

**FOR SALE**

**5351 Highway 2  
Grand Lake (Halifax), Nova Scotia**



**PROPERTY HIGHLIGHTS**

Property is located on Highway 2 in the community of Grand Lake, Nova Scotia. Grand Lake is a community within the greater Halifax Regional Municipality which is the capital of the Province of Nova Scotia. This unique parcel is commercially zoned on a secondary highway that connects to the Trans Canada Highway. With much residential and upcoming commercial development in the area, as well as its proximity to the Halifax International Airport, this piece is situated for success.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	10,890	<b>1-MILE (POP.)</b>	121
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	2651
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	TBD
<b>TRAFFIC COUNTS</b>	Unknown	<b>SPACE USE</b>	TBD



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## FOR SALE

8390 Highway 105 TCH  
Baddeck, Nova Scotia

### LOCATION INFORMATION

The Grand Lake area in the Halifax Regional Municipality (HRM) is experiencing a period of growth and development. The Municipality of Grand Lake has implemented a five-year strategic plan focused on economic development, business attraction, and fiscal responsibility. The plan aims to create an environment that fosters entrepreneurship and job creation, while also preserving natural resources and enhancing livability.

Key initiatives include business support and funding opportunities: One-on-one business counseling and customized strategies to help businesses thrive; Improving municipal administration: Streamlining processes and enhancing accountability to ensure efficient operation; Attracting new businesses: Creating a welcoming environment for businesses to set up and grow. This property is close to the Halifax International Airport, the Trans Canada Highway and other thrufares that are critical to commercial success in the region.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	40294340 (AAN 02031639)
<b>2024 RE TAXES</b>	Value \$11,000 (\$126.50)
<b>ZONING</b>	C2 (Community Commercial)

### 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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