

FOR SALE

# COMMERCIAL DEVELOPMENT LAND FALL RIVER, NOVA SCOTIA

High exposure 15 acre commercial  
land located in Fall River



**Geof Ralph**

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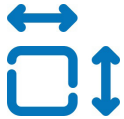
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## High exposure 15 acre commercial land located in Fall River

The Falls Run Portfolio, encompassing six parcels spread across approximately 15 acres, is a prime commercial development opportunity with direct access to Highways 18 and 102. With around 800 feet of highway frontage, this property benefits from exceptional visibility and accessibility, providing significant potential for developers and businesses alike.

Located near established and growing residential communities, the property's proximity adds to its appeal. With its expansive 15 acre canvas, the land is supported by two distinct zoning categories, each permitting over twenty different uses, including residential options. The land's prime location, combined with its excellent exposure and diverse range of permitted uses, offers an exceptional development opportunity with a myriad of options for prospective developers.



Six Parcels, +/-  
15 Acres



800' of Highway  
Frontage

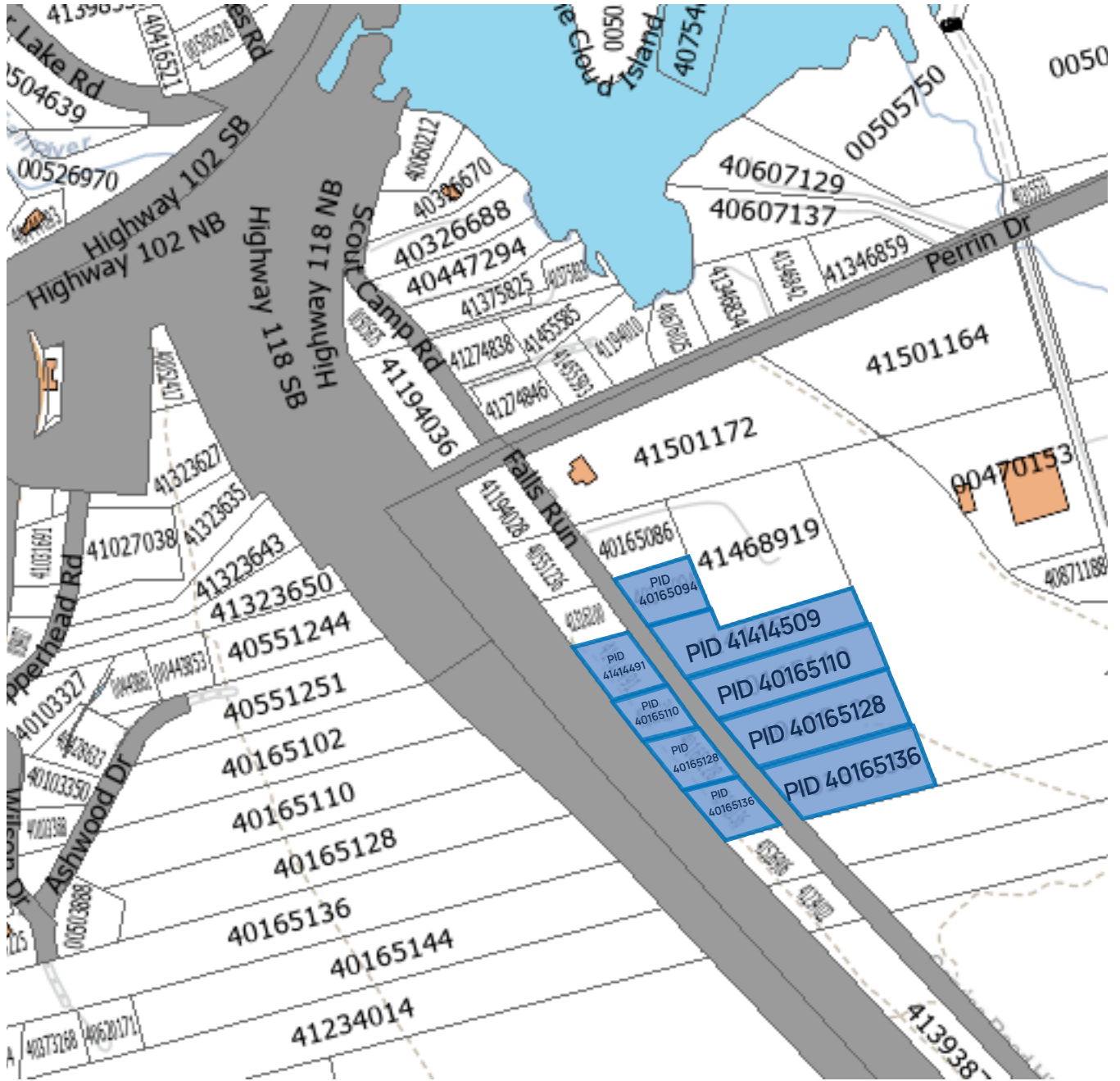


Direct Access to  
Two Major Hwys

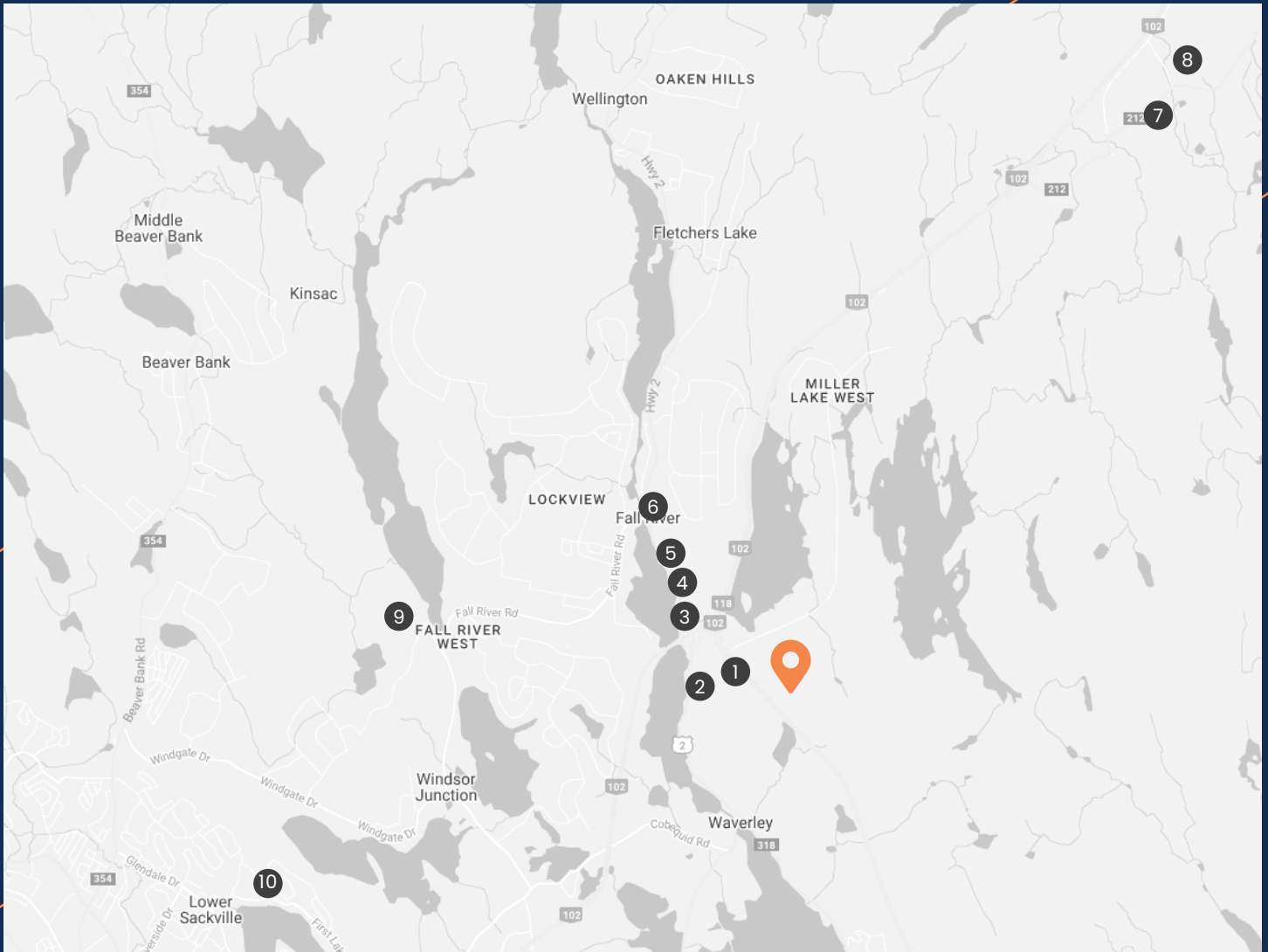
LISTING ID	10400
NAME	Falls Run Portfolio
LOCATION	Fall River, Nova Scotia
DESCRIPTION	Six (6) municipal lots
PROPERTY TYPE	Vacant land / Redevelopment opportunity
PID(S)	40165094 41414491 41414509 40165110 (portion of) 40165128 (portion of) 40165136 (portion of)
SIZE	Six (6) parcels comprising of approximately 15 acres
ZONING	VG Village Gateway FRB Fall River Business
OFFERING PRICE	\$2,699,000



# Site Plan



# Surrounding Area



- ① Halifax Transit Terminal - Fall River
- ② The Vegetorium
- ③ Inn On The Lake Hotel
- ④ The Fourth Lock Restaurant
- ⑤ Fall River Plaza
- ⑥ McDonald's / Dairy Queen / Subway
- ⑦ Aerotech Business Park
- ⑧ Halifax Stanfield International Airport
- ⑨ Ashburn Golf Course
- ⑩ Sobeys First Lake

Highway 102  
**DRIVE TIME: 3 MINUTES**

Halifax Stanfield International Airport  
**DRIVE TIME: 10 MINUTES**

Lower Sackville  
**DRIVE TIME: 10 MINUTES**

Downtown Halifax  
**DRIVE TIME: 20-25 MINUTES**

# Village Gateway Zone - Uses

## **PART 14D: VG (VILLAGE GATEWAY) ZONE (RC-Oct 23/12;E-Jan 12/13)**

### **14D.1 USES PERMITTED**

No development permit shall be issued in any VG (Village Gateway) Zone except for the following:

#### **Commercial Uses**

**Retail Stores**

**Service and Personal Service Uses,  
Offices**

**Health and Wellness Centres**

**Banks and Financial Institutions**

**Restaurants Full-Service, Take-out and Drive-in  
Existing Service Stations pursuant to Section 4.6 (j)**

**Greenhouses and Nurseries**

**Funeral Establishments, excluding crematoriums**

**Medical, Dental and Veterinarian Clinics**

**Garden Centre**

**Pub, Tavern, lounge**

**Hotels, motels and motor-inns**

**Parking lots**

**Craft Shops**

#### **Residential Uses**

**Single unit dwellings**

#### **Community Uses**

**Open space uses**

**Institutional uses**

**Fraternal Halls and Centres**

**Transit Facilities**

# Fall River Business Zone - Uses

## **PART 14E   FRB (FALL RIVER BUSINESS) ZONE (RC-Oct 23/12;E-Jan 12/13)**

### **14E.1 USES PERMITTED**

No development permit shall be issued in any FRB (Fall River Business) Zone except for the following:

#### **Commercial Uses**

**Light Manufacturing that is not obnoxious and is wholly contained and conducted within a building**

**Offices**

**Health and Wellness Centres**

**Banks and Financial Institutions**

**Greenhouses and Nurseries**

**Commercial recreation uses**

**Funeral Establishments**

**Medical, Dental and Veterinarian Clinics**

**Existing Service Stations pursuant to Section 4.6 (j)**

**Building supply outlets**

**Pub, Tavern, lounge**

**Hotels, motels and motor-inns**

**Parking lots**

**Transportation terminals**

**Construction storage yards**

**Warehousing and wholesaling**

#### **Residential Uses**

**Single unit dwellings accessory to any permitted use**

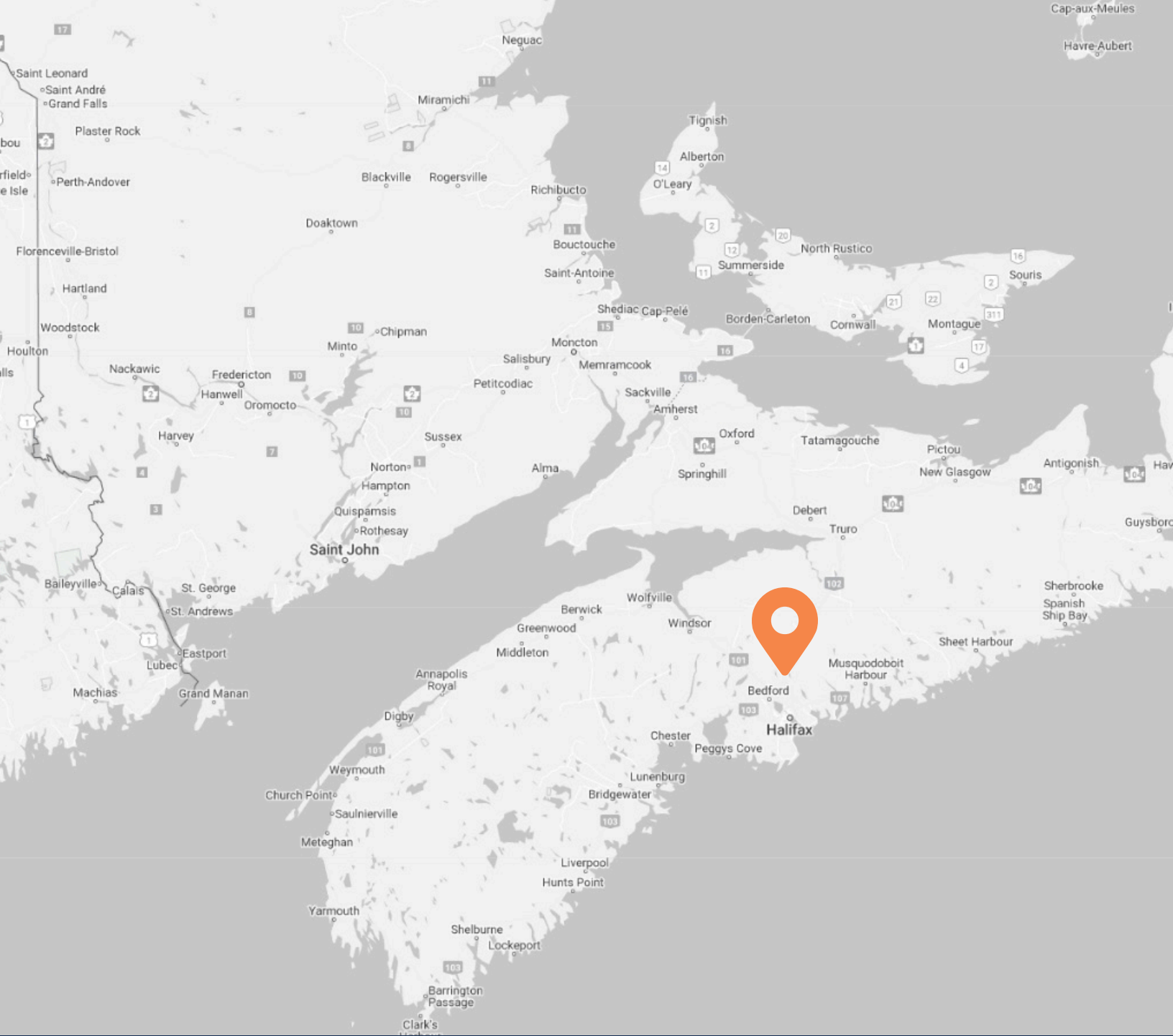
#### **Community Uses**

**Open space uses**

**Institutional uses**

**Fraternal Halls and Centres**

**Transit Facilities**



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