

FOR SALE

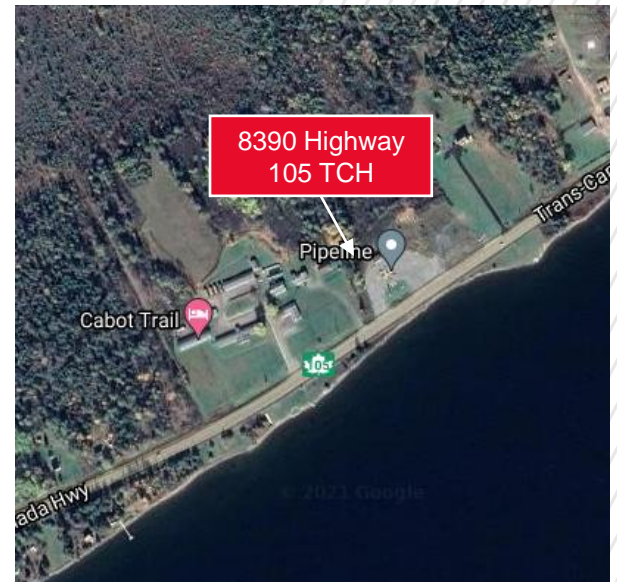
**8390 Highway 105 TCH
Baddeck, Nova Scotia**



PROPERTY HIGHLIGHTS

Property is located on Highway 105 TCH with excellent visibility and access. The Village of Baddeck is located in the centre of Cape Breton Island and considered as both the beginning and the end of the Cabot Trail. The Trail stretches along the shore of the Bras d'Or Lake, a UNESCO Biosphere Reserve, and makes a loop around Cape Breton Island, cutting across the top of the island and following its western and eastern coastlines.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	56,628	1-MILE (POP.)	826
YEAR BUILT	N/A	3-MILE (POP.)	826
PARKING	Ample paved	MED. INCOME	TBD
TRAFFIC COUNTS	Unknown	SPACE USE	TBD



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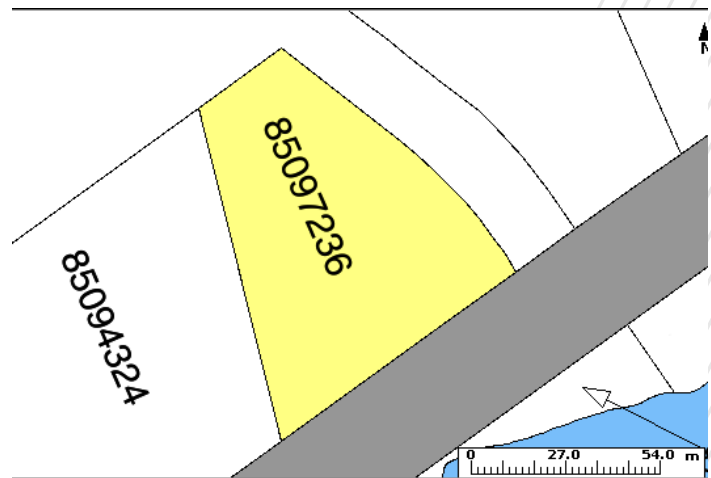
LOCATION INFORMATION

Baddeck is situated in the heart of Cape Breton Island, considered to be the beginning and end of the world famous Cabot Trail. Situated along the shore of the Bras d'Or Lake and is a quaint community. Located 78 km from the bustle city centre of Sydney. Baddeck is a popular vacation destination and home to the Alexander Graham Bell National Historic Site. Amenities nearby include spas, fine dining, hiking, sailing, golfing, camping, numerous hotels, restaurants, small shops and a small airport. Baddeck is one of several communities that play host to the Celtic Colours festival each fall.



LEGAL INFORMATION

TAX PARCEL ID	85097236 (AAN 07967519)
2024 RE TAXES	Value \$67,300 (\$773.95)
ZONING	Commercial (Resource)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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