

Ready to get introduced to your ideal  
Atlantic Canada Certified Site? Here it is!



## 45 England Avenue



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## SITE SUMMARY

**Address:** England Avenue, Mulgrave  
**City:** Mulgrave  
**Province:** Nova Scotia  
**Site Category:** Development Land - Industrial  
**Lot Area – Contiguous Acres:** 21.23

**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

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## 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 Waste Water Service

**Natural Gas Service to Lot Line:** No

## Contact Information (EDO)

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