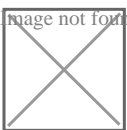




45 England Avenue







SITE SUMMARY

Address: England Avenue, Mulgrave

City: Mulgrave

Province: Nova Scotia

Site Category: Development Land - Industrial

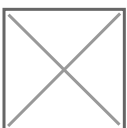
Lot Area – Contiguous Acres: 19

For sale or lease: Sale

Terms of sale or lease: 669,000

Zoning: The Mulgrave Marine Industrial Park is zoned Industrial (M1). The Marine Industrial park consist of a 45 acre park which currently has 24 acres developed and 21 acres to be developed. Industrial park land owners are a mix of successful and reputable industrial and commercial businesses.

Environmental Site Assessment Phase 1: Yes





TRANSPORTATION

HIGHWAY

Nearest north/south highway: Provincial collector Highway 344: unlimited access highway with wide paved shoulders.

Distance from north/south highway: 1/2 km

Nearest east/west highway: Trans Canada Highway (TCH) 104

Distance from east/west highway: 4 Kilometers

RAIL

Closest rail line operator: Cape Breton and Central Nova Scotia Railway

Distance from closest rail line: 5 Kilometers

AIRPORT

Closest airport: Port Hawkesbury Airport

Closest airport location: Port Hawkesbury, Nova Scotia

Closest airport distance: 17 Kilometers

PORT

Closest port: Strait of Canso Super Port Corporation

Closest port distance: 1.5 Kilometers

UTILITY SERVICE

Electricity Service Provider: Nova Scotia Power

Three-phase power serviced: Yes

Internet service availability: Yes

Site water service: Municipal Piped Water Service

Site waste water service: Municipal Wastewater Service

Natural Gas Service to Lot Line: No

Contact Information (EDO)

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