

# FOR SALE

**kw** COMMERCIAL  
ADVISORS<sup>®</sup>  
A DIVISION OF KELLER WILLIAMS SELECT REALTY

## LOT 2B 0 OLD HALIFAX ROAD | GLEN HAVEN, NS

DEVELOPMENT LAND | 49 ACRES (2,134,440 SF)



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# EXECUTIVE SUMMARY

KW Commercial Advisors has been retained by Don and Eleanor Odegard to facilitate a sale of land located at Lot 2B 0 Old Halifax Road, Glen Haven, NS B3Z 2W8

<b>Civic Address:</b>	Lot 2B 0 Old Halifax Road, Glen Haven, NS B3Z 2W8
<b>Property Type:</b>	Development Land
<b>PID #:</b>	Lot 1: 00592089 Lot 2: 41074691
<b>Current Use:</b>	Vacant
<b>Lot Size:</b>	49 Acres (2,134,440 SF)
<b>Lot Features:</b>	Rectangular, treed, easy access, constructed private road with Category 1 type soil
<b>Zoning:</b>	MU-1 (Mixed Use)
<b>Assessed Owner:</b>	Don and Eleanor Odegard
<b>Assessed Value:</b>	\$109,600
<b>List Price:</b>	\$595,000



# AREA OVERVIEW

The subject property is located along the scenic and well traveled Peggy's Cove Road. It is within walking distance of St. Margaret's Bay, its beaches and marinas.

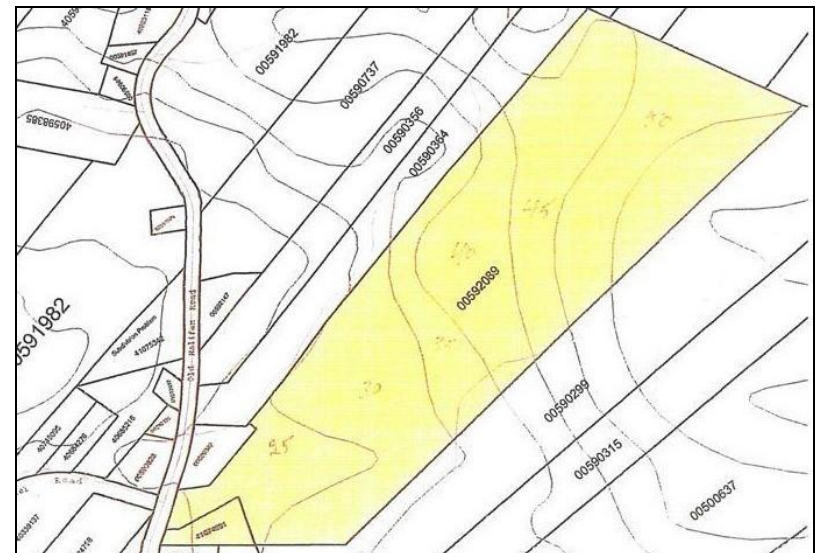
Looking for a special kind of property? Forty nine acres within walking distance of St. Margaret's Bay. Mixed use zoning (MU-1) allows for a variety of uses from a hobby farm to a 7,500 SF commercial building. Senior citizen housing up to 20 units or agricultural uses with horse facilities.

Includes one approved building lot with one more in the approval process as well as a private road onsite and various hiking trails. Easily accessible from the Peggy's Cove Road and minutes from Halifax.



# SITE SPECIFICATIONS

<b>Civic Address:</b>	Lot 2B 0 Old Halifax Road Glen Haven, NS B3Z 2S1
<b>PID #:</b>	Lot 1: 00592089 Lot 2: 41074691
<b>Lot Size:</b>	49 Acres (2,134,440 SF)
<b>Site Dimensions:</b>	240' Road frontage 3,394' South west sideline 968' Rear line 2,652' North east
<b>Zoning:</b>	MU-1 (Mixed Use)
<b>Municipal Services:</b>	None
<b>Assessed Value:</b>	\$109,600



# ADDITIONAL PHOTOS



# ZONING

## MU-1 (MIXED USE) PLANNING DISTRICTS 1 AND 3 LAND USE BY-LAW

### MU-1 USES PERMITTED

A development permit may be issued for all uses in any MU-1 (Mixed Use) Zone, except for the following:

#### Residential Uses Not Permitted

- Mobile home parks
- Multi-unit dwellings
- Senior citizen housing over 20 units

#### Commercial Uses Not Permitted

- Commercial entertainment uses
- Campgrounds
- Marinas

All commercial development or expansions with a combined gross floor area greater than 697 square metres (7,500 square feet). (RC -Feb 24/09;E-Apr 25/09)

#### Resource Uses Not Permitted

- Agricultural uses
- Intensive Extractive facilities
- Sawmills and industrial mills related to forestry over 3,000 square feet

#### Industrial Uses Not Permitted

- Industrial uses but excepting traditional uses and service industries **and cannabis production facilities (RC-Sep18/18; E-Nov 3/18)**
- Salvage yards

All industrial development or expansions with a combined gross floor area greater than 697 square metres (7,500 square feet). (RC-Feb 24/09;E-Apr 25/09)

#### Construction and Demolition Materials Operations Not Permitted

C&D Materials Transfer Stations C&D Materials Processing Facilities **C&D Materials Disposal Sites (RC Sep 10/02;E-Nov 9/02)**

For additional information, see the Planning Districts 1 and 3 Land Use By-law for Glen Haven.

# CONTACT INFORMATION



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