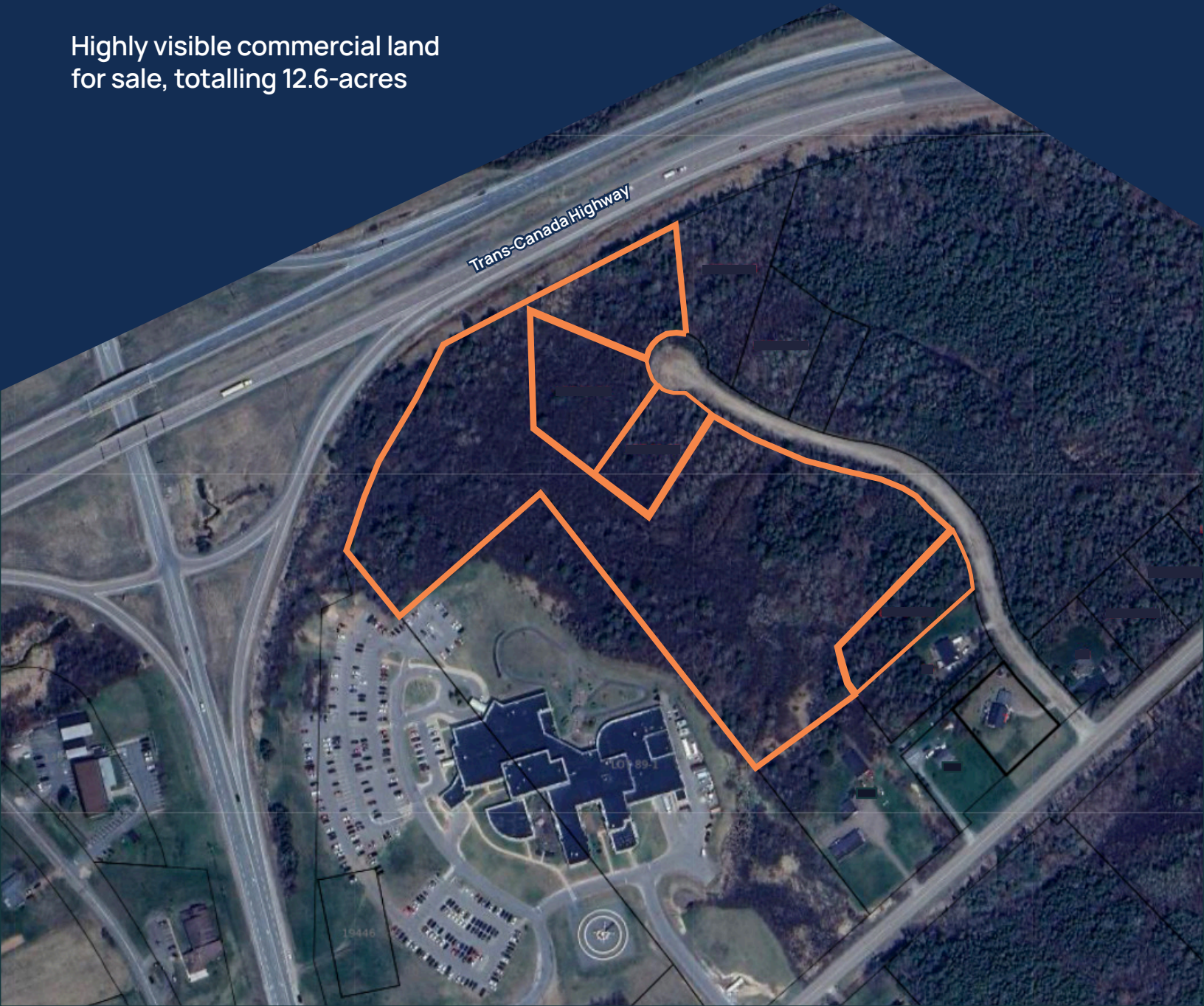


FOR SALE

COMMERCIAL LAND OPPORTUNITY AMHERST, NOVA SCOTIA

Highly visible commercial land
for sale, totalling 12.6-acres



Geof Ralph

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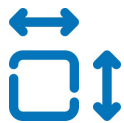
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Highly visible commercial land for sale, totalling 12.6-acres

Exciting commercial land opportunity well-situated in Amherst! Spanning a total of 12.6-acres across four parcels, this property offers a wealth of potential. Conveniently located off Trans-Canada Highway, the property benefits from exceptional highway exposure. The property is situated adjacent to the Cumberland Regional Health Care Centre and is surrounded by a diverse array of commercial establishments, local amenities, hotels, and parks.

Perfectly situated within the province, the town is within convenient reach of Truro, Moncton, and The Confederation Bridge. In addition, the property is located just over a three-hour drive from the Canada-US border, adding to its appeal for both local and regional enterprises. The property is supported by Highway Commercial Zone, allowing a variety of uses, including transportation services, drive-through services, self-storage, and more.



12.6-acres of Vacant Land

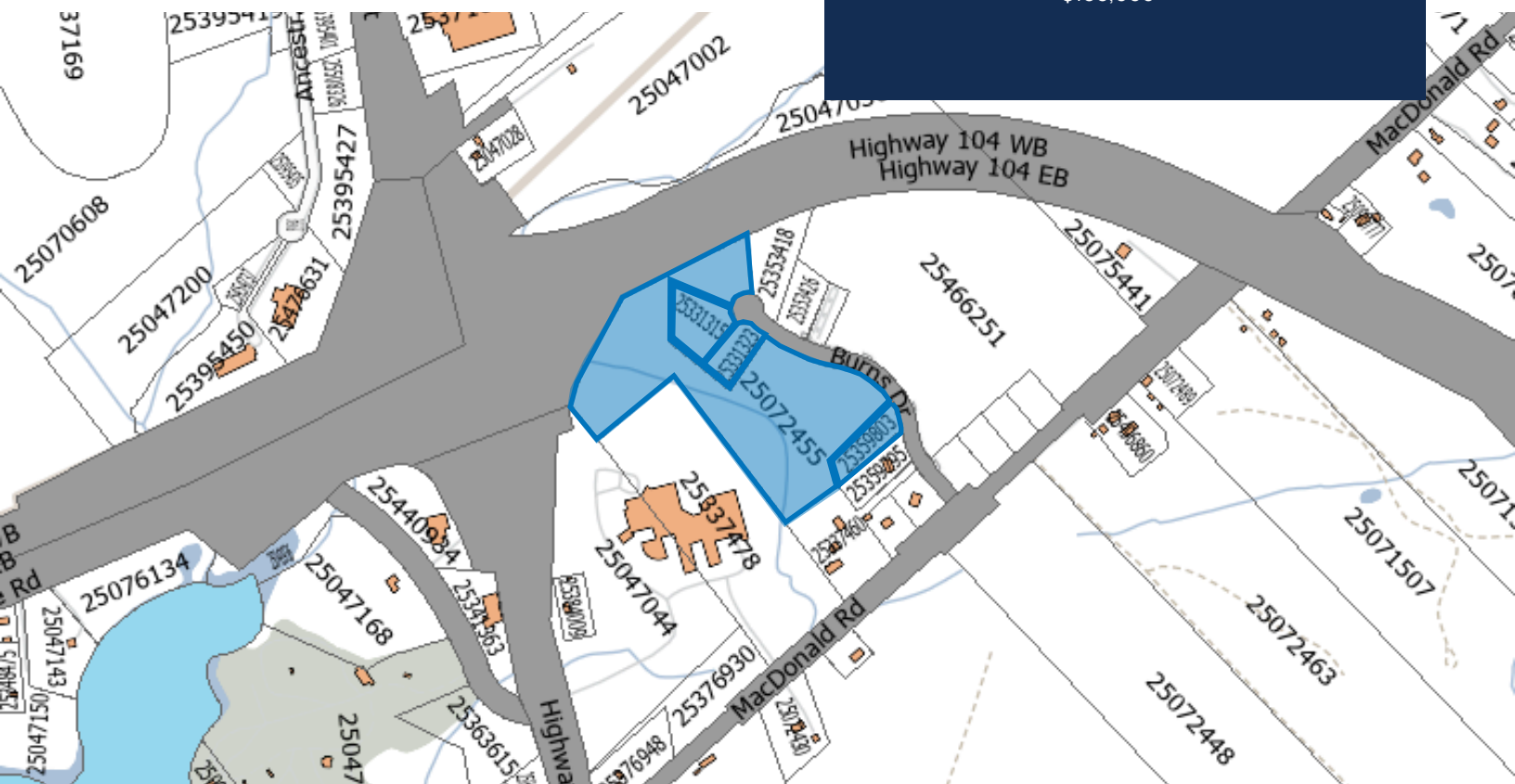


Development Opportunity

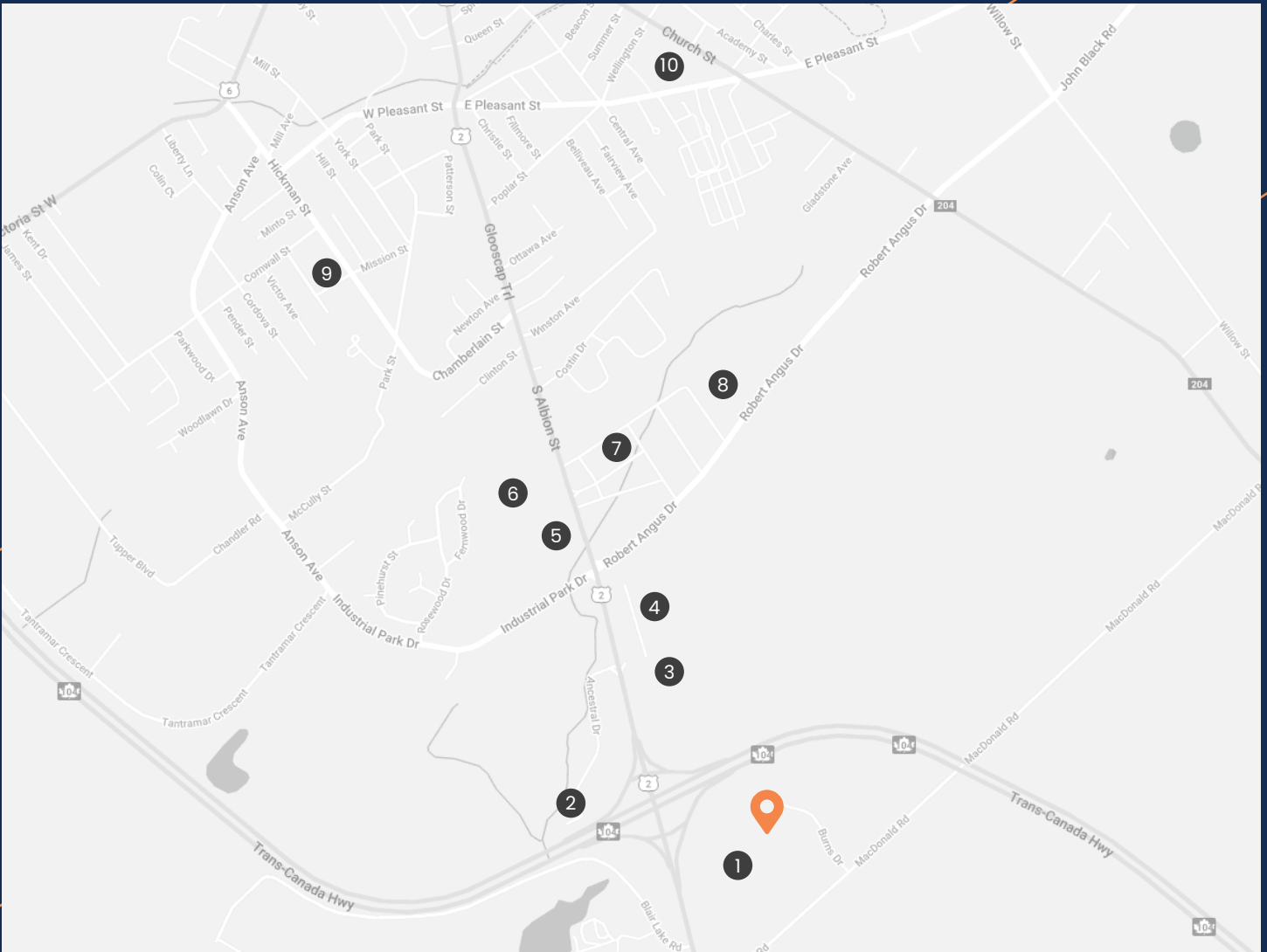


Highway Visibility

LISTING ID	10398
ADDRESS	MacDonald Road Highway 104 - Lot 91-15 Highway 104 - Lot 91-16 Burns Drive - Lot 94-10
LOCATION	Amherst, Nova Scotia
PROPERTY TYPE	Vacant land / Redevelopment opportunity
PID(S)	25072455 / 25331323 / 25331315 / 25359803
SIZE	25072455: 10.0-acres 25331323: 0.61-acre 25331315: 1.15-acres 25359803: 0.84-acre
	Total: 12.6-acres
ZONING	Highway Commercial Zone (CHwy)
OFFERING PRICE	\$199,000



Surrounding Amenities



- ① Cumberland Regional Health Care Centre
- ② Super 8 by Wyndham Amherst NS
- ③ Canadian Tire
- ④ Amherst Centre Shopping Mall
- ⑤ McDonald's

- ⑥ Amherst Town Square Shopping Mall
- ⑦ Atlantic Superstore / NSLC
- ⑧ Walmart Supercentre
- ⑨ Highland Market
- ⑩ Amherst Stadium

New Brunswick-Nova Scotia Border
DRIVE TIME: 6 MINUTES

Confederation Bridge
DRIVE TIME: 40-45 MINUTES

Truro
DRIVE TIME: 1 HOUR, 10 MINUTES

Canada-United States Border
DRIVE TIME: 3 HOURS, 10 MINUTES

Highway Commercial Zone

Purpose

12.1.1 The Highway Commercial Zone is intended to permit uses that serve the travelling public and uses that require quick access to major transportation routes.

Uses Permitted As-of-Right

12.1.2 The following uses shall be permitted in the Highway Commercial Zone, subject to all applicable requirements of this By-law:

- (a) Agricultural Uses
- (a.1) Automotive Sales [CHG-1207]**
- (b) Automotive Service
- (c) Automotive Fueling
- (d) Boat and Marine Sales
- (e) Bus/Taxi Station
- (f) Car Wash
- (g) Drive-through Services
- (h) Emergency Services
- (h.1) Farm and Forestry Supply [CHG-1207]**
- (i) Fixed-roof Overnight Accommodation
- (j) Heavy Equipment Repair
- (k) Heavy Equipment Sales
- (l) Interpretive Centre
- (m) Licensed Liquor Establishment
- (n) Modular Home Sales
- (o) Parking Lot
- (p) Restaurants
- (p.1) Self Storage [CHG-1207]**
- (q) Transportation Services
- (r) Warehouse

Uses Permitted by Site Plan Agreement

12.1.3 The following uses shall be permitted in the Highway Commercial Zone, subject to Part 13 and all applicable requirements of this By-law:

- (a) Expansion of a non-conforming use
- (a.1) Indoor Commercial Recreation [CHG-1207]**
- (b) Off-site and Shared Parking
- (c) Recycling Depot [CHG-1207]**

Uses Permitted by Development Agreement

12.1.4 The following uses shall be permitted in the Highway Commercial Zone, subject to the applicable policy of the Municipal Planning Strategy:

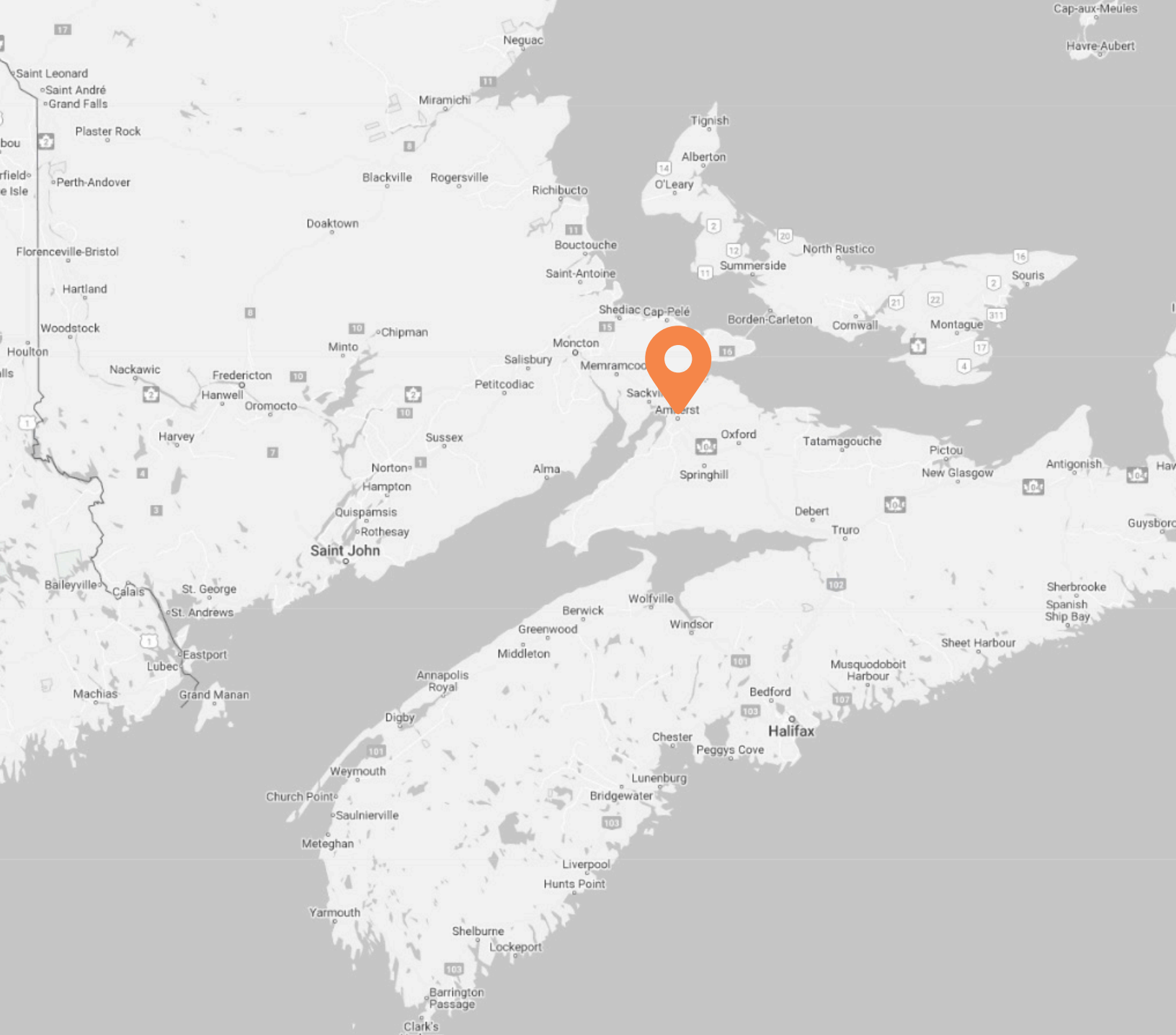


Highway Commercial Zone

Zone Requirements

12.1.5 Except as otherwise permitted by this By-law, the Development Officer shall not issue a development permit for a use on a lot in the Highway Commercial Zone unless the following requirements are met:

Requirement	All Permitted Uses
(a) Minimum Lot Area	
(i) Central sewer	450 m ²
(ii) On-site wastewater treatment	2,700 m ²
(b) Minimum Lot Frontage	15 m
(c) Minimum Front/Flankage Setback	2 m
(d) Minimum Rear Setback	6 m
(e) Minimum Side Setback	3 m
(f) Maximum Building Height	
(i) Main building	12 m
(ii) Accessory buildings	12 m



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