

DEVELOPMENT LAND FOR SALE

Milford Lands

For Lease
5.63 Acres

For Sale / Lease
8 Acres

Development Land - For Sale

Nova Scotia Trunk 14 & Hubley Road | , NS BON 1Y0

kww COMMERCIAL
ADVISORS®

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NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

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Nova Scotia

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KW COMMERCIAL ADVISORS

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

PROPERTY SUMMARY

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD



Property Summary

Property Type:	Industrial Land
PID:	Lot 1: 45288065 Lot 2: 45090560
Lot Size:	Lot 1: 348,000 SF Lot 2: 245,243 SF
Zoning:	IC (Industrial Commercial Zone)
Assessed Value:	Lot 1: \$160,000 Lot 2: \$112,600 (Commercial Taxable 2022)
Lease Rate (1 Acre +):	\$0.30 PSF/Year As-Is
Gravel Graded & Fenced:	\$0.50 PSF
Lease Rate (< 1 Acre):	\$0.50 PSF/Year As-Is
Gravel Graded & Fenced:	\$0.75 PSF
List Price:	Lot 1: \$1,400,000 Lot 2: \$500,000

Property Overview

2 Large undeveloped lots ranging in sizes from 5.63 acres to 13.63 acres on Highway 14, Hants County
 Lease Term: 1-10 Years
 Utilities: Paid directly by the tenant (if applicable). Snow clearing to be done by the tenant

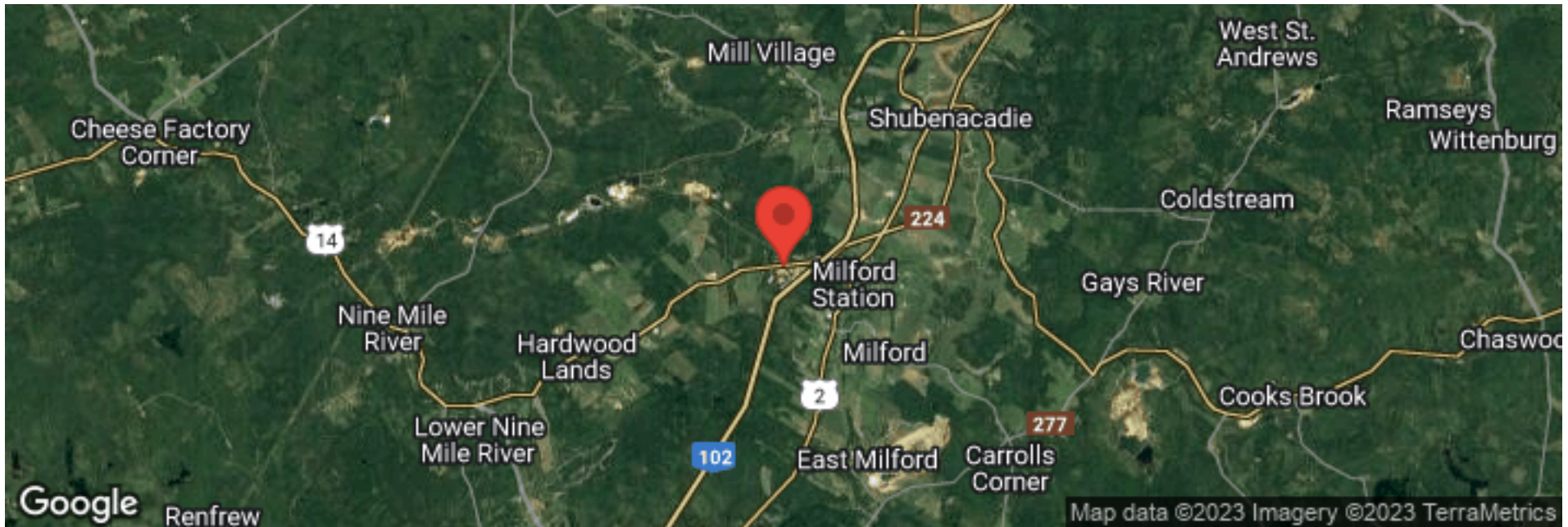
Location Overview

The Milford Industrial Park is located just north of Halifax, Nova Scotia, 30 minutes from Burnside Industrial Park, 20 minutes from the Halifax Stanfield International Airport, and 30 Minutes to Truro and Highway 104. The Park comprises 150+ acres of industrial land situated on Exit 9, a modern industrially-designed interchange connecting Highway 14 and Highway 102. The Park offers frontage on Highway 102 and has excellent visibility to Atlantic Canada's Major Transportation Route.

The Milford Industrial Park is also 15 kilometers from the Elmsdale Industrial Park, and 58 kilometers from the Port of Halifax. Notable businesses located in Milford are The Tractor Dome, Casey Concrete, Alliance Trade & Commerce, Fisher Transport, BCR Truck Repair, Multiserve Petroleum Equipment, Shaw Resources, Halifax C&D Recycling, and Happy Harry's.

LOCATION MAPS

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

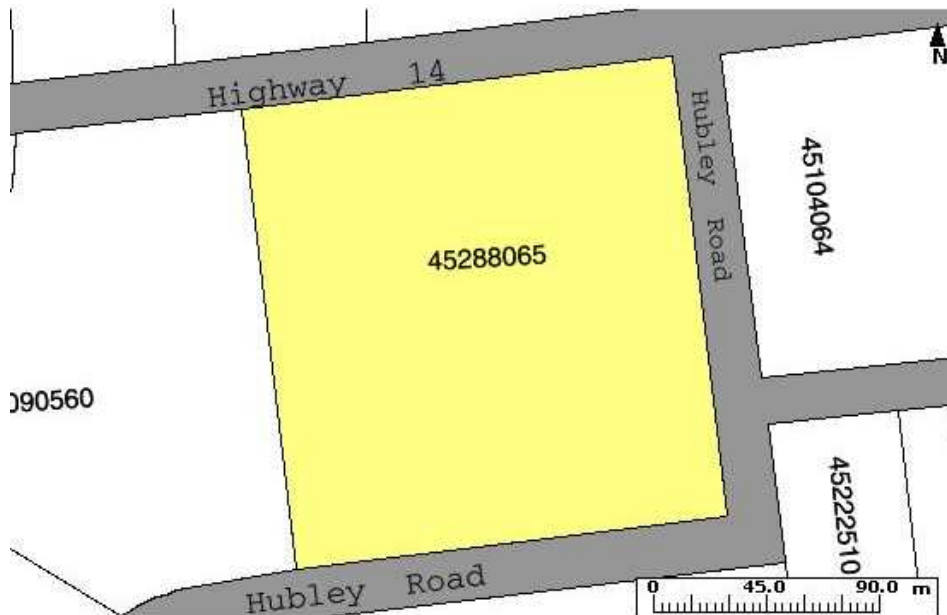


LOT 1: PROPERTY DESCRIPTION

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

FOR SALE / LEASE

PID:	45288065		
Lot Size:	8 Acres Subdivisible min. 2 acres		
Site Dimensions:	HWY 14 Frontage:	581'	
	North-Eastern Boundary:	600'	
	South Eastern Boundary:	581'	
	South Western Boundary:	600'	
Zoning:	IC (Industrial Commercial) Zone		
Municipal Services:	Hydro, telephone, police, and fire Well & septic required		
Site Conditions:	Pad ready		
Topography:	Generally flat		
Assessed Value:	\$160,000 (Commercial Taxable 2022)		



LOT 2: PROPERTY DESCRIPTION

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

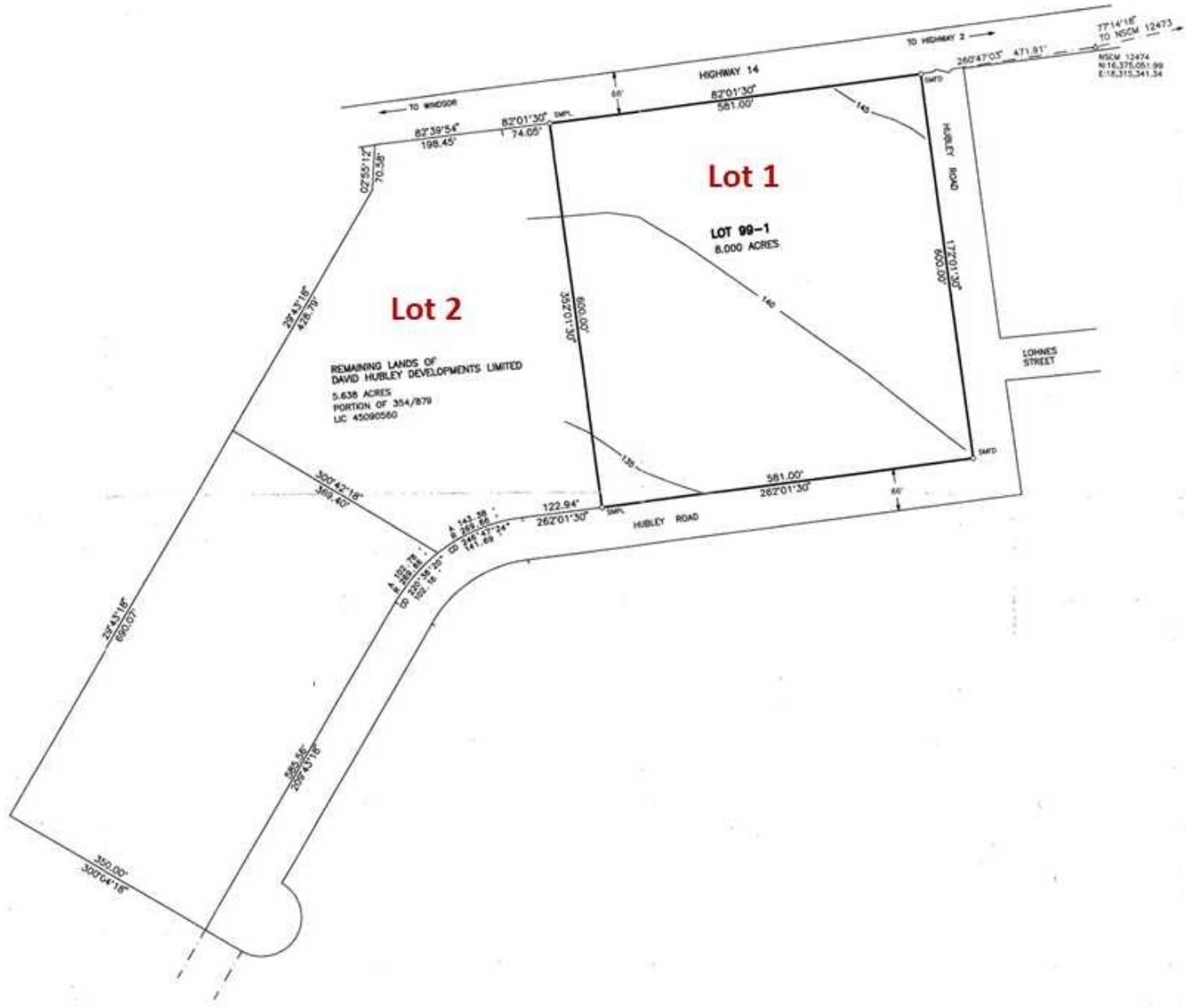
FOR LEASE ONLY

PID:	45090560
Lot Size:	5.63 Acres
Site Dimensions:	HWY 14 Frontage: 272'
	North-Eastern Boundary: 600'
	Hubley Road Frontage: 266'
	South Western Boundary: 369'
	North Western Boundary: 499'
Zoning:	IC (Industrial Commercial) Zone
Municipal Services:	Hydro, telephone, police, and fire Well & septic required
Site Conditions:	Raw Land; seller negotiable to perform site work
Topography:	Generally flat, tree & shrub group
Assessed Value:	\$112,600 (Commercial Taxable 2022)



SURVEY PLAN

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD



ZONING INFORMATION

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

IC (Industrial Commercial) Zone

This zone allows for a wide range of industrial uses, which by their nature, may generate noise, fumes, odours and that may be noxious or hazardous.

Large-scale or complementary commercial and service oriented uses are also permitted.

Uses primarily by development permit

Detached or attached buildings

Small to large footprint

No maximum building height

Broad commercial use allowances

Concealed or screened parking

Large buffer requirements

Noxious uses by development agreement

See Municipality of East Hants Land use By-Law for additional information.

CONTACT INFORMATION

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DISCLAIMER

NOVA SCOTIA TRUNK 14 & HUBLEY ROAD

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Each Office Independently Owned and Operated

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