

13605 HIGHWAY 4 EAST



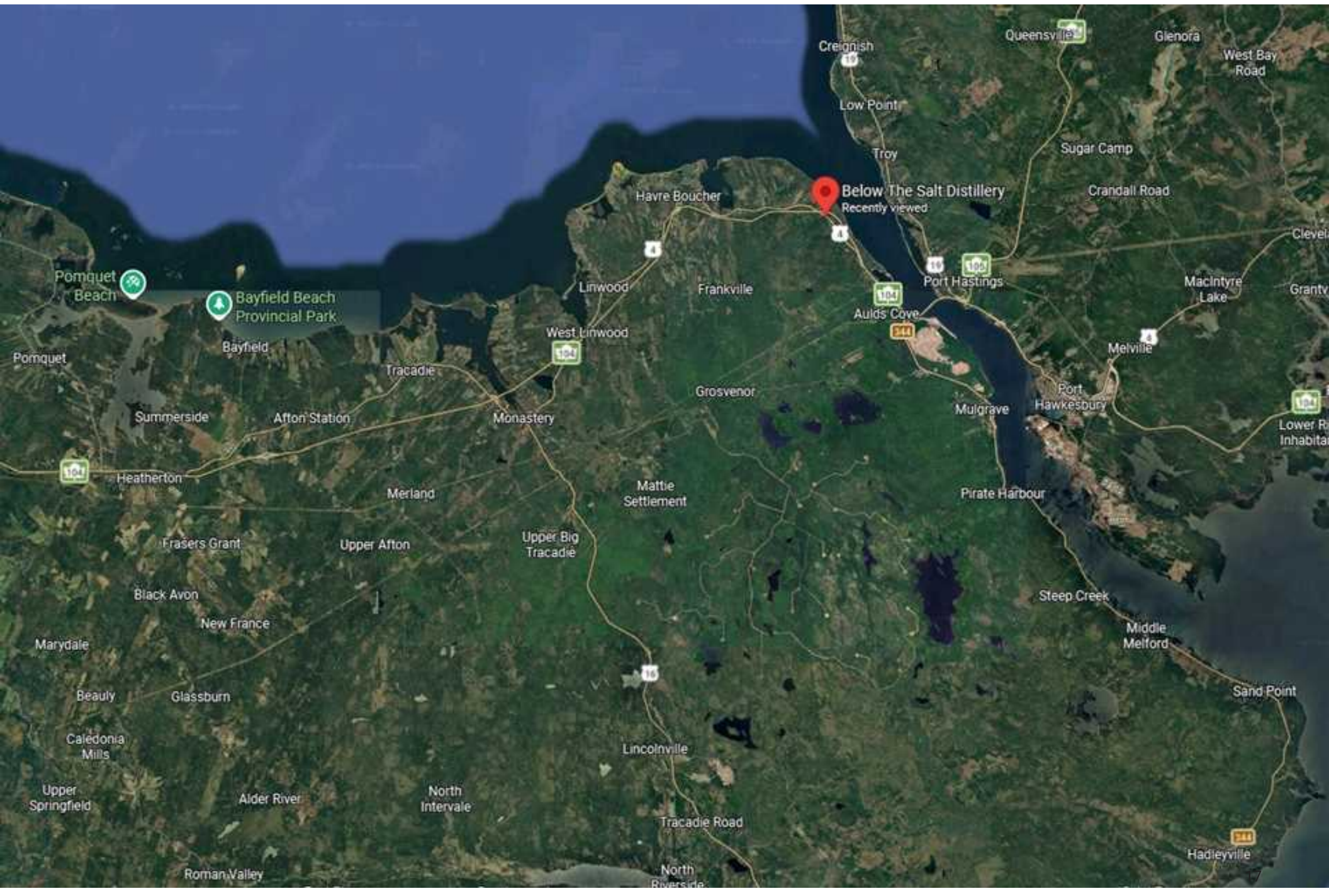
LOCATION MAPS - AERIAL

13605 HIGHWAY 4



LOCATION MAPS - REGIONAL

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LOCATION MAPS - PROVINCIAL

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ZONING INFORMATION

13605 HIGHWAY 4

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PART 8 RURAL (R-1) ZONE

R-1 USES PERMITTED

1. No development permit shall be issued for a Rural (R-1) Zone except for the following:

Residential uses:

Single Detached Dwellings
Mobile Homes on individual lots
Two-unit Dwellings
Converted Dwellings to a maximum of two (2) units
Senior Citizens' Housing
Residential dwelling units within a building devoted to a commercial use to a maximum of two (2) units

Institutional uses

Recreational uses

Commercial uses:

Apiaries
Automobile service stations including automobile washing establishments as an accessory use, conducted on the same lot
Aviaries
Banks and Financial Institutions
Bed and Breakfast Establishments
Boarding Houses and Guest Homes
Brewpubs, Taproom Breweries and Micro-distilleries
Business and Professional Offices
Campgrounds
Commercial Schools
Funeral Homes
Greenhouses (including garden and nursery sales and supplies)
Hotels and Motels
Kennels
Outdoor tracks for the racing of animals or motorized vehicles

Parking Lots

Places of assembly
Repair Shops
Restaurants and Licensed Establishments
Retail Stores
Service Shops
Taxi and Bus Stations
Veterinary Establishments

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Agricultural and related uses (including roadside stands, intensive livestock operations and fur farms)

Forestry and related uses

Fishery and related uses

R-1 ZONE LOT REQUIREMENTS

2. No development permit shall be issued for a Rural (R-1) Zone except in accordance with the following requirements:

- (a) For all uses except: Senior Citizens' Housing of more than three (3) dwelling units; Institutional uses; outdoor tracks for the racing of animals or motorized vehicles; Agricultural and related uses; Forestry and related uses; and Fishery and related uses:

Minimum Lot Frontage	100 ft. [30.5 m] (semi-detached 50ft. [15.2 m]/ unit)
Minimum Lot Area	20 000 sq. ft. [1858.1 m ²]
Minimum Front Yard	25 ft. [7.6 m]
Minimum Rear Yard	25 ft. [7.6 m]
Minimum Side Yard	8 ft. [2.4 m] (semi-detached 8 ft [2.4 m] one side; 0 ft.[0 m] other)
	35 ft. [10.7 m]
Maximum Height	

- (b) For Senior Citizens' Housing of greater than three (3) dwelling units, Institutional uses, Outdoor tracks for the racing of animals or motorized vehicles, Agricultural and related uses and Fishery and related uses:

Minimum Lot Frontage	100 ft. [30.5 m]
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DISCLAIMER

13605 HIGHWAY 4

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